



# Scotland Farm New Community

EMERGING VISION

Dry Drayton Estate Ltd & Hallam Land Management Ltd

JULY 2021



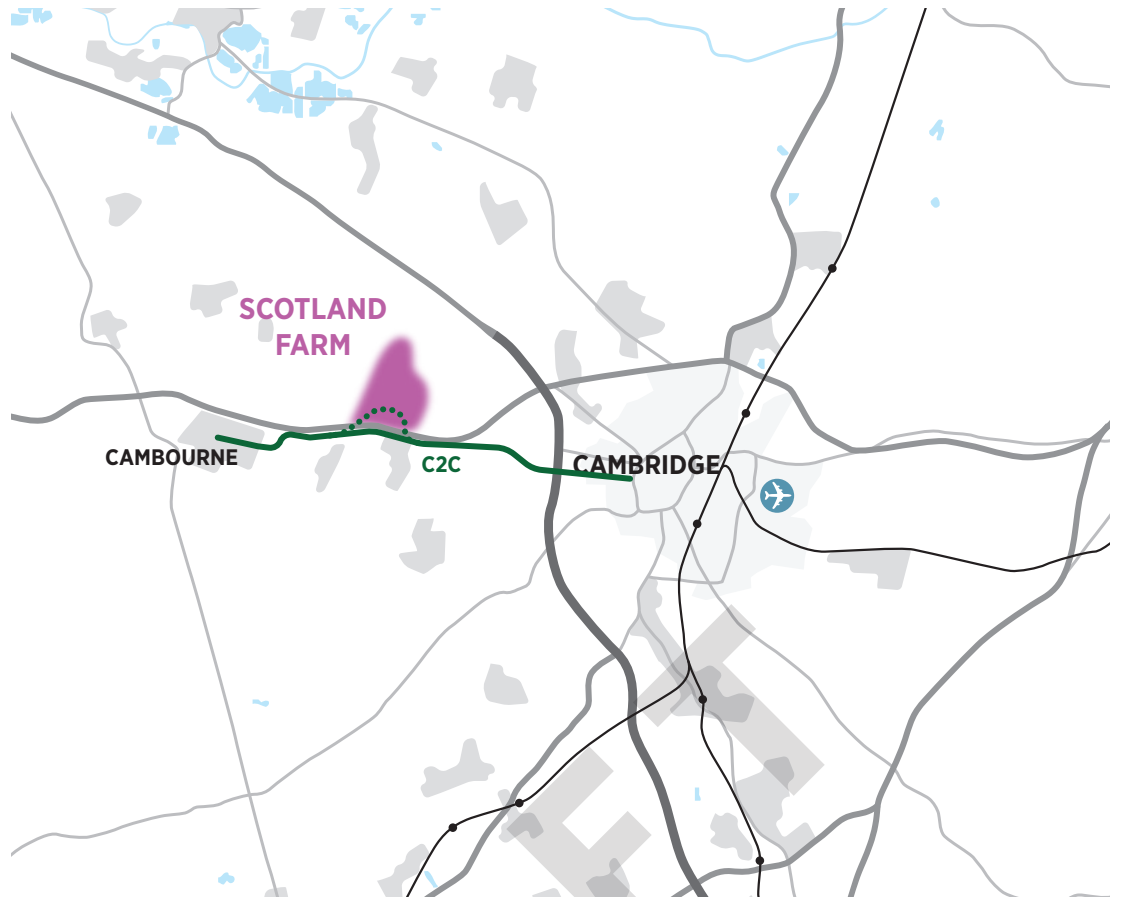
## Dry Drayton Estate Ltd

**James Peck**  
**MANAGING DIRECTOR**

Dry Drayton Estate Limited is a family owned and run agriculture and property business. We are the landowners of Scotland Farm, and as well as farming the land, we provide farm management, agricultural contracting, grain storage and grain haulage services to other farms, land owners and merchants in the area. Our business has grown substantially over the years, using innovative farming methods to reduce environmental impact and improve yields for our customers. We also own and let a number of residential and commercial properties on Scotland Farm.

Our family have owned Scotland Farm since 1950. The land is important to us, but we recognise the need for more homes, jobs, and infrastructure to serve the area and its people. We are therefore supportive of the Greater Cambridge Partnership's proposals for the Scotland Farm Travel Hub on our land, and will work with the Partnership to deliver this. We also know that our own business needs more land to grow and expand if it is to continue meeting the needs of the wider area.

In this context, we decided to partner with Hallam Land Management as we were impressed with their ability to plan and deliver attractive and sustainable new communities that stand out from the rest. We have no intention of leaving the area, and so what happens on Scotland Farm around us really matters to us. We will therefore work with Hallam to ensure any development reflects the needs of the area, and provides real benefits for local communities and the environment.



**Peter Glazebrook**  
**DIRECTOR, SOUTH**  
**MIDLAND REGION**

## Hallam Land Management

Hallam Land Management, a leading promoter of strategic land, has an enviable track record in delivering major mixed use developments across the UK. We welcome the opportunity to engage with proactive local authorities and stakeholders at an early stage of planning for the growth of their places, especially those who are thinking holistically about growth, the environment, and infrastructure.

We are very experienced at working with local authorities and communities to deliver high quality places. Our approach chimes with the overarching themes set out in the emerging Local Plan, and we therefore support many of the ambitions set out for Greater Cambridge and with Dry Drayton Estate can help deliver these through planned strategic growth at Scotland Farm.

This document sets out our emerging vision for a new community based on our understanding of the key issues and our placemaking experience. We recognise that we do not have all the answers, and we will be engaging effectively from an early stage to shape our proposals to ensure they can be widely supported and reflect local ambitions.

