

LICHFIELDS

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DEVELOPMENTS

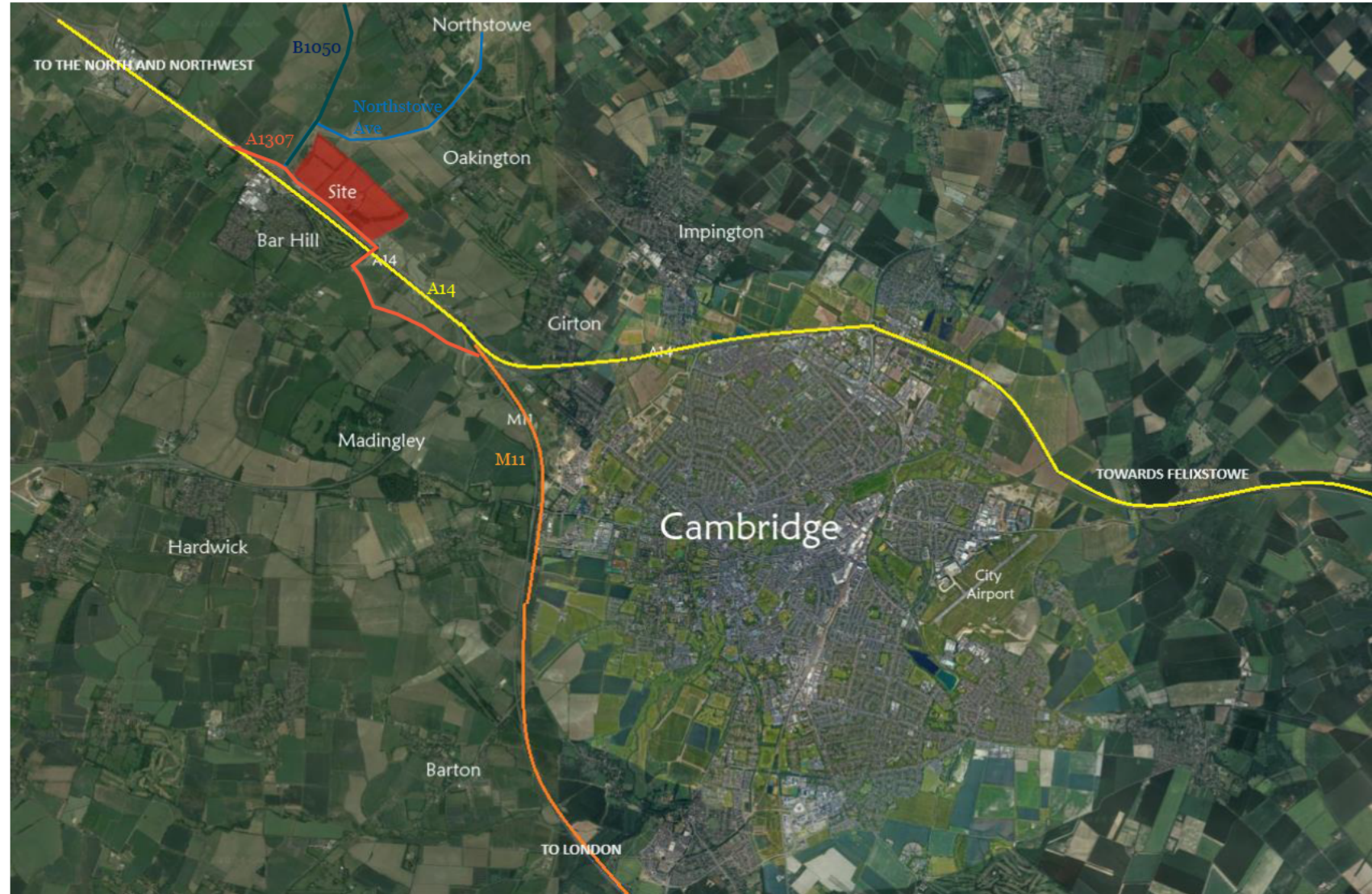


J25 Bar Hill Cambridge

A Major Employment Park Opportunity

Vision Document
March 2025

J25 Bar Hill - Location & Context



J25 Bar Hill – Site Proximity to Cambridge

J25 Bar Hill- Location and Context



Introduction

There is a need and demand for new, large scale employment land provision in the Greater Cambridge area which benefits from excellent access to the trunk road network, and which is easy to get to by sustainable modes of transport for the local workforce

Lolworth Developments Limited (LDL) has made representations to the emerging draft Greater Cambridge Local Plan (GCLP) seeking an employment development allocation for the J25 Bar Hill site, to make a significant contribution to meeting that needs and satisfying demand in a sustainable location.

