



BAR HILL | CAMBRIDGE

Zero Carbon Employment Park

for Greater Cambridge's Future





The Vision

Through our trademark collaboration and engagement, we plan to deliver an exemplar development for Greater Cambridge. It will be a truly sustainable development that drives towards zero carbon, while supporting community growth and well-being.

We propose a leading employment hub that is green to the core and helps both South Cambridgeshire and Cambridge City reach their goals of responsible, long-term economic growth. Bar Hill is the perfect location for this and the development will be designed for the future in full collaboration with the community.



This vision document has been prepared in response to the Issues & Options Consultation published in January 2020 and provides additional information about our aspirations for a 100 hectare site fronting the A14 at Bar Hill. It follows preliminary details submitted to the Greater Cambridge Call For Sites in March 2019.

We have identified specific references to the Issues & Options consultation with this familiar tree graphic.

Our Vision also supports the ambitious growth targets set out in the Cambridgeshire and Peterborough Independent Economic Review (CPIER)

Because we are at such an early stage in the planning process, the Vision is drawn up before any engagement and consultation with the local community, which is of course where the Vision will set out on the road to reality.



“*The site at Bar Hill not only sits well to provide a distribution hub on the A14 east-west routes from Felixstowe to the M1 and the north-south A1/M1 links but also is close enough to Cambridge for an urban consolidation centre to reduce traffic and emissions in Cambridge.*”

Professor David Cebon FREng, FIMechE

Director, Centre for Sustainable Road Freight
Professor of Mechanical Engineering, Cambridge University Engineering Department

The Bar Hill Contribution

South Cambridgeshire and Cambridge City have come together to produce an aspirational joint Local Plan. To support this, the Bar Hill development offers a truly sustainable employment park that will be:

The ideal mixed employment site, creating a variety of quality jobs in a happy, healthy environment. Ideally placed to connect with existing infrastructure and communities, including the emerging Northstowe.

Created in collaboration with the local community so it becomes an asset everyone is proud of.

The exemplar development that strives for zero carbon in both its construction and its operation.

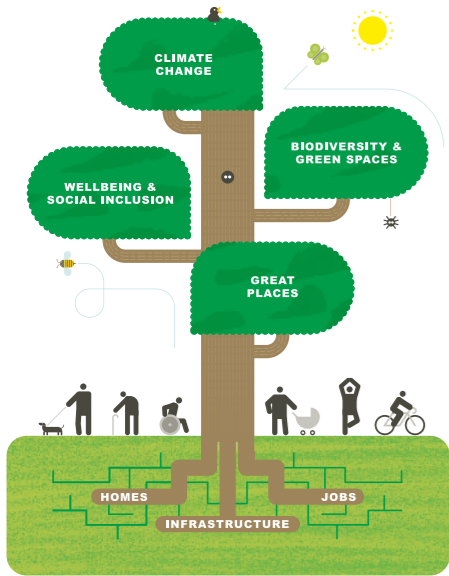
The best-in-class example of the built and the natural environments working together in harmony – enhancing the area for those who live there and those who work there.

An ideal location for an urban consolidation centre that contributes to the reduction of traffic and pollution, especially for Cambridge's congested, historic core.

A bespoke place for a range of uses supporting employment and industrial units of varying sizes, freeing up space in central Cambridge for much needed housing.

Supporting the Greater Cambridge Local Plan and Growth Targets

The Bar Hill project will deliver great results for the community, supporting the key themes identified in the emerging Greater Cambridge Local Plan



WELLBEING & SOCIAL INCLUSION

A thriving sustainable employment centre that supports the health and well-being of staff and the local community through design, landscaping, ecology and facilities.



INFRASTRUCTURE

The ideal site for a green hub with easy local commuting by bicycle, car and public transport that reduces congestion and pollution in the area. Bar Hill is also the perfect spot for an urban consolidation centre.



CLIMATE CHANGE

The exemplar low-carbon development in its design and use, and its construction, in harmony with the natural environment.