This is why you have a copy of this emerging vision document – to help us shape a new place that can respond to local issues, opportunities, and ambitions.



Our emerging vision for Scotland Farm is to deliver a truly sustainable new community which takes pride of place in the West of Cambridge cluster, and reflects the quality that those living and working within the Greater Cambridge region now expect. Most importantly, Scotland Farm will deliver benefits back to the city and region, new residents and surrounding villages in a way which is viewed by all as a fitting legacy, rooted in the local area and something of which to be proud.









SECTION TWO

# What might the new community include?

Our emerging vision for Scotland Farm suggests a wide mix of 'ingredients' could help create a sustainable new community, working together to create a vibrant, self-contained, but connected new place that contributes towards homes, jobs, recreation, biodiversity and tackling climate change.



**APPROXIMATELY 6250 NEW HOMES**



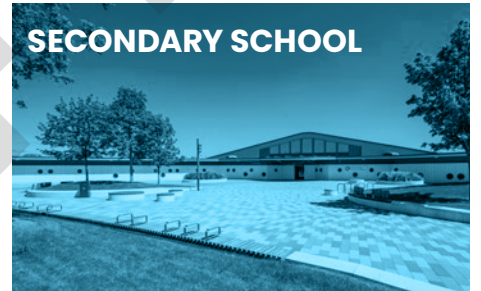
**1 DISTRICT & 4 LOCAL CENTRES**



**SUSTAINABLE DRAINAGE**



**PRIMARY INFRASTRUCTURE**



**SECONDARY SCHOOL**



**PRIMARY INFRASTRUCTURE**



**ALLOTMENTS**



**COMMUNITY ORCHARDS**



**ENHANCED SEMI-NATURAL GREEN SPACE**



**SPORTS PROVISION**



**AMENITY SPACE**



**GREEN CORRIDORS**



**PARKS, GARDENS, & PLAY AREAS**



**A RANGE OF EMPLOYMENT**

## SECTION THREE

# Why support a new community at Scotland Farm?



Cambridge benefits from the most comprehensive combination of innovation ecosystem drivers in the UK. Close physical, institutional and interpersonal connections to the University, access to risk capital, a flexible and responsive approach to real estate provision, and the agglomeration of smart people and smart businesses have created an exceptionally innovative and entrepreneurial place. The region has the highest rate of patent generation per person in the UK – an internationally recognised measure of the generation of new ideas.

All of this has created unique pressures on housing, employment space, resources and natural environments. The emerging Greater Cambridge Local Plan sets out **7 'big themes'**, responding to the pressing issues affecting the region, supported by robust evidence on how best to respond.

The challenge now is to all work together to ensure that the Cambridge region can provide for existing and new residents and workers while protecting the natural, historic, social and economic environment that sustains it.



# 7 'big' themes

Our emerging plans for Scotland Farm are shaped by the 7 big themes identified by the Greater Cambridge stakeholders in the conversations around how future growth should be designed and delivered.



A new community at Scotland Farm offers a chance to deliver a balanced, sustainable new place that addresses these issues. We sit alongside the new C2C sustainable transport corridor (in the advanced stages of planning), only a few kilometres from the city centre. New local public transport connections and integrated active travel networks, with smart travel infrastructure and modern construction techniques for new homes and commercial properties, can make a meaningful reduction in carbon emissions from new development to address **Climate Change**.



At this scale, we are able to design-in meaningful water management, climate resilience and flood mitigation measures through a new linear park system based around existing watercourses. Together with a new country park, this will provide extensive new natural habitats, multi-functional green infrastructure and a landscape setting to enhance **Biodiversity and Green Spaces**. We want to 'double nature' too.



Our emerging vision is for a healthy and active new place, addressing a lack of housing and living space in the region, with jobs and lifelong learning opportunities on site and connected by quality public transport. Alongside, a commitment to community-building and supporting organisations and people that tackle 'new town blues' would spread the benefits of growth to all and create **Wellbeing and Social Inclusion**.





A flexible, not rigid, landscape-led masterplan approach, adopting the excellent design and placemaking quality ambitions already being seen in the Cambridge region, will ensure that Scotland Farm becomes one of the **Great Places** that gives the region its reputation as a special place to live and work.

Whether used as a workspace, family hub, self-built 'forever home', first apartment or place of care in later life, Scotland Farm will have **Homes** for every stage of life that reflect the latest in design, futureproofing and energy efficiency, in distinctive neighbourhoods with local facilities and support services in place from the outset.

Enabling and underpinning all of this is a delivery model that will include both the physical and social **infrastructure** needed to make a place thrive, grow, and contribute to the region. Scotland Farm is backed by a team experienced in the delivery of strategic new settlements and large scale development; is in single land ownership, benefits from capacity and ongoing investment in the existing transport infrastructure network; and by adding demand en-route, will support the case for the planned C2C sustainable mobility infrastructure investment being pursued by the local authorities.

Ensuring space for new and existing businesses to grow and thrive is an essential piece of placemaking, and the Cambridge region has unique needs for such space. We don't believe in hiding workspaces away: in a world of increasing innovation and flexible working practices we think people want to love where they work. Scotland Farm already hosts a number of innovative businesses, and our proposals to develop around this strong base would create responsive, flexible and modern space for **Jobs** in the region, accessible locally by sustainable transport networks and thereby to wider Oxford-MK-Cambridge Growth Arc destinations..



