



10 Duncan Close, Red House Square, Moulton Park, Northampton NN3 6WL
t: 01604 646588
e: hallamlandssouthmidlands@henryboot.co.uk
www.hallamland.co.uk

Our ref: MW/DJM/ScotFm/070421 Your ref:

Date: 7 April 2021

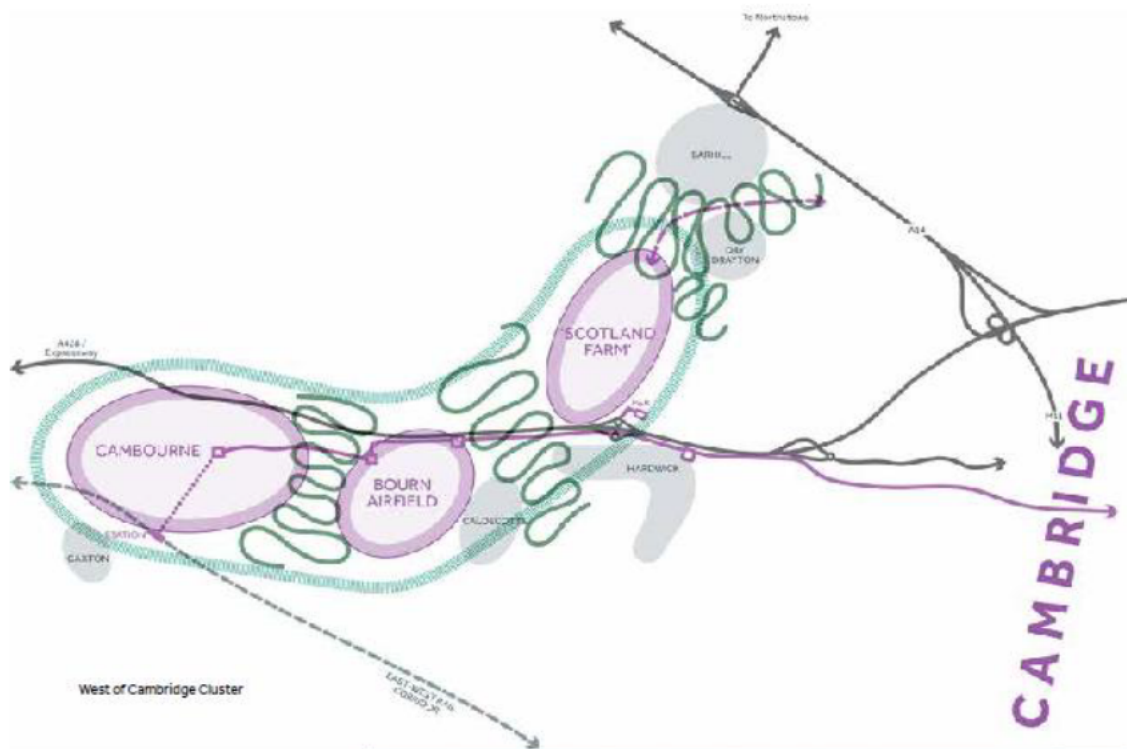
Stephen Kelly
Director of Planning and Economic Development
Greater Cambridge Shared Planning Service

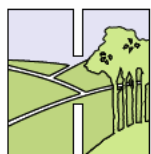
Dear Stephen

GREATER CAMBRIDGE LOCAL PLAN – LAND AT SCOTLAND FARM

I am writing to update you in relation to the promotion of land east and west of Scotland Road, south of Dry Drayton, and referred to as Land at Scotland Farm. The land was submitted to the 'Call for Sites' in 2020 (site ID 403017 and 403018) by Bidwells LLP on behalf of the landowner, James Peck and known as PX Farms Ltd. Representations were also made in parallel to the First Conversation consultation.

You will be familiar with the land as it includes the proposed Travel Hub on the Cambourne to Cambridge Public Transport Route. The simple diagram below illustrates its broad location.





**Hallam Land
Management**

We have entered into an agreement with James Peck, to use our experience and knowledge to help promote the site as a new settlement.