GREAT PLACES

A beautiful development Greater Cambridge deserves that fits effortlessly into the landscape and inspires its users.



JOBS

Shaped with the local community to suit their needs and build on local knowledge and expertise. Consultation sits at the heart of every development we deliver. In a comprehensive and detailed Community Engagement Plan, we will outline how we intend to work with the local community and stakeholders to ensure that the Bar Hill project truly reflects the needs and aspirations of the entire community.



Community: Supporting the region with jobs for all

Greater Cambridge has ambitious plans for growth. We are proposing a sustainable employment site that helps deliver this and creates local jobs, in an environment where well-being is designed in from the start. By bringing forward a 100 hectare employment site, we will be able to make a significant contribution to the growth target, whilst avoiding smaller piecemeal development.

Creating local opportunities

A range of quality jobs for all types of businesses, supporting Cambridgeshire's needs, complementing Bar Hill and Northstowe.

A great place to work

A green, pleasant working environment built to ambitious WELL standards with health-focused amenities.

In the right location

The place that business wants to be and that employees can easily get to by using sustainable and healthy transport.

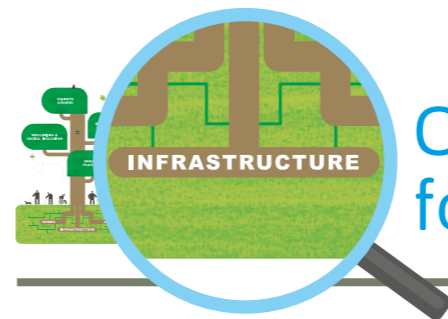
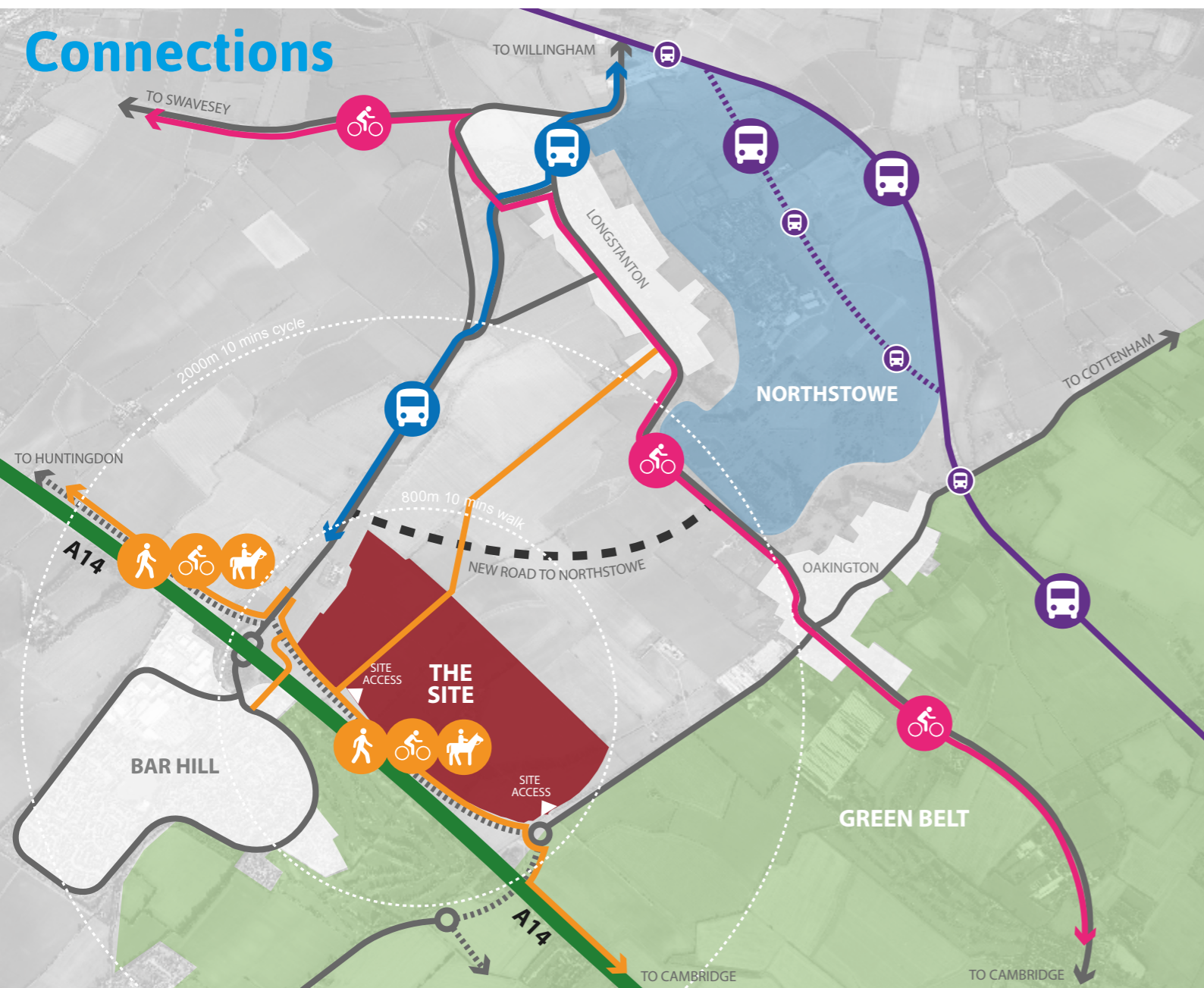
- We would like to provide opportunities for a range of businesses, including industrial, logistical and entrepreneurial.
- There will be space for companies to collaborate and grow.
- This mix will create a living, breathing sense of place