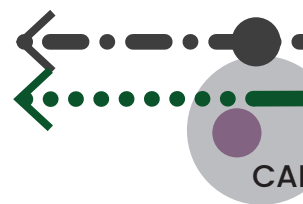
## SECTION FOUR

# Learning & Connecting

**New communities such as Alconbury, Northstowe, Cambourne, Bourn and Waterbeach Barracks are now well-established as a model for sustainable and deliverable planned growth in the Greater Cambridge region, surrounding and connected to the historic city core. Scotland Farm will learn from them as well as bridge a gap to ensure a full network of sustainable active travel can be secured west of Cambridge.**

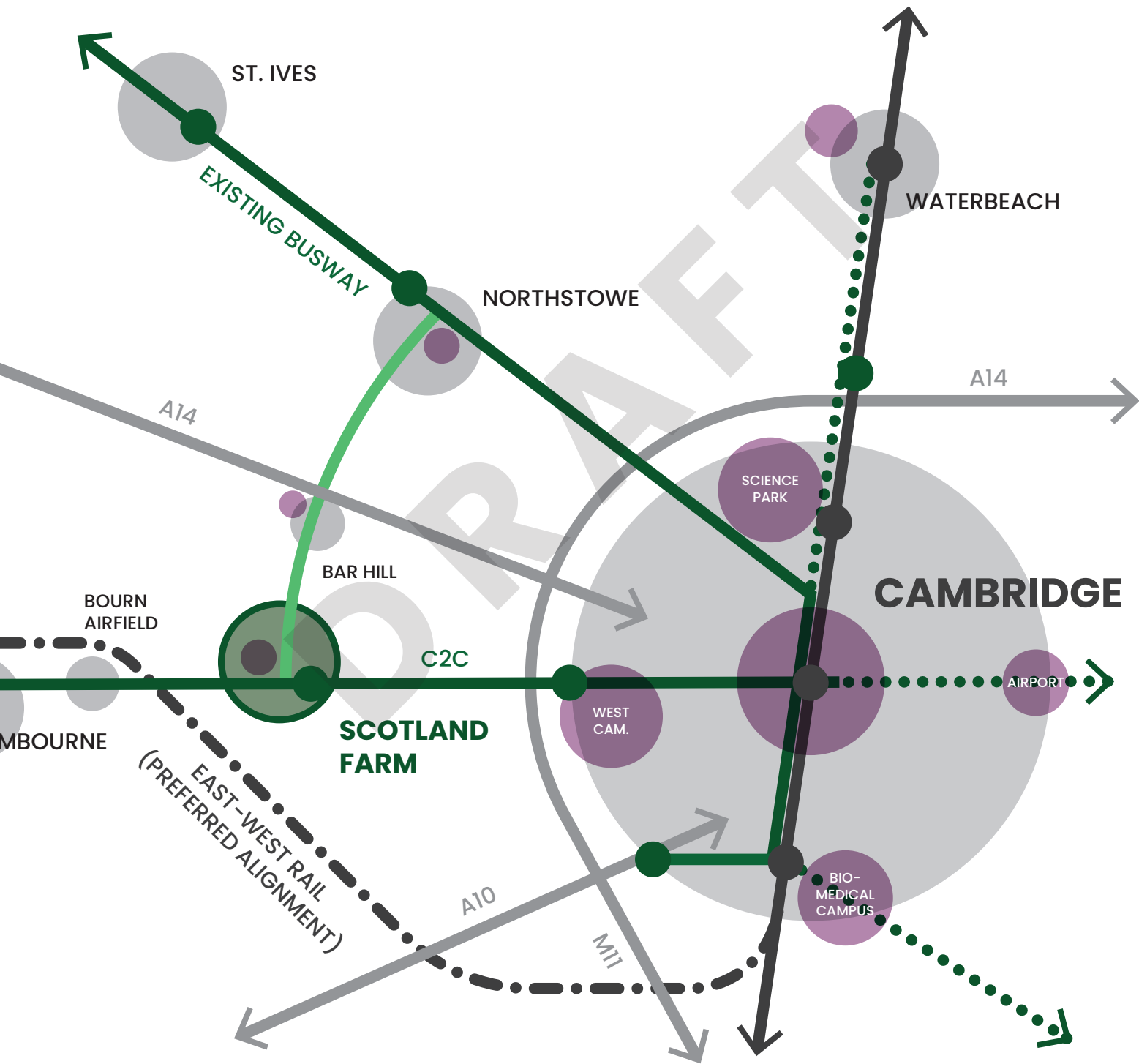
Underpinned by investment in sustainable transport and compact forms of development, these places are increasingly functionally-linked across the region. The lessons learnt in their development and delivery will help shape our approach, such as ensuring flexibility throughout the masterplanning and delivery process.

Scotland Farm has a vital role to play in catalysing connections in the area north-west of Cambridge, connecting-up these growing new communities with an arc of public transport through development. By developing at Scotland Farm, the viability of good public transport links between the growing towns of Cambourne and Northstowe is ensured. This starts a strategic process of bringing these emerging employment hubs closer together, supporting innovation and spreading the gains of the city's knowledge economy. Growth to the west of Cambridge connects the city towards the Oxford-Cambridge Arc, capitalising on new investments such as East-West Rail, and other planned infrastructure upgrades.