This Vision Document has been prepared to explain and assess the LDL aspiration for the J25 Bar Hill site to be become a landscape-led and sustainable major Employment Park on a 100-hectare site adjacent to J25 of the A14, close to Cambridge City.



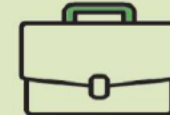
Climate Change



Landscape and Biodiversity



Design and Character



Jobs and Economy



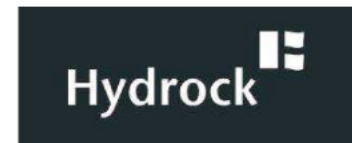
Infrastructure



Well-being



The Team



- CLIENT

- COST CONSULTANTS

- ARCHITECTS

- SUSTAINABILITY CONSULTANTS

- LANDSCAPE ARCHITECT & ENVIRONMENTAL CONSULTANT

- M&E CONSULTANT
- SUSTAINABILITY CONSULTANTS



- CLIENT REPRESENTATIVE



- CIVIL AND STRUCTURAL ENGINEERS



- HIGHWAYS CONSULTANTS



- PLANNING CONSULTANTS
- ECONOMIC CONSULTANTS



- STAKEHOLDER MANAGEMENT CONSULTANTS

Economic need & demand



The **need and demand** for employment floorspace across the industry, offices, R&D/Mid Tech and logistics/warehousing sub sectors **in Greater Cambridge remains substantial**:

1. GCSPS consultants (2023) identify **a need for 200,000 sq m** of 'indigenous' logistics and industrial floorspace to 2041; we identify that need to be **<342,500 sq m**.
2. Commercial agents' advice continues to demonstrate **significant demand** and a **severe shortage** of immediate and future available employment land within Greater Cambridge.
3. The requirements demonstrate a **need to allocate** far more than the c.47, 000 sq m of logistics and industrial floorspace in the 2021 draft GCLP, to meet the employment floorspace need shortfall to 2041.

Why the J25 Bar Hill Site

The need and demand for employment floorspace across the industrial, offices, research & development /mid tech and logistics/warehousing sub sectors in Greater Cambridge is substantial, yet there is a severe shortage of immediate and future available employment land within Greater Cambridge. There is therefore a need to allocate substantial additional employment development during the Local Plan period to 2041. **The 100ha J25 Bar Hill site is the most sustainable opportunity for a major employment park to contribute to meeting much of the major logistics and some of the mid-tech employment need in Greater Cambridge.**

LDL's robust assessment work has demonstrated that the site is the most suitable opportunity for a leading-edge landscape-led major employment park, it is available for development and its delivery achievable. The main reasons for its suitability are:

New jobs close to homes:

The site is close to both existing (Bar Hill and Cambridge), new (Northstowe) and proposed (Waterbeach New Town East) settlements, providing easy accessibility to the growing labour pool, thereby contributing to minimising workforce travel distances and maximising accessibility by sustainable multi modal transport opportunities.

Strategic highways access:

Junction 25 on the upgraded A14 provides good site access at a nodal point on the strategic highway network, such that HGVs would not need to use the local roads.

A14 Economic Cluster:

The proposal will complement existing businesses along the A14 at Bar Hill, Trafalgar Way establishing an economic cluster at J25.

Site capacity:

The site is big enough to deliver large developable space, offering the capability and flexibility of a range of commercial unit sizes, within an attractive landscape setting, the size and nature of which enables ~20+% biodiversity net gain to be achievable.

Environmental and heritage:

The site is located beyond the Green Belt and there are no major environmental or heritage constraints.

