

Greater Cambridge Local Plan – The First Proposals

Form to assist in drafting responses to the consultation

This form is provided to help you develop your comments in response to the detailed policies in the First Proposals.

When you are ready to submit, please input your comments into our online consultation system – this ensures that the right comments are assigned to the right policy, and that we can track and respond to them appropriately. Please do not return this form to us by email or post, as our team will have to manually enter your responses into the online system and this has scope for error or misinterpretation of your comments.

If you have difficulty commenting online, please contact us at localplan@greatercambridgeplanning.org or 01954 713694. We are holding a webinar on the comment process on 4 November 2021 which you may attend or watch back – visit www.greatercambridgeplanning.org/localplan for joining details.

What to comment on:

- Please let us know what you support in the proposals, as well as what you do not support – it is important to know what you support, and why, so that we know what parts of the proposals are felt to be broadly sound.
- You do not need to comment on each section and policy – only comment on aspects of the plan which you feel strongly about.
- Please keep your comments concise and specific. We receive thousands of comments and it helps us to identify the most important points you raise if they are clearly worded.
- Please do not include personally or commercially sensitive information in your comments. We will redact any such information, as well as any offensive material, prior to publishing comments.

- You can upload attachments, but please avoid uploading lengthy documents or general reports or articles. We cannot take into account any material which is not specific to Greater Cambridge or the Local Plan.

Vision and development strategy

Section / Policy	Your comments
Vision and aims	We are in the rural southern cluster and, whilst we believe in progress and the general development strategy, we are very disturbed about our loss of village identity, the destroying of the unique quality of landscape character, of diminishing of the narrow green belt strip separating us from the City and the change of our village design. The proposed site is a meadow which has been undisturbed We do not believe that the proposals constitute 'exception sites' and would expect the smaller proposed developments to be built on brown fill sites and not prime agricultural land in the green belt.
How much development, and where – general comments	
S/JH: New jobs and homes	
S/DS: Development strategy	
S/SH: Settlement hierarchy	
S/SB: Settlement boundaries	

Cambridge urban area

Policy	Your comments
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Cambridge urban area - general comments	
S/NEC: North East Cambridge	Whilst we are disturbed by the City boundaries creeping towards us we have no comments on this section.
S/AMC: Areas of Major Change	
S/OA: Opportunity Areas in Cambridge	
S/LAC: Land allocations in Cambridge	

Edge of Cambridge

Policy	Your comments
Edge of Cambridge - general comments	There are massive developments proposed in the East, West and CBC areas which begs the question as to the need for this small development of 100 houses on green belt land, totally separated from these other developments.
S/CE: Cambridge East	
S/NWC: North West Cambridge	
S/CBC: Cambridge Biomedical Campus	
S/WC: West Cambridge	

S/EOC: Other existing allocations on the edge of Cambridge	
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New settlements

Policy	Your comments
New settlements - general comments	
S/CB: Cambourne	
S/NS: Existing new settlements	

Rural southern cluster

Policy	Your comments
Rural southern cluster - general comments	<p>This is the designation of the village of Stapleford. The building of a new village at Hinxton has been approved providing housing and infrastructure for the employees at this Campus.</p> <p>The A1307 has already been redesigned by the GCP to provide for expansion and travel needs to the Babraham Research Centre.</p> <p>The proposal for 100 houses on a 10 hectare site in Stapleford is put forward as an exception site due to its excellent transport links! There is one train per hour from the Great Shelford Station to the next proposed stop at Cambridge South! The CBC is a 5 minute cycle away from the site so it is difficult to imagine why anyone would use the train to commute to work.</p>

	<p>The proposed site is in Green Belt land, is very small compared to the site size and extends the village boundary to make it almost link to the City (especially once the new developments between the A1307 and Wort's Causeway are built.). At the moment the village has unique landscape character assessments which include the Magog Hills and Wandlebury. This development destroys our relationship with both these valuable assets in our Parish environ and destroys the long views from Mingle Lane to the rolling chalk hills to the north. (see sections 4.2 and 4.6.5 of the Stapleford draft conservation area appraisal and management plan)</p>
S/GC: Genome Campus, Hinxton	
S/BRC: Babraham Research Campus	
S/RSC: Village allocations in the rural southern cluster	
S/SCP: Policy areas in the rural southern cluster	

Rest of the rural area

Policy	Your comments
Rest of the rural area - general comments	We do not feel informed to make comment on other areas.