- High Quality Public Transport – Existing / Planned
- Potential Future HQPT
- Rail
- Potential for New Active & Sustainable Links
- Road
- Settlement
- Park & Ride
- Employment
- Rail Station – Regional / National Links



SECTION FIVE

# Shaping a New Place

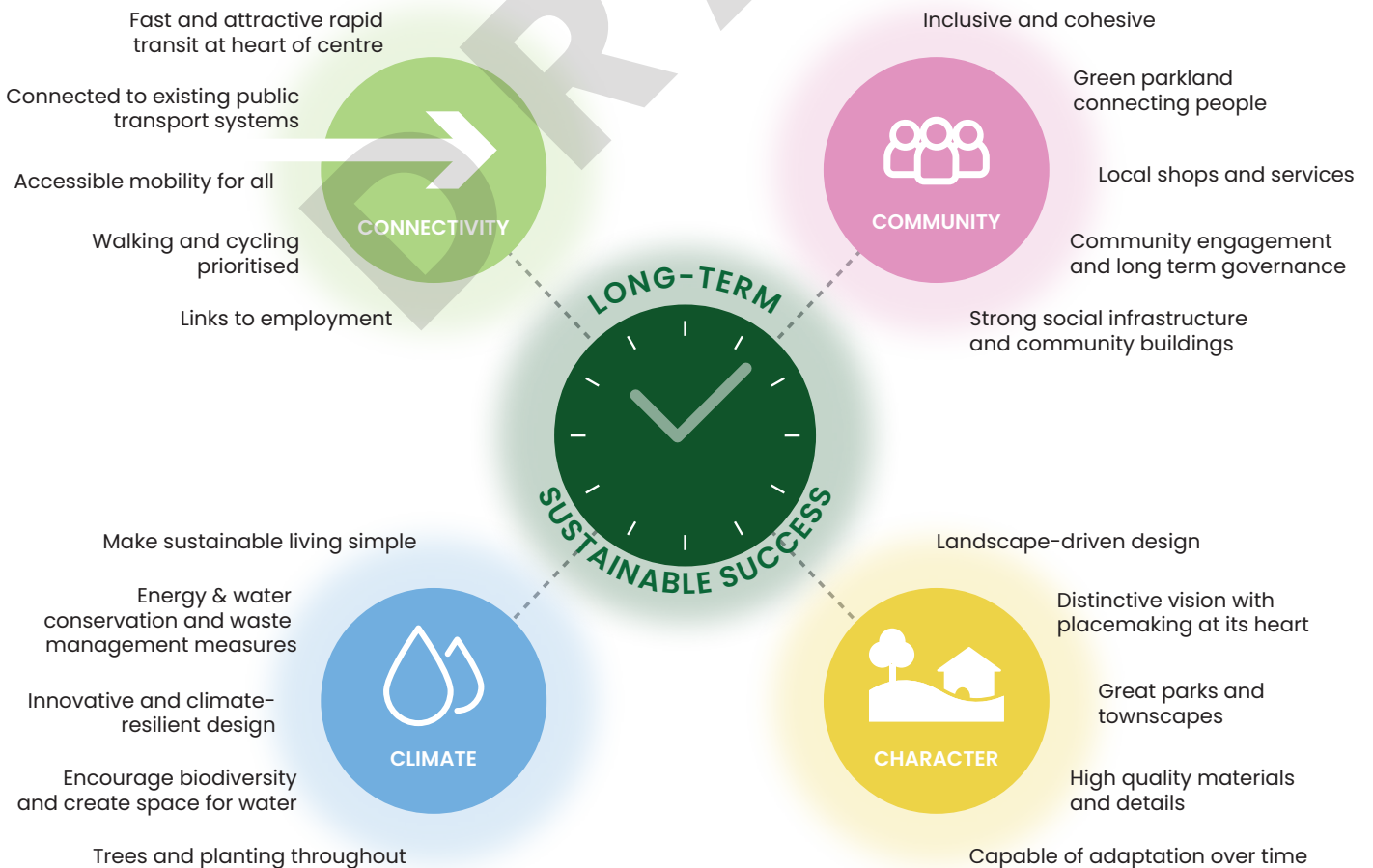
Some of the existing features at Scotland Farm shaping our emerging plans