Landscape and Visual:

The site lies to the north of the A14, in an area of poorer quality landscape and of weaker character than land to the south of the A14.



Our Vision

Our vision for the J25 Bar Hill site is to provide:

1. An exemplar high quality landscape-led Employment Park in the most sustainable location in Greater Cambridge, on a 100-hectare site adjacent to J25 of the A14, close to Cambridge City and Northstowe and outside the Cambridge Green Belt, contributing to climate change mitigation.
2. Approximately 230,000 sqm of Employment floorspace that will make a major contribution to satisfying Greater Cambridge's logistics and mid-tech employment development needs during the Local Plan period to 2041, providing floorspace for existing businesses in Greater Cambridge who are looking to grow, relocate and/or consolidate, as well as opportunities for the many businesses seeking representation in the area.
3. A range of jobs, and opportunities for training/skills development, that are well connected by public transport and by active modes of travel (e.g. cycling, walking, electric scooters) and which are close to the increasing number of homes and people living or choosing to live to the north and north west of Cambridge.
4. A phased delivery of floorspace across the Greater Cambridge Local Plan period to 2041, or one flexed across a shorter or longer time period in response to changes in employment need and demand over time, as well as the available mains water supply requirements.
5. An attractive environment both to work in and to visit, to promote recreation, education, health and well-being, through the creation of attractive and accessible soft and hard landscaped areas, taking advantage of the existing cycle and pedestrian linkages to the nearby settlements of Bar Hill and Northstowe.
6. Strategies seeking to achieve a Net Zero Carbon development, both in its construction and operationally, underpinned by embracing the use of the latest technologies to assist carbon reduction, water management, green and blue infrastructure and to achieve over 20% biodiversity net gain in each phase.
7. A welcoming place to work, with high quality 'best in class' building architecture in a landscaped setting, the use of sustainable materials and the latest in energy usage and water management technologies to minimise reliance on the grid and mains water supply.

Our Aims

Embodying the aims of the GCLP, our aims for the J25 Bar Hill site are:



Climate Change

To site Greater Cambridge's major employment park at a strategic point on the trunk road network and close to Cambridge City, designed and constructed to the highest achievable standards, working towards net zero carbon in alignment with the UK Green Building Council's framework definition for Net Zero buildings.



Jobs & Economy

To create and support many new and different jobs in a variety of business occupations within an innovative employment park, to provide opportunities for a wide range of businesses—from large multi-nationals to small local firms to grow and thrive contributing to Greater Cambridge's flourishing and diversified economy.



Landscape & Biodiversity

To enhance the existing green and blue infrastructure to improve wildlife habitats that will provide net gains for biodiversity, and more accessible green spaces for employees and local people to enjoy.



Infrastructure

To provide 'jobs near homes' that are well connected by public transport and active travel networks, thereby limiting the number and length of road journeys – and thus carbon emissions, doing so at the right time to serve the growing communities nearby, to create a development which is as self-sustainable as possible in respect of water and power.