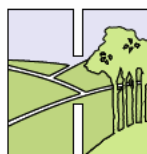
We are a strategic land and planning promotion company with a track record for successfully planning and delivering sustainable developments across the UK. This includes large scale new communities, social and community infrastructure, employment, and green infrastructure. Copies of our promotional material are attached to give you a flavour of the project work we are involved in across the Country. I joined Hallam in 2018, having previously worked across East Anglia including spending 13 years at Bidwells Cambridge Office, promoting as some will recall, a variety of projects both in the Cambridge area and further afield. I am therefore very familiar with Scotland Farm and the wider area and am really excited about the merits of this project for Hallam.

It is always our preference to welcome the opportunity to engage with proactive local authorities at an early stage of planning for the growth of their places, especially those who are thinking holistically about growth, the environment, and infrastructure which clearly Greater Cambridge is. We are very experienced at working with local authorities and communities to deliver high quality places and much of our approach to bringing forward strategic land for development chimes with the overarching themes set out in the emerging Local Plan, and we therefore support many of the ambitions which have been set out and can help deliver some of these through well-planned strategic growth at Scotland Farm.

Whilst we have come to this project later than some other promoters and landowners, we are working hard and have prepared a deliverable and sustainable masterplan concept that integrates with the proposed Travel Hub and supports a potential allocation within the emerging Plan.

The Concept Masterplan has been prepared by a consultant team, including David Lock Associates (masterplanning), Markides Associates (transport), Brookbanks (engineering), and FPCR (landscape and ecology). They have been working on this site for some time, and consider that land at Scotland Farm has the capacity for some 6,200 homes, the proposed travel hub, District and Local Centres, employment, secondary and primary schools, and extensive green infrastructure, including a Country Park. The Concept Masterplan is enclosed but clearly this will develop further as consultation with yourselves, residents and consultees progresses in due course and our own work evolves.

A series of technical papers which consider the suitability of the site for development, and how any effects of development could be avoided or mitigated through careful masterplanning and infrastructure delivery will accompany our formal submission to the next Local Plan consultation later this year.



Hallam Land Management

We strongly feel this is a suitable location for larger scale development and in summary:

- The site benefits from planned investment in infrastructure, namely the proposed Travel hub;
- The site has the ability to achieve net environmental gains;
- Its size and location can support a sustainable community as evidenced within the masterplan, whilst also assisting the sustainability of other existing settlements;
- It will have good access by public transport to nearby settlements and the City by virtue of the planned investment;
- Hallam are willing to set clear expectations with you as to the quality of this development and how it can be maintained into the future; and,
- Hallam have complete control over the delivery of the site, and therefore can agree with you a realistic but challenging trajectory.

The site is therefore a sound and deliverable proposal that would form a sound component of an appropriate strategy within the new Plan.

We understand that at this stage of the process you are not engaging with individual site promoters, and we fully appreciate the volume of work you and your team have to do over the coming months in preparing a preferred option. We thought it though important to explain our involvement in the site and reassure you that the appropriate technical work is being progressed to enable a detailed submission to the Local Plan process as opposed to Scotland Farm being seen as no more than a “red line” Call For Sites submission.

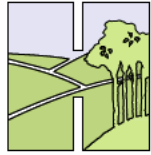
If, however, you feel there would be merit in understanding our proposals in more detail and particularly how it integrates with the wider transport aspirations for the area, we would be more than happy to meet virtually with you and colleagues from relevant partnership organisations.

Thank you for your time in reading this letter, and I look forward to hearing from you.

Yours sincerely



Marcia Whitehead BA(Hons) DMS MRTPI
Principal Planner



**Hallam Land
Management**

Encs:

Hallam Brochure

Hallam South Midlands Brochure

Scotland Farm Concept Masterplan

Copies To:

James Palmer – Mayor of Cambridge & Peterborough

Caroline Hunt – Greater Cambridge Shared Planning Service

Steve Cox – Cambridge County Council & Peterborough City Council

Jo Baker – Greater Cambridge Partnership