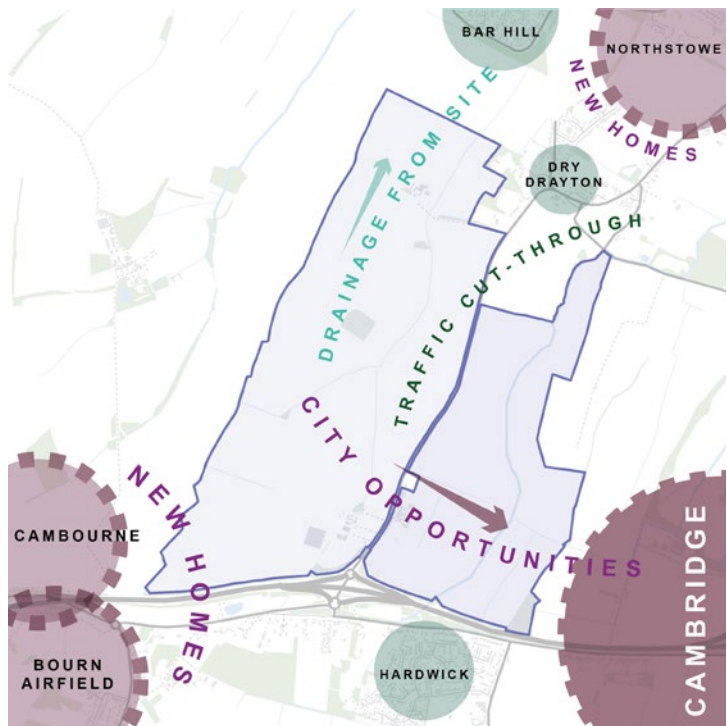
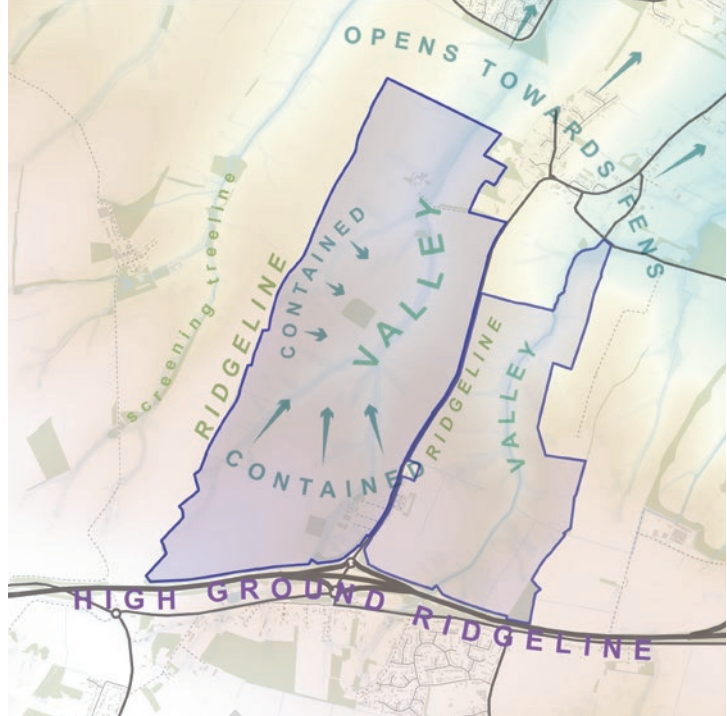
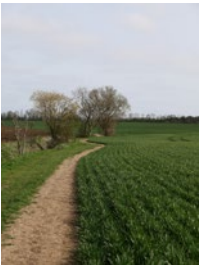
**The Greater Cambridge region has an admirable history of creating new settlements in recent years, combining positive planning with best practice urban design principles.**

Scotland Farm will build upon what has been learnt, drawing on inspiration from the landscape, nearby places, innovation locations and design and placemaking best practice internationally.

**The Cambridge Quality Charter, with its four inter-related themes of Community, Connectivity, Climate and Character, underpins our ambitions for Scotland Farm and sets a strong ‘quality context’.**







## Rooted in Place

There are few physical constraints on the site, which means there are unrivalled opportunities to create a distinctive and vital new place, rooted in landscape, history and connections, but looking to the future.

The geology of the local area drives landscape and water patterns, which results in distinctive local settlement patterns, use of materials and built form. Scotland Farm's topography in a linear valley means that it is relatively visually self-contained compared with other more exposed sites.

The local landscape has a historic connection with agriculture and connections from Cambridge towards the rest of the UK. Field patterns are longstanding and reflect the historic structure of the land, and would be incorporated into the framework of future development, rooting the new place in its landscape and context..

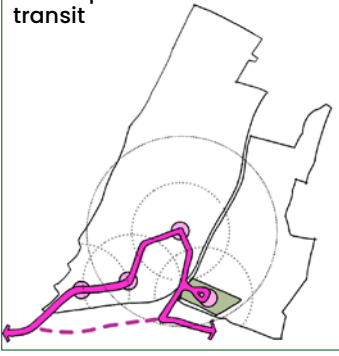


# Place-shaping Principles

Responding to the big themes and the quality context, an over-arching design ethos runs through our proposals.

1. A modern walkable and compact place with neighbourhoods and district centre connected by extensive natural green spaces and water
2. Sustainability prioritised at every stage of the design and delivery process
3. Excellent active and public transport integrated at the outset and throughout
4. Live, work, learn and play in one community, but not isolated from other communities and connected by sustainable travel to destinations in the wider region
5. Flexible masterplanning to respond to changes and new opportunities whilst remaining faithful to the original design ethos