A Great Place

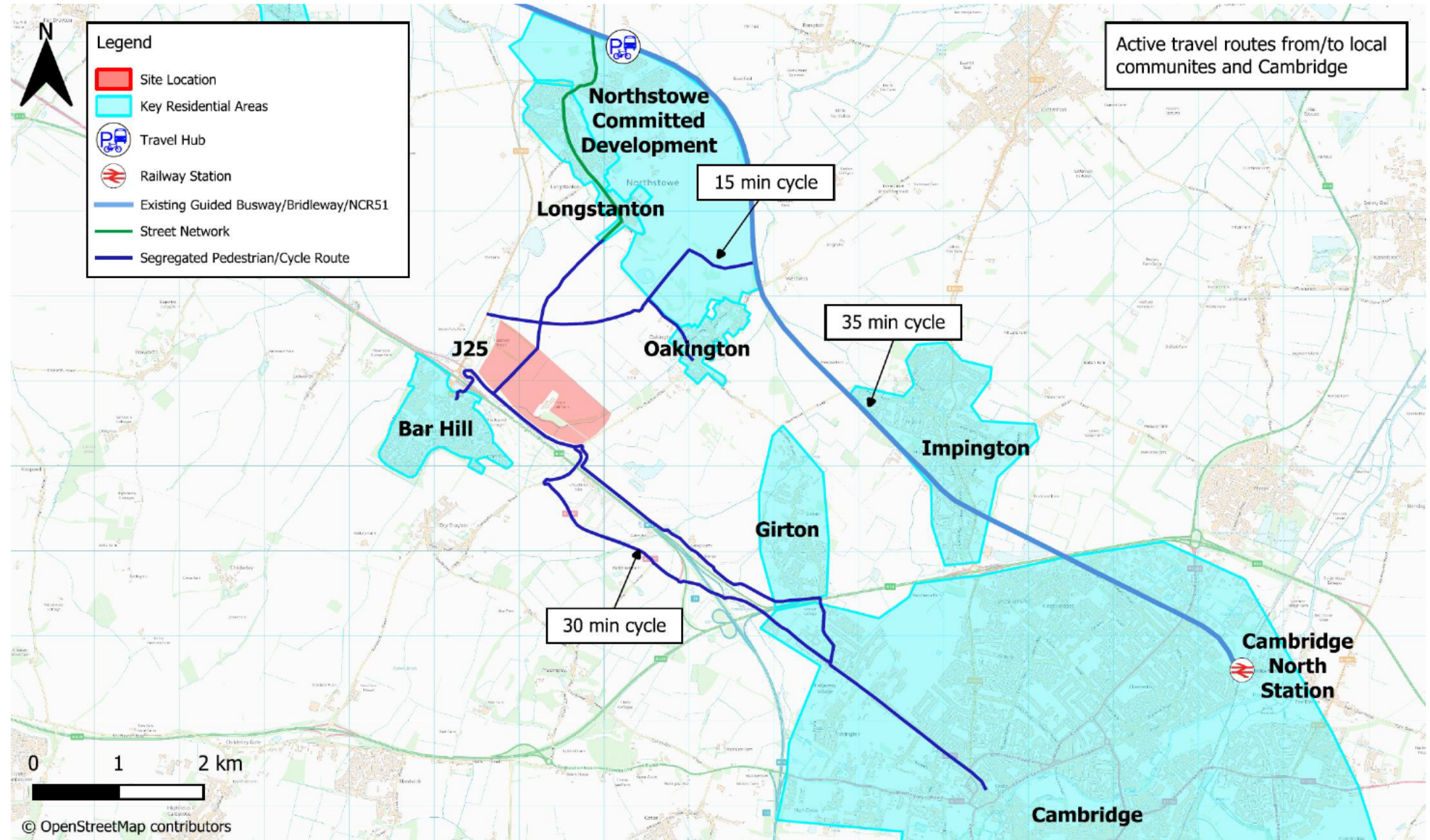
To create a new place of employment and recreation where people want to work and relax, providing beautiful commercial buildings within a landscaped setting which respond to both the character of the site and its surroundings and the unique character of Greater Cambridge



