

Addendum to Local Plan consultation response Shelford Ward

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At the end of December (after the consultation on the First Proposals closed) it was announced that an appeal against the rejection of a planning application for a retirement village in Stapleford had been accepted by the planning inspector. The site is on greenbelt bounded by the A1307, Stapleford village, Hinton Way and Haverhill Road.

The 10-ha site in our ward, which the First Proposals document proposes to allocate for the development of 100 houses, is within this same parcel of greenbelt.

We believe the Mingle Lane/Hinton Way should now not go ahead. There are three key arguments to support this:

1. The area of land for housing in the retirement village is 4ha, which is a similar amount of land actually required for 100 houses on the Mingle Lane site. Therefore, the retirement village should be considered as being Shelford ward's contribution to the housing requirements in the next Local Plan.
2. The case for the retirement village was built on releasing housing stock in the area - with elderly people in Stapleford and Great Shelford moving into the retirement village and freeing up family homes. Therefore, the RV will reduce (or may even remove) the requirement for new houses in Shelford Ward in the period of the next Local Plan. (*Note this will be further reduced in the event that plans for retirement flats on 2 Station Road, Gt Shelford are approved.*)
3. The reduced net housing requirements weakens any argument for incursion into the green belt. If the site now only needs to deliver tens of houses (if any), GCPS should find space for them in infill opportunities and other smaller brownfield development sites across Greater Cambridge, and protect the green belt from further damage.