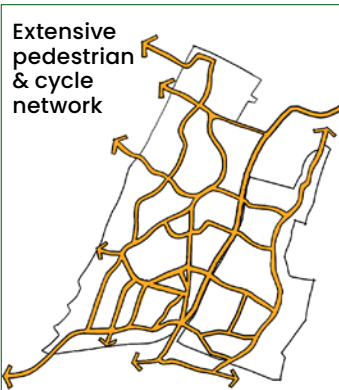
C2C rapid transit



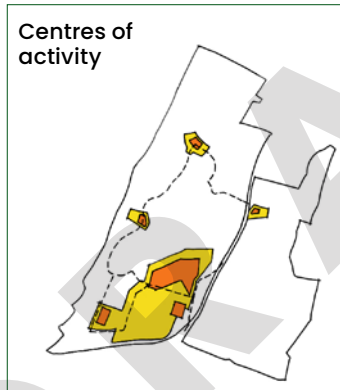
Public transport accessibility



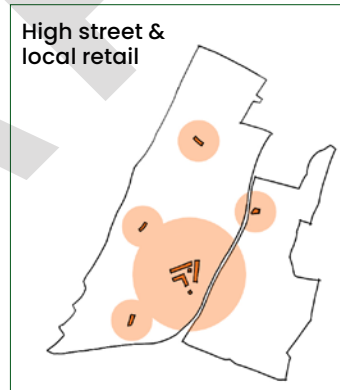
Extensive pedestrian & cycle network



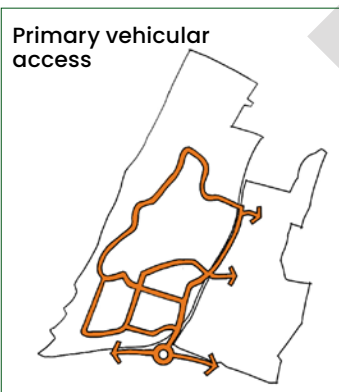
Centres of activity



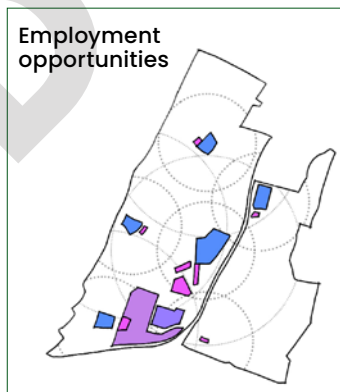
High street & local retail



Primary vehicular access



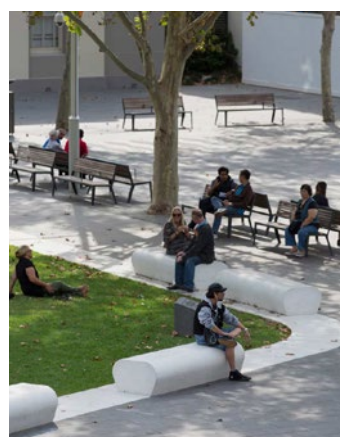
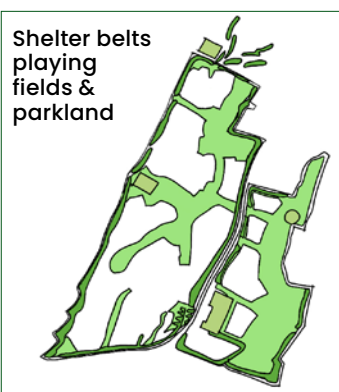
Employment opportunities



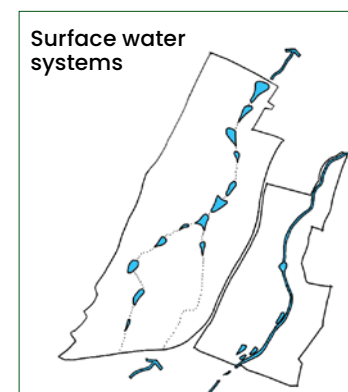
Tree lined streets



Shelter belts playing fields & parkland
















Surface water systems





BAR HILL

DRY DRAYTON

-  Mixed-Use Centres
-  Highest Density Residential
-  High Density Residential
-  Medium Density Residential
-  Employment
-  Primary School
-  Secondary School
-  Rapid Transit Corridor
-  Park & Ride
-  Green & Blue Corridors
-  Sports Pitches
-  Allotments
-  Proposed C2C Alignment



SCOTLAND ROAD

CALLOW BROOK

A428

To Cambridge

HARDWICK



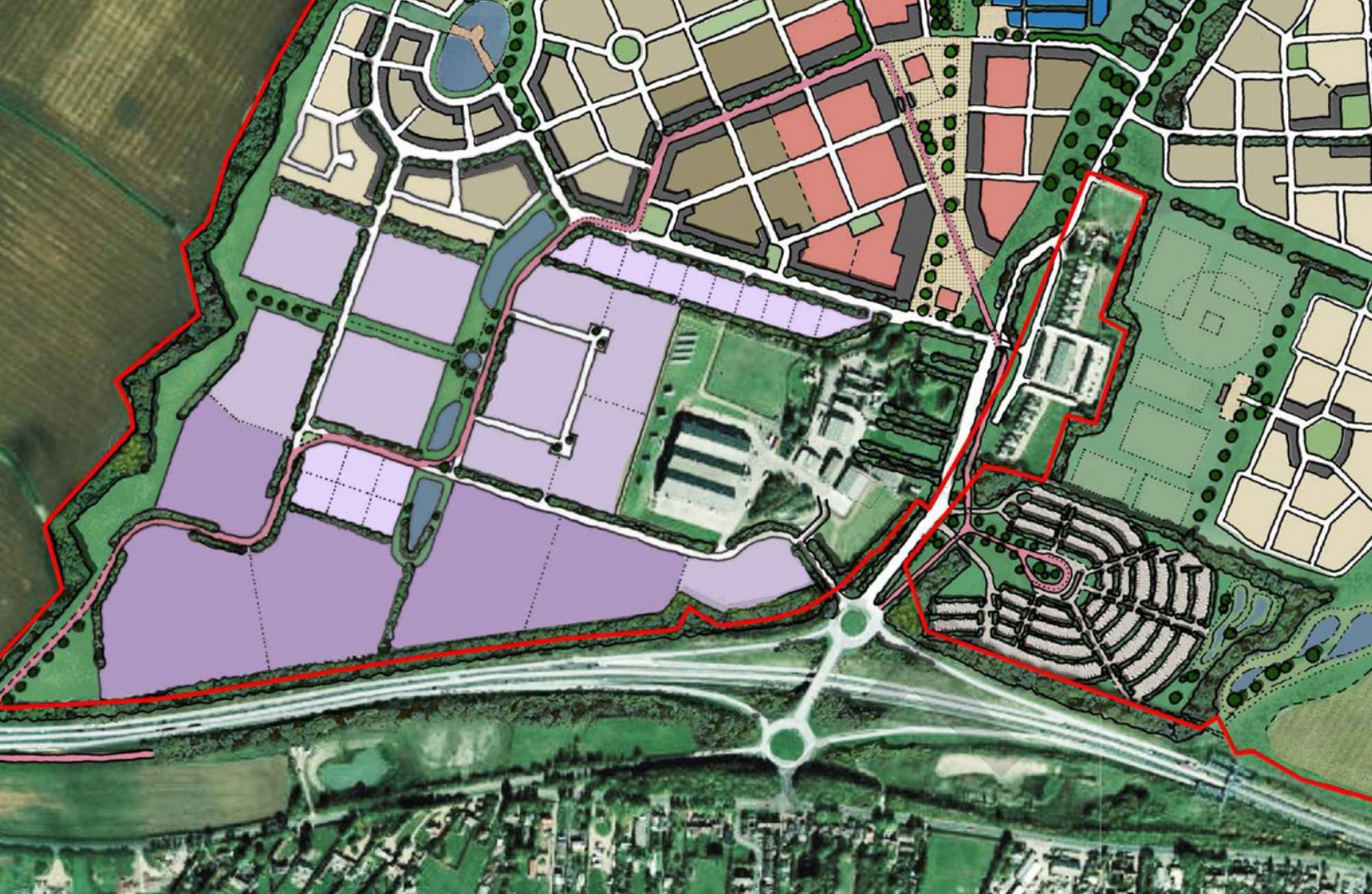
# Land for Employment Expansion

Anchored by its excellent location on the transport network, and having the proposed Park & Ride serving the C2C in the south of the site means that new development here will be highly accessible by sustainable means from the outset.

As such, its location is attractive as a place to work and do business as well as to call home. The interface between home and work has undertaken a seismic shift since the pandemic, and there is an opportunity in the first phases of Scotland Farm to develop a greater extent of employment generating uses adjacent to the P&R at the gateway to the new community.







Greater Cambridge has a thriving, growing economy with a diversity of land use needs, including office space, research space, workshop and engineering units and quality regional logistics serving the surrounding area with “just in time” and same day deliveries. It would allow expansion of the existing successful agri-businesses associated with Scotland Farm, support their growth and expansion as a key sector, and provide a nucleus of placemaking activity at an early stage. Modern Methods of Construction (MMC) and construction innovation facilities could be ideally located on site.

Scotland Farm has the flexibility of accommodating these uses in a planned and comprehensive way, flexibly benefitting the changing need for employment land into the future.

Such an approach aligns with planned investment in sustainable transport infrastructure, existing and proposed major residential developments in the area including Bourn Airfield, utilises existing road infrastructure that avoids adverse impacts of traffic on residential areas and avoids land of high environmental value and land within the Green Belt.

This integrated and flexible approach to employment provision at Scotland Farm could begin development a ‘C2C corridor of innovation’ based around sustainable movement linking emerging employment nodes, aligning with overall Oxford-Cambridge Arc, and embedding sustainable movement into employment growth in Greater Cambridge.

Alternative illustrative concept masterplan showing configuration for expanded employment land use

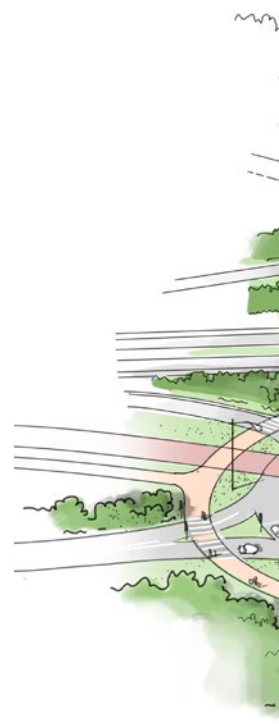
# Certainty of Delivery

**Greater Cambridge will be looking for certainty of delivery in weighing up the benefits of different sites. Scotland Farm benefits from a range of factors that make it rapidly and viably deliverable, with less uncertainty than other potential sites for strategic development:**

- **Single landowner backed by a land promotion team experienced at strategic growth**
- **No third-party landowners required to enable delivery**
- **Existing access infrastructure in place with an underused A428 junction, reducing expensive highway infrastructure costs**
- **Existing local authority-supported proposals for a new Park & Ride on site**
- **Planned new C2C sustainable transport infrastructure at an advanced stage, with new development on the route improving its business case**
- **No cross-border planning issues**
- **No technical constraints to development on site**
- **High performance of Scotland Farm against GCLP's Big Themes**

Our emerging development concept for Scotland Farm encompasses land to the west and east of Scotland Road. Whilst land to the east of Scotland Road currently lies in the Green Belt, we are of the view that the synergy between the new community and the proposed C2C P&R requires a holistic approach to masterplanning and design, planning for an 'end state' new community as well as building in direct accessibility so that the chances of residents choosing to make the shift to sustainable travel right from the outset are maximised.

As part of this long term masterplan-led approach which includes designing-in a new permanent Green Belt edge east of Callow Brook, we see selective Green Belt release in a location where Green Belt is already being proposed for removal to accommodate the P&R as having considerable merit.