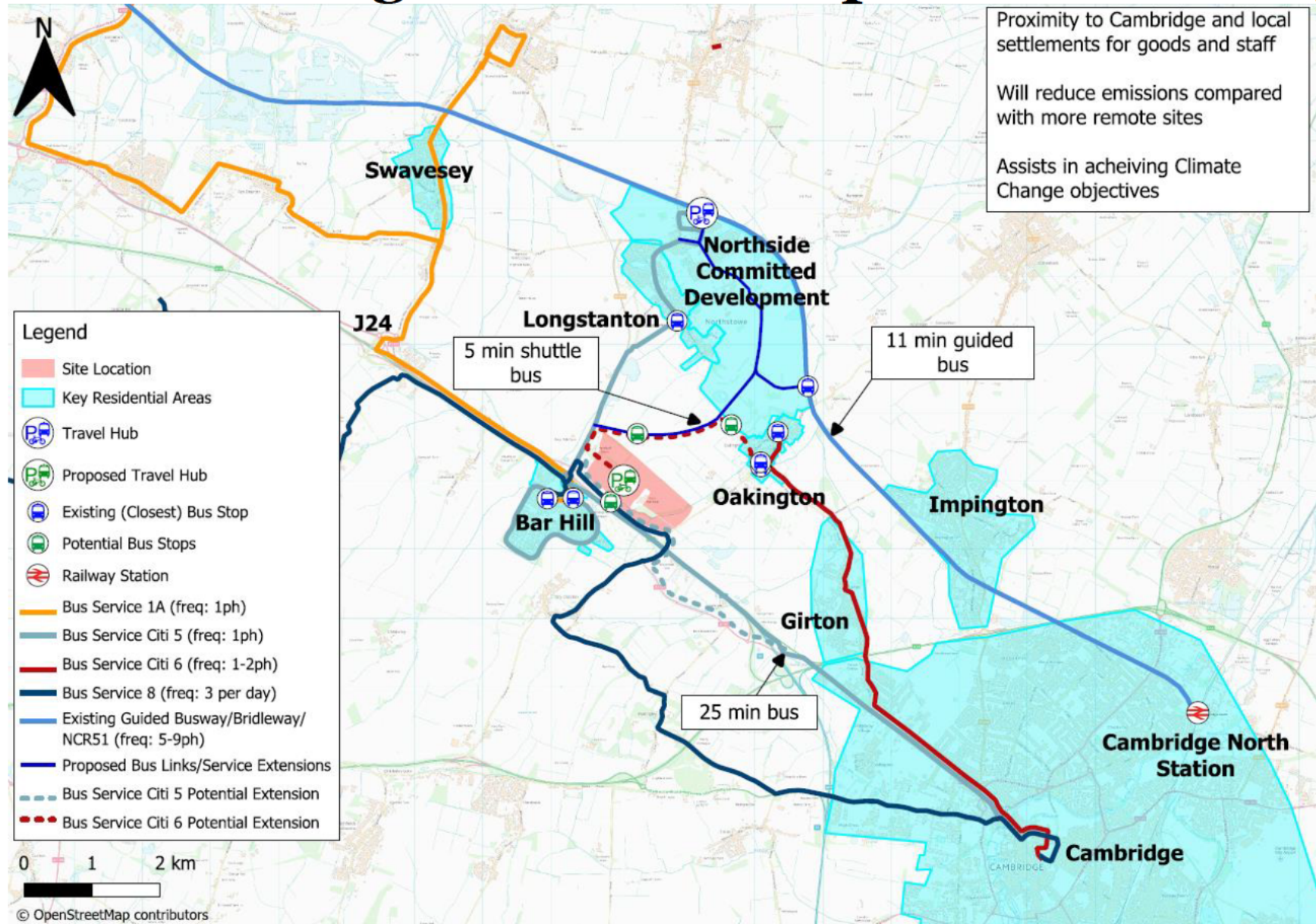
Well-being and Social Inclusion

To support the health and well-being of employees, visitors and Greater Cambridge residents through the creation of healthy logistics and mid-tech office buildings and an attractive natural environment providing recreational and educational opportunities for all.

Climate Change- Existing Network of Foot and Cycle Routes



Climate Change- Public Transport Connectivity



Climate Change- Net Zero Aspiration

The emerging scheme is being designed to align with the UKGBC Net Zero Carbon Framework. We will proactively engage with a third party verifier as part of our carbon modelling strategy to reduce emissions as much as possible.