S/RRA: Allocations in the rest of the rural area	
S/RRP: Policy areas in the rest of the rural area	

Climate change

Policy	Your comments
Climate change - general comments	<p>The unique and protected Chalk Hills and the river systems in our village are already a source of concern with regards to protection and management and any large scale development will exacerbate these difficult issues. At different times of this last year we have suffered flooding and run dry. A large length of the cycle/footpath alongside the A1301 had to be replaced when the river broke its banks and flooded under emergency works causing the A1301 to be restricted over the bridge and putting cyclists in danger. Water management is a key local concern. The village has declared a Climate Emergency and we are embracing climate change policies in all our decisions and are not convinced that building on the Green Belt meets our policy statements.</p>
CC/NZ: Net zero carbon new buildings	
CC/WE: Water efficiency in new developments	
CC/DC: Designing for a changing climate	

CC/FM: Flooding and integrated water management	
CC/RE: Renewable energy projects and infrastructure	
CC/CE: Reducing waste and supporting the circular economy	
CC/CS: Supporting land based carbon sequestration	

Biodiversity and green spaces

Policy	Your comments
Biodiversity and green spaces - general comments	<p>Cambridge is known for its green spaces, open agricultural land, the unique landscape of the Magog Hills, its chalk hills and the Wandlebury Historic Site. The Green Belt between the City and Stapleford Parish has been and is proposed to be eroded already, ultimately destroying our village status. Your policy is to enhance biodiversity, geodiversity, river corridors and protect open spaces. Building in open spaces with a development that is in the Green Belt cannot possibly be seen to meet these policies. We agree that tree cover is an important issue and have taken advantage of some of the tree offers that have been around but fail to see that Chalk Hills will support the planting of numerous trees in our near area. Wandlebury have a strong policy for tree planting and maintenance and therefore we believe we are moving towards meeting this need in our area.</p>

BG/BG: Biodiversity and geodiversity	
BG/GI: Green infrastructure	
BG/TC: Improving Tree canopy cover and the tree population	
BG/RC: River corridors	
BG/PO: Protecting open spaces	
BG/EO: Providing and enhancing open spaces	

Wellbeing and inclusion

Policy	Your comments
Wellbeing and inclusion - general comments	<p>100 houses on the outside edge of a small village cannot be considered as a development needing community, sports and leisure facilities. However it would stretch our existing facilities beyond their limits, in particular the two local primary schools and the Granta Medical Practice. Residents would therefore need to use their cars to access both these facilities elsewhere. Building 100 houses does not build community and certainly, in this case, will not meet the needs of this community in terms of future expansion. We need infill brown sites to be developed with truly affordable housing, not add on cluster development which cannot bring inclusion or develop wellbeing.</p>

WS/HD: Creating healthy new developments	
WS/CF: Community, sports, and leisure facilities	
WS/MU: Meanwhile uses during long term redevelopments	
WS/IO: Creating inclusive employment and business opportunities through new developments	
WS/HS: Pollution, health and safety	

Great places policies

Policy	Your comments
Great places – general comments	<p>The Stapleford proposed site destroys the Landscape Character of the village.</p> <p>It goes totally against the statement for protection and enhancement of the Green Belt.</p> <p>It does not establish the conservation of high quality landscape or the public realm.</p>
GP/PP: People and place responsive design	
GP/LC: Protection and enhancement of landscape character	

