

Your ref: N/A
Our ref: Land at Bury Farm, Haverhill Road, Stapleford,
CB22 5BP
DD: [REDACTED]
Date: 29/01/2026

Greater Cambridge Shared Planning
[REDACTED]
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Dear Sir / Madam

GREATER CAMBRIDGE LOCAL PLAN REGULATION 18 CONSULTATION – CALL FOR SITES SUBMISSION

LAND AT BURY FARM, HAVERHILLROAD, STAPLEFORD, CB22 5BP

These representations have been prepared by Bidwells LLP on behalf of Corpus Christi College, Cambridge in response to the Greater Cambridge Local Plan Regulation 18 Consultation (2026).

These representations consist of the formal submission of Land at Bury Farm, Haverhill Road, Stapleford (“the Site”) (**Appendix 1**), a new site through the Council’s Call for Sites process and a response to how the Site can contribute to growth requirements set out within the Draft Local Plan.

The Site is promoted within these representations for residential development to provide additionality to the housing supply of Greater Cambridge. The remainder of this letter is set out as follows:

- The Site,
- Development Proposals,
- HELAA Assessment,
- Summary.

Also submitted in support of this Submission are the following:

- B19226 – Site Location Plan – showing the area specifically the subject of this Call for Sites submission found at **Appendix 1**,
- B19226a – Corpus Christi Ownership Plan – showing the wider landownership extent in blue found at **Appendix 2**.



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The Site and its surrounds

The Site is broadly triangular in shape, extending to 36.5ha and comprises agricultural land located to the immediate east of Stapleford, and also incorporates farm buildings between the main Site and Haverhill Road which would be reconfigured to provide access to the public highway.

The Site is delineated by the red line submitted in support of this submission (as shown on plan ref.B19226). To the north, south and east the Site is bound by agricultural fields and to the west by residential dwellings located off Haverhill Road. To the immediate south of the Site lies the River Granta.

The Site is in single ownership and is in the same ownership as the surrounding land to the east of the Site. An ownership plan is submitted in support of the submission (ref. B19226a) delineating the extent of land under Corpus Christi's ownership. It should be noted **only the area delineated by the red line is proposed within this Submission.**

The Site is located approximately 600m to the east of the centre of Stapleford which hosts a range of services and facilities including public houses, shops and public transport nodes including bus stops along London Road and Shelford railway station located 1 mile from the Site, accessible via a 3-minute drive or 20 minute walk via the existing footpath network which could be improved via development.

In terms of Flood Risk, the Site is predominantly located in Flood Zone 1 and as such is not a risk from flooding from rivers and the sea. However, in the southern section of the Site there is an area within Flood Zones 2 and 3 – associated with the River Granta. Future development proposals would adopt a sequential approach to its layout including no built development in areas at risk of fluvial / pluvial flood risk. Appropriate mitigation measures would also be included. In terms of surface water flooding the Site hosts small pockets at 'medium' risk of flooding. A comprehensive drainage strategy would support any future development proposals which would mitigate any risk of surface water flooding.

A Bridleway Public Right of Way (PROW) runs through the southern section of the Site (ref. 212/2) which future development of the Site would both respect and enhance, contributing to the permeability and connectivity of the Site to Stapleford and Great Shelford.

The Site contains two group Tree Protection Order areas (ref. TPO 0012 (2002)) which would be respected and maintained by any future development of the Site.

The forthcoming Cambridge South East Transport ("CSET") is proposed to run north to south directly east of the Site but within Corpus Christi's wider land ownership. CSET will be a guided busway, that will run between the Cambridge Biomedical Campus (CBC) and the new travel hub facility at the A1307/A11/A505 road junction southeast of the village of Babraham providing a new sustainable public transport connection between the Rural Southern Cluster and Cambridge. An application pursuant to the Transport and Works Act (1992) was submitted in January 2025 It is understood the public enquiry for CSET will take place in 2026.

A bus stop is proposed within Stapleford directly to the north of the Site which is proposed to be accessed via Haverhill Road (located in **Appendix 3**). The Site will hence benefit from strong proximity and accessibility to forthcoming transportation infrastructure enhancing the sustainability of the Site.

The Site and Green Belt

The Site lies entirely within the Cambridge Green Belt and was assessed within the Cambridge Green Belt Assessment (2021) which supported the "First Proposals" Consultation (2021). The Site comprises of sections of parcels GS11, GS12 and GS13 which release was assigned as causing 'Moderate High', 'Very High' and 'Moderate High' harm respectively. Notably the Assessment (published in 2021) does not

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take into account two key updates which transform both the context of the Site and its related assessment of Green Belt, these are:

- Reforms the National Planning Policy Framework (NPPF) (2024) introducing the concept of Grey Belt and;
- CSET

The NPPF (2024) introduced the concept of 'Grey Belt' which is defined as land within the Green Belt which is previously developed land and/or land that does not contribute strongly to purposes a), b) and d) of the Green Belt as found in paragraph 143 of the NPPF. An assessment of the Site against purposes a), b) and d) of the Green Belt alongside findings, where relevant, from the Green Belt Assessment (2021) is below.

It is noted that the Greater Cambridge Green Belt Assessment (2021) identified three purposes of the Cambridge Green Belt which differ from those listed within paragraph 143 of the NPPF (2024) (though we note this approach has previously been acceptable by inspectors. The Cambridge Purposes are:

- Cambridge Purpose 1: Preserved the unique character of Cambridge as a compact, dynamic city with thriving historic centre (NPPF purpose 1).
- Cambridge Purpose 2: Maintain and enhance the quality of its setting (NPPF purpose 4, and closely related to purpose 3).
- Cambridge Purpose 3: Prevent communities in the environs of Cambridge from merging into one another and with the city (NPPF purpose 2).

Within the 2021 Assessment the Site was assessed under parcels GS11, GS12 and GS13 and were found to have the following contributions to the Cambridge Purposes:

GS11**Purpose 1 – Moderate****Purpose 2 – Relatively Limited****Purpose 3 – Moderate****Overall Impact of Release: High****GS12:****Purpose 1 – Relatively Significant****Purpose 2 – Moderate****Purpose 3 – Relatively Significant****Overall Impact of Release: Very High-****GS13:****Purpose 1 – Moderate****Purpose 2 – Relatively Limited**

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Purpose 3 – Moderate

Overall Impact of Release: Moderate-High

GREEN BELT PURPