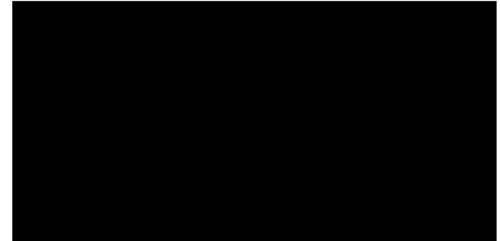


Sent by email only: [localplan@greatercambridgeplanning.org](mailto:localplan@greatercambridgeplanning.org)

Penridge, Hugglers Hole,  
Semley,  
Shaftesbury  
SP7 9HG



Dear Sir,

Ref: Greater Cambridgeshire Plan - Call for Sites

Site: Ashwell and Morden Garden Town, Land north of A505, South Cambridgeshire

On behalf of Beaulieu Land Limited, I write to outline my clients response to the Greater Cambridgeshire Plan - Call for Sites.

In support, the following two plans are attached:

1. Ashwell & Morden Garden Town – Framework Masterplan Concept.
2. Ashwell & Morden Garden Town – Site Area.

The following response is to provide additional information to support this submission:

**a) Working contact name, job title, and contact details of submission author.**

Geoff Wilde  
Director  
Thomas Wilde & Partners  
[geoff.wilde@tw-partners.co.uk](mailto:geoff.wilde@tw-partners.co.uk) / 07809 868286

**b) Name of organisation this submission is from and its type (e.g. combined authority / local authority / property developer / landowner).**

Beaulieu Land Ltd  
Land Promotion Business

**c) Location details, including (if possible) postcode and National Grid coordinates of the location:**

Land to the North of A505.  
Google Location: <https://maps.app.goo.gl/t48SxtcMqUWD7Lgr8>,  
what3words is <https://w3w.co/vans.covers.originate>  
Postcode (centre): SG8 0RS  
National Grid Coordinates: 52.054316-0.077817

**d) Details of the land ownership**

The opportunity area is formed of an area extending to 2,472 acres  
Within the opportunity area there are two main adjoined landowners, noted as the Eastern and Western

Landowners. There are also other subsidiary landowners.

The two main landowners being:

Western Landowner: Collingridge Family.

Title Numbers: CB301813

Land Area: 768 acres

Eastern Landowner: Parker Family

Title Numbers: CB367444, CB143228, CB164040, CB345818, CB332561,

Land Area: 1,058.7 acres

**e) Stage of planning process (if commenced) and stage of master-planning process (if commenced).**

Masterplan concept prepared and attached.

Strategic constraints analysis completed

Key Stakeholder engagement to commence January 2025.

**f) Potential start date (if known).**

Design and Technical analysis to commence early 2025, pursuant to prosecuting an application during 2026/2027.

Practical site commencement is capable of being achieved from 2<sup>nd</sup> half of 2028 onwards.

**g) Proposed number of homes and jobs, including opportunities for expansion / densification.**

- The opportunity area is strategically located with direct access to an intermodal mix of international transport connections of road, rail, air, being between the transport corridors of A1(M) and the M11. Its southern boundary is formed of the A505 which traverses the central economic belt between Luton and Cambridge. The presence of the Ashwell and Morden railway station, operated by Great North Railway, provides an already established line which enables accessibility to London St Pancras within 47mins, Cambridge City within 12 mins, London Stanstead in circa 1hr and Brighton in circa 2hrs.
- The strategic constraints analysis has shown the site is not subject to any constraints (ecological, landscape, heritage or ground conditions), which would prohibit the delivery of this new community.
- The opportunity area is projected to deliver up to 12,500 new homes (avg. 44dw/ha), targeting of 40% affordable, up to 35ha of employment, sports & swimming hub incl. high performance centre, education campus incl. an all years secondary with 3 form primary increasing to 12 form secondary (incl. SEND) and 3 x 3 form primary (incl. early years), country park and open spaces extending to circa 900 acres, new train station and rapid transport/demand responsive service, 3 new primary village centres and 1 x new town centre.
- The opportunity area will be a self contained and a standalone community. Its presence will preserve the identity of the existing settlements around, including Royston, and seek to enhance their characters through community investment initiatives. The opportunity area will be delivered on the premise that it's whole is greater than the sum of its parts – hence its reach needs to extend beyond its boundaries.
- The opportunity area will be targeting a containment percentage of up to 50%. A key attribute to achieving this will be the forward delivery of employment and supporting services in the early years of the communities creation.
- Homes will be delivered in a holistic and contiguous form, to include multi tenure options covering open market sale / rental / retirement / care, self / custom build, affordable home ownership / affordable rent / social rent / retirement / care and gypsy & traveller.
- Homes will be designed to be aspirational, adoptive and zero carbon – please see attached zero carbon house.
- Employment will be delivered to attract future occupiers in the markets of manufacturing, advanced manufacturing, robotics and artificial intelligence, electric vehicle, assembly and distribution space, R&D, office., start up/incubator hub, data and battery storage.

- All employment will be delivered around the principle of an integrated smart campus, emphasising social, economic and environmental impact. We want to create an agile place that can support tomorrow's workforce who are constantly re-thinking, re-imaging and re-defining the future
- The re-development of the train station to be centrally and focally located within the development, will allow greater accessibility to the wider community around this opportunity area with a 21<sup>st</sup> century rail service but also be the bed rock of a bespoke public and active transport strategy. A high quality internal mass rapid transit/demand responsive service will be provided to maximise non car modes within the development and amplify the walkability experience of the proposal.
- The opportunity area will be zero carbon (all buildings) with a circular energy network, secured via a minimum 50.5 MWp solar array, air source heat energy centre and anaerobic digestion energy plant.
- An embodied carbon reduction strategy, to achieve embodied carbon of less than 300 kgCO<sub>2</sub>/m<sup>2</sup> per annum, will be brought to bear to assess the performance and recommend enhancements for the community.
- All community buildings and open spaces will be retained within a community ownership trust and stewardship organisation. Adopting and learning from such endeavours as the Plunkett Foundation and the Letchworth Garden City Heritage Foundation.
- New farm stead small holdings will be delivered from 1 acre to 10 acres, owned by the community ownership trust and secured via a tenant agreement. New residents will produce food/goods from the land, which will be sold in the local shops and used in the schools / eateries of the community. Thus, creating new circular field to table economy and continuing the farming traditions of the area and landscape heritage.
- Biodiversity Net Gain will exceed present government guidelines with an aspirational target of 30%.
- The opportunity area will deliver a new location for a community led zero carbon development destination. It will contribute to the housing supply and employment needs of South Cambridgeshire, North Hertfordshire via duty to cooperate obligations and Central Governments ambitions for the wider Cambridge sub-region known as 'the case of Cambridge'.

I trust the above and that attached, provides a clear description of the opportunity and intent of my client in bringing this aspirational new Garden Town to fruition.

Should you require further information and would like to engage further with my client, please do not hesitate to contact me on the details provided.

[REDACTED]

C. T. [REDACTED]

[REDACTED]

[REDACTED]