GP/GB: Protection and enhancement of the Cambridge Green Belt	
GP/QD: Achieving high quality development	
GP/QP: Establishing high quality landscape and public realm	
GP/HA: Conservation and enhancement of heritage assets	
GP/CC: Adapting heritage assets to climate change	
GP/PH8: Protection of Public Houses	

Jobs policies

Policy	Your comments
Jobs – general comments	Where the proposal is to develop prime agricultural land in the green belt it cannot be deemed to be ‘protecting the best agricultural land or supporting the rural economy.
J/NE: New employment development proposals	
J/RE: Supporting the rural Economy	
J/AL: Protecting the best agricultural land	

J/PB: Protecting existing business space	
J/RW: Enabling remote working	
J/AW: Affordable workspace and creative industries	
J/EP: Supporting a range of facilities in employment parks	
J/RC: Retail and centres	
J/VA: Visitor accommodation, attractions and facilities	
J/FD: Faculty development and specialist / language schools	

Homes policies

Policy	Your comments
Homes – general comments	<p>We have a genuine need for more affordable housing, but as we are one of the most expensive parts of South Cambs, we recognise that the 80% price cap does not make new houses affordable! 100 houses built on a 10 hectare site will not produce the truly affordable houses we need and no developer will find it financially acceptable to build them. We are a very green open village and the proposal to cluster 100 houses on one side of the site changes the design and feel of the village completely. It is also proposed to make the rest of</p>

	<p>the site open space, but this is not a use for the Green Belt! We don't want 'cluster building'. We want the village community we all desire to be enhanced by expansion and future needs. As regards the final 7 statements in this section, we would ask that the Plan considers these important areas but they are not applicable to our Parish.</p>
H/AH: Affordable housing	
H/ES: Exception sites for affordable housing	
H/HM: Housing mix	
H/HD: Housing density	
H/GL: Garden land and subdivision of existing plots	
H/SS: Residential space standards and accessible homes	
H/SH: Specialist housing and homes for older people	
H/CB: Self- and custom-build homes	
H/BR: Build to rent homes	
H/MO: Houses in multiple occupation (HMOs)	
H/SA: Student accommodation	
H/DC: Dwellings in the countryside	
H/RM: Residential moorings	
H/RC: Residential caravans	

H/GT: Gypsy and Traveller and Travelling Show People sites	
H/CH: Community led housing	

Infrastructure policies

Policy	Your comments
Infrastructure – general comments	The promotion of the Stapleford site is based on ‘good transport links’! There is one train per hour from the Great Shelford Station! The village is within a ten minute cycle distance from all the local Campus sites so why would anyone wait to catch this one very expensive train to commute to their job? The connectivity problems arise from the A1307 (which connects these sites) and the lack of rail route from Haverhill where many employees live due to the affordable housing there. Reopening the Haverhill train line would remove much of the traffic from the A1307 and alleviate the traffic problems we have through the village.
I/ST: Sustainable transport and connectivity	
I/EV: Parking and electric vehicles	
I/FD: Freight and delivery consolidation	
I/SI: Safeguarding important infrastructure	

I/AD: Aviation development	
I/EI: Energy infrastructure masterplanning	
I/ID: Infrastructure and delivery	
I/DI: Digital infrastructure	

Supporting documents on which we are consulting

Policy	Your comments
Sustainability Appraisal (incorporating the requirements of the Strategic Environmental Assessment)	These documents are very sound. The problem is that many of the above policies don't fully meet these documents statements.
Habitats Regulations Assessment	

If you wish to comment on other evidence base documents, please assign your comments to the policy which the evidence document supports. For example, if you wish to comment on rejected sites within the Housing and Employment Land Availability Assessment, please comment against the allocations policy for the area in which the site is located (for example Cambridge urban area or rural southern cluster). If you wish to comment on the Green Belt study, please comment against the Green Belt policy.