Considerations for Energy



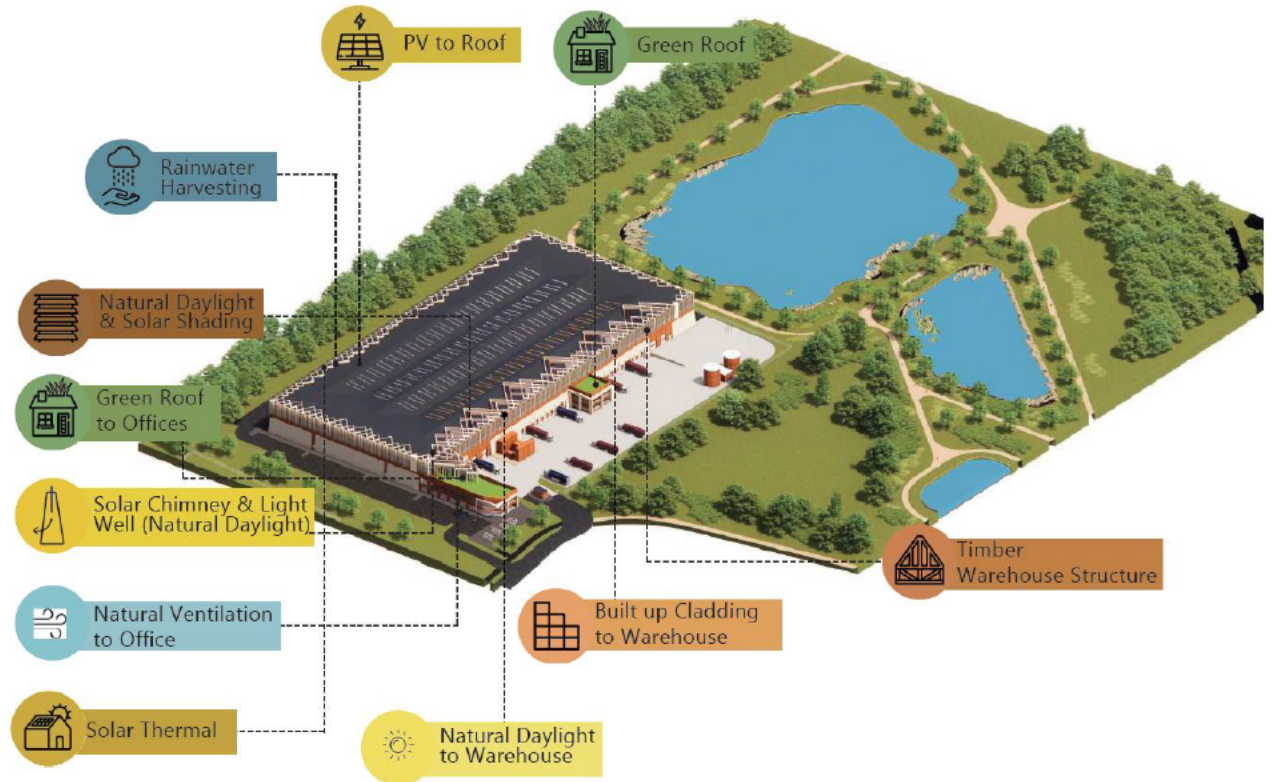
Considerations for Ventilation.



Considerations for Lighting



Considerations for Water



Photovoltaic System



Battery Storage
(linked to PV Systems)



HGV/Van/Car
EV Charging



Attenuation Pond



Air or Ground Source
Heat Pumps



Latest Water Usage
Technologies

Landscape and Biodiversity

The emerging scheme is following a 'ground up', landscape-led master planning approach, whereby the design responds positively to the character, habitats and features of the site and its landscape context.

The indicative Landscape Strategy embodies five main design principles:

1. Retain and reinforce existing mature tree belts, wherever practical, to provide the landscape structure for the site and the development plots with it.
2. Add new landscape areas/corridors with native trees to strengthen framework and connections.
3. Create a large biodiversity and landscape zone along the existing watercourses.
4. Create a mix of conserved and new mixed habitats to maximise biodiversity net gain and amenity.
5. Built development plots to sit within a robust and well-connected landscape with easy access for all.



Landscape Strategy



Indicative Landscape Strategy Plan

INDICATIVE LANDSCAPE STRATEGY PLAN

LANDSCAPE LED PRINCIPLES

- Retain and reinforce existing mature tree belts and lines of trees to provide the landscape structure for the site and wherever practical the development plots with it.
- Add new landscape areas / corridors with native tree belts and trees to strengthen framework and connections.
- Deliver major biodiversity and landscape zone focussed along the existing watercourse in the south east. Mix of conserved and new mixed habitats to maximise biodiversity net gain and wide park amenity and informal recreation.
- Built development plots to sit within a robust and well connected landscape with easy access for all.