- We will conduct a full Health Impact Assessment to deliver the best outcomes, from site layout to access to community connections.
- Health-focused amenities and healthy food pop-ups.



The design and layout of the buildings, and the spaces between them, will encourage interaction and collaboration between business and their employees. This will help us to create a vibrant sense of place.



Connectivity: Unrivalled location for sustainable business

Bar Hill is the perfect site to connect the region through the new east-west A14 route and north-south via the M11 and A1, and has excellent, direct links into Cambridge and many other communities, including Oakington and Northstowe for 'last mile' logistics.

Best place for business

Unrivalled connections to the City of Cambridge, local science parks and R&D developments, and other nearby towns and cities.

Best place for employees

A range of routes – from highways to cycle lanes and walking paths – providing a healthy, safe and pleasant journey to work.

Best place for distribution

Opportunity for a consolidation centre for electric deliveries that reduces congestion and air pollution in the city and across the wider region.



Why these uses

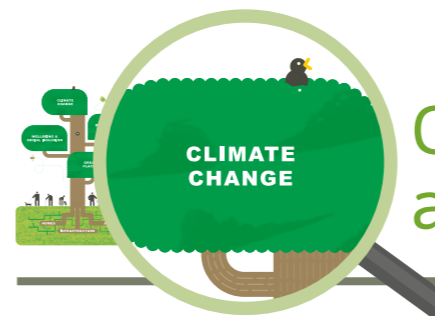
- Growing need in the region for logistics space to support development.
- Low-carbon logistics needed to achieve Net Zero.
- Future potential to help electrify long distance lorry transport.

Collaboration goal

Working with the Council and local groups, such as the Greater Cambridge Citizen's Assembly, to deliver on economic growth, clean air and reducing congestion.

We will work with the Council on measures for carbon reduction and renewable energy, which could include:

- Large scale roof mounted photovoltaic systems
- Battery storage linked to the photovoltaic system
- Solar Car Ports
- Attenuation Pond Floating Solar
- Biomass plant and wind turbines.



Climate: Zero carbon leadership and efficient design

Greater Cambridge is striving for zero carbon leadership and efficient design. Our ambition is for Bar Hill to be the exemplar for how this can be delivered in practice through using cutting-edge, sustainable technology and techniques that work.