## SECTION SEVEN

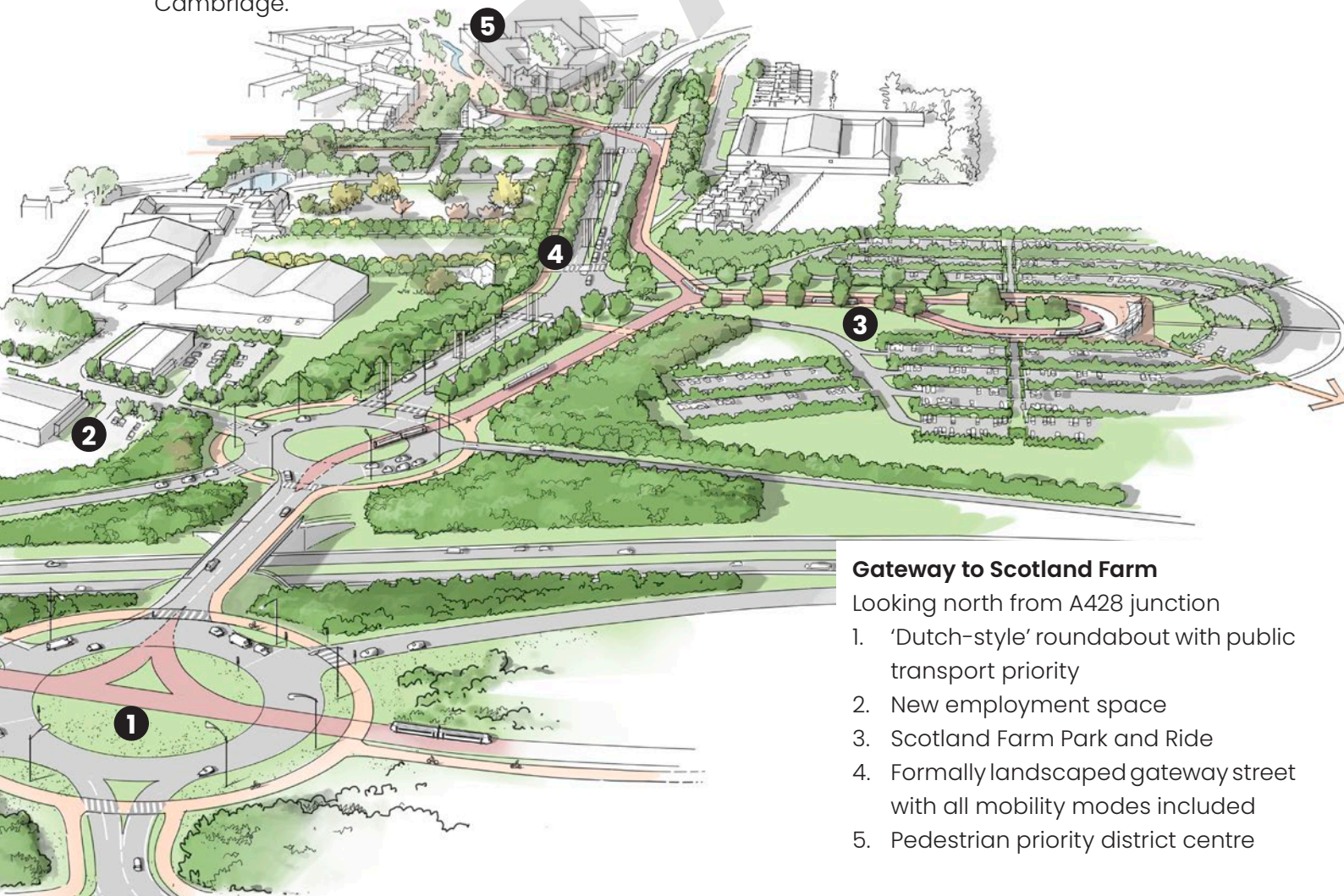
# Adaptability & Futureproofing

Places are never 'finished'. They change, adapt, grow and respond as times move on. The art of delivering a modern new community, with a strong centre and distinctive neighbourhoods and places, is more than just drawing a plan. It is a long-term process of dialogue, a common vision and design ethos, toolkits to ensure the vision becomes reality, commitment to infrastructure delivery, and proactive stewardship of places, spaces and community networks. It is about responding to change without compromising underlying principles.

There are a number of overarching design principles which should be embedded from the outset if we are to achieve the quality and sustainability outcomes sought for Greater Cambridge.

Nowhere is this more apparent than at the gateway to Scotland Farm. Building on the Greater Cambridge ambition for sustainable travel encapsulated in C2C, the route of which runs past Scotland Farm, our design approach for the gateway clearly prioritises sustainable transport movements and integrates green and grey infrastructure to create a memorable setting.

Further west, we are exploring there is an opportunity to create a new ped/cycle link over the A428 to embed connectivity so that movements between each of the west of Cambridge 'cluster' of existing and new communities including Bourn and onto Camborne can be made by active travel modes.



### Gateway to Scotland Farm

Looking north from A428 junction

1. 'Dutch-style' roundabout with public transport priority
2. New employment space
3. Scotland Farm Park and Ride
4. Formally landscaped gateway street with all mobility modes included
5. Pedestrian priority district centre

## SECTION EIGHT

# Starting a Conversation

Complex, multi stakeholder development propositions such as a new settlement require careful nurturing. Successful outcomes are only possible when combining professional excellence in technical solutions with intelligent and mutually-respectful political, officer and community liaison.

**We'd like to talk to local people, groups and representatives about aspects around potential new development which are important to them, including those who usually don't get heard in the planning process.**

Scotland Farm is one of a number of strategic development sites currently being considered as part of the local plan process, and we are not seeking to pre-empt any discussion and decision-making on local plan allocations. But we are keen to hear back from people at an early stage of our conceptual design process, so that your views can help shape the Vision and the development concept for Scotland Farm. Then, if the site were to be allocated, it will already include things that local people want to see happen.







Have we got the right key themes to help shape Scotland Farm?

What do you think are priorities for the local area?

How do you feel about recent new developments in the area?

Is there anything missing from the local area which Scotland Farm could help deliver?

How can we best ensure that existing local communities also benefit from new facilities and opportunities?

As part of informing our emerging vision design work, we would like to know more about important local issues; traffic levels in surrounding settlements; support for public transport initiatives; the quality and affordability of new homes and availability of school places; local services to support new people moving into the area, as well as any others that you feel may need to be considered.



[www.scotlandfarm-cambridge.co.uk](http://www.scotlandfarm-cambridge.co.uk)