KEY

- Existing woodland/ trees
- Existing watercourses and ponds
- Existing footways or cycleways or bridleways
- Proposed multi-functional Green Infrastructure (including new woodland and scrub planting and conservation grasslands)
- Proposed development areas
- Indicative Access



Biodiversity Strategy

Considerable ecology and habitat survey work has been undertaken to inform the project design process and to maximise net gains in biodiversity. This has led to a strategy of retaining green corridors across the site and ensure the retention of bat flight paths.

Around 45ha of improved and new habitats, including species-rich grassland, native scrub, native woodland, reedbed, trees and ponds, are envisioned, such that it is feasible that **the J25 Bar Hill Proposal is capable of achieving ~20+% BNG across all phases of development.**



Wildlife Features



New Woodlands: Broadleaved woodland planting in the form of belts will be created.



Hedgerows: Designed to create new and enhanced wildlife corridors. Hedgerows will be species rich and use species common to the local area.



Trees: A variety of individual trees, street trees and feature trees will be planted based on native species.



Grasslands: These will be designed and managed for biodiversity benefits



Ponds/Wetland Areas As part of the drainage strategy, these areas will provide significant benefits for biodiversity.



Objective of preserving and enhancing the existing bat corridors.



A Great Place



A Well Designed Place

The scheme will be set within high quality landscaping, including natural open spaces to encourage sociability and community interaction. Well-designed buildings set within an attractive green setting will make the site an appealing place to work and visit.

The masterplan comprises of B2 & B8 units, mid-tech units and a mobility and commercial hub which serve the development. The mid-tech units will incorporate a shared car parking layout which presents opportunity for further development for the future.

Jobs and Economy- J25 Bar Hill Opportunity

The 100ha J25 Bar Hill Employment Park has the capacity to deliver around c.230,000sqm of employment uses, with the below mixes:

- Logistics and Employment Floorspace (B2/B8)
- Mid Tech Floorspace (B2/B8 and E(g) uses)
- Commercial and mobility hub

Once fully operational, the J25 Bar Hill employment site has potential to support over 5,340 FTE jobs including 60% middle skilled and 14% higher skilled roles.

Such provision would ensure that GC continues to be able to provide attractive jobs opportunities for both existing residents and those moving into the area from other parts of the country or internationally, to relocated and expand within Greater Cambridge.



Infrastructure

HIGHWAYS

The recently improved A14 corridor is immediately accessible to the site providing access to the Strategic Road Network with onward connections via the M11 and A428. The proximity of Cambridge, Northstowe, Bar Hill and other local communities **provides excellent opportunity for 'last mile' delivery operations**, reducing overall vehicle miles and providing opportunities for deliveries through electric vehicles and delivery cargo bikes, limiting carbon emissions.



SUSTAINABLE WATER STRATEGY

Given the challenges Greater Cambridge faces with its water resources, our objective is to explore and utilise strategies to reduce the potable water demand on the mains supply. To do so we will be exploring rainwater harvesting, potable water generation, the retention and reuse of occasional floodwater from the Oakington and Longstanton Brooks in addition to the perched water which sits just underneath the surface of the site.

Reduce

Low-flow water fittings for each unit and waterless urinals to be considered

Reuse

External, oversized, below ground rainwater harvesting systems will be provided for the buildings.

Recycle

Harvesting of greywater from surface run off will contribute to water conservation and sustainability by reducing the demand for fresh water and decreasing the strain on wastewater treatment systems.

Well Being and Social Inclusion

LDL is aiming for the development to provide a happy healthy environment, aided by pursuing the WELL accreditation. WELL is a rigorous, science based health and well-being standard which will ensure our development is the healthiest that it can be.

The J25 Bar Hill Employment Park will provide a range of job opportunities suitable to a wide range of skillsets, aided by training and apprenticeship programmes to help some people back to work and to align with the local Youth Engagement service approach, to ensure an inclusive workplace results. The green spaces around the development and the footpaths and cycleways provided within them will be to be accessible to all.



The WELL Building Standards



As part of WELL, the development will be considering the 10 WELL concepts, and monitoring a range of variables to ensure that the development is meeting these standards and where possible, surpassing these standards through innovation.



AIR



WATER



NOURISHMENT



LIGHT



MOVEMENT



THERMAL COMFORT



SOUND



MATERIALS



MIND



COMMUNITY

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LICHFIELDS



Contact Us:

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