Towards zero carbon construction

Buildings to be designed to the highest standards, including BREEAM Excellent, with innovative solutions to lighting, ventilation, insulation, heating and the materials used based on global best practice.

Towards zero carbon operations

Using rainwater harvesting, photovoltaic solar panels and efficient facilities, we will strive for the site to supply all the water and energy it needs.

Towards zero carbon commuting

The site will encourage zero carbon commuting through public transport, cycling and walking links, and charging points for electric vehicles.

We plan to use innovative, sustainable building materials across the development such as green concrete, ferrock (alternative to concrete made from recycled materials), thermally-modified timber, reclaimed and recycled plastics.



Collaboration goal

Engaging experts, for example Cambridge University's Cambridge Zero initiative, to apply their cutting edge research.



Climate: Helping nature thrive

Encouraging nature is at the heart of our thinking for the site – we will improve habitats for wildlife, enhance biodiversity and create a beautiful place that is an asset to the community.



A place for nature

Landscaping design, tree planting and integration of ecological features will ensure Bar Hill is also a thriving habitat for local wildlife.

A healthy place to work

A green site, as well as a green design, will improve air quality and manage impact on the local climate, supporting colleague health and well-being.

A place that is resilient

In addition to generating its own energy and water, the site will actively manage the floodplain.



- Providing running routes and spaces for outdoor exercise will support well-being in line with our comprehensive Health Impact Assessment.
- We will sensitively manage the local microclimate and industrial heating effects to protect employee well-being.



- Top-line detail on Sustainable Urban Drainage Plan and the risks it addresses.
- The development will support Greater Cambridge's tree planting targets.

Collaboration goal

In addition to our own expertise on planning to enhance nature, we plan to engage with experts locally and at all levels of government to improve habitats for wildlife and enhance biodiversity.



For illustrative purposes only
Image courtesy of Gazeley and Chetwoods



Character: The exemplar site for Greater Cambridge

We will work with the community to create a high quality, innovative development that everyone will be proud of. It will fit effortlessly into the natural landscape as an integrated part of the community.

A pleasant place

An inviting layout with natural open spaces to encourage sociability and built with attractive materials will make the site an appealing place to work and visit.

Part of the landscape

A sensitive profile and green exterior designs will ensure buildings look as if they belong there.

Part of the community

The site will be open for the community to enjoy, with walking, running and cycling routes, natural habitats, planting and richer wildlife.



For illustrative purposes only
Image courtesy of Chetwoods



Landscaping features to ensure the development visually fits in (e.g. landbank, tree planting, colour of buildings).



Flexible design allows for a mix of uses (e.g. warehousing, light industry and office spaces), creating a business community.



Community supported by a range of amenities (e.g. restaurant facilities and shops in addition to gym / healthy living facilities).

Collaboration goal

Working with the local community on the look and feel of the buildings, and what they want in their neighbourhood.



Collaboration: Committed to creating the best results

Collaboration is essential to our approach. We will construct a detailed community engagement plan to ensure that the finished project is something everyone can be proud of.

Create the community hub

We see the Bar Hill development becoming a vibrant part of the local community, built with their input.

Support Net Zero Carbon by 2030

We commit to a carbon neutral site in advance of Cambridgeshire's 2030 goal, working with the Council and experts to offer solutions to challenges for the region like low carbon transport.

Harness world-class expertise

We plan to work with leaders in fields from low carbon logistics to Cambridge wildlife and have already built a team of experts covering areas including:

- Sensitive planning
- Efficient logistics
- Visionary design
- Local Cambridgeshire understanding
- Healthy, sustainable solutions.

We want to create a sense of vitality and vibrancy, experimenting with pop-up community, retail and leisure spaces as the site develops.



For illustrative purposes only - Chatterley Valley, Stoke on Trent
Image courtesy of Gazeley and Chetwoods

In Summary: Employment for the future of Greater Cambridge

The Bar Hill project will help Greater Cambridge unlock its exciting opportunities as a centre for sustainable growth:

Supporting growing **communities** with great jobs and the industry Cambridge needs.

Connecting these communities with businesses across the region with a distribution centre that reduces congestion and pollution.

Producing a **climate**-friendly, nature-enhancing employment and transport hub, which will be an example for all.

Applying beautiful landscape-led design and natural amenities to create the ideal **character** for a modern development.

Collaborating with residents, experts and other stakeholders across Greater Cambridge to create a space everyone can be proud of.



Lolworth Developments is a joint venture between Salhia, an international Real Estate development and investment company and one of the UK's leading property developers. Together, they have over 100 years' experience of creating sensitive, profitable schemes throughout the UK with the financial scale and security to guarantee deliverability. Together, they make it happen. For the Bar Hill project, they have assembled a tried and tested team each with a commitment to sustainability.



With over 30 years' hard-earned experience in the industrial and logistics sector, Chetwoods are regarded as an industry leader. They design and deliver everything from single units to large multi-modal developments and have forged a considerable reputation for research and development work in the logistics sector. They are known for their close collaboration with clients, industry leaders and specialist teams to forge new ways of thinking about the environmental performance of distribution buildings.



Vectos are an innovative provider of transport planning services promoting development-related active travel design, particularly emphasising sustainable mobility. They have an international sustainable transport planning research and innovation arm that provides advice on how to achieve behavioural change in mobility. By embracing these pioneering ideas, they ensure that projects can immediately capitalise on these solutions, helping social diversity, gender equality and addressing climate change.



MJM Consulting Engineers are a leading practice in the logistics sector with pioneering experience of large scale distribution projects spanning over four decades with long standing blue chip clients.

They have an unrivalled reputation for cost effective and sustainable engineering solutions in civil and structural building design and site engineering.

They treat even the most difficult of sites as a resource with holistic combinations of bespoke engineering solutions to ensure that the use of scarce resources is optimised in all cases.



Bidwells Business Space Agency are the Cambridge Market Leaders, recognised by the 2019 Radius Data Exchange league table, a position maintained for the last decade. Bidwells' Cambridge Planning Team has won the Planning Excellence Award for the East of England 2019 by the Royal Town Planning Institute. Bidwells provides specialist advice on socio-economic, health and well-being, landscape and environmental impact matters.



Sancroft are a leading international firm of sustainability experts, trusted advisors to the world's largest companies, from developers to retailers. They challenge business to think differently, identifying how they can improve their environmental and social impact – and how this will create a healthier business.



Kelly Taylor are Europe's leading Engineering Services consultant in the distribution sector having completed in excess of 11,000,000 m² of facilities worldwide. Experience spanning five decades with 95% of commissions received from repeat business. Pioneers in sustainability and building energy reduction. Designers of the World's first BREEAM "outstanding" large scale commercial building.



Darlington Asset Management's three directors have a combined real estate markets experience of over 100 years covering all aspects of investment, development, financing, leasing and property management.

Their knowledge and experience in the region makes them ideally placed to be the interface for all the major stakeholders and to play a key role in securing strategic operators for the site.



Fieldsend Associates has an unrivalled 30 years' experience in community and political engagement in the planning process. They have advised key retailers such as Asda, Sainsbury's and currently Lidl, as well as Marks & Spencer, IKEA and John Lewis. Away from retail, they are currently advising on two garden village proposals and a 1 million sq ft commercial scheme. Jeremy Fieldsend is a partner in the the Prince's Foundation BIMBY initiative and advised them on community engagement where sustainability is a fundamental feature.

Commitment

After almost 40 years in development, there's never been a more important time for us to create a project that generates employment and investment and which does so in a way that is truly sustainable and contributes to the fight against the effects of climate change.

This is our commitment.

We have assembled a development team who are leaders in their particular disciplines in creating sustainable developments.

It is the ambition of everyone involved with this project that it makes a significant contribution to a zero carbon Greater Cambridge.

Philip Hodgkinson

Lolworth Developments Ltd

Philip Hodgkinson

Rob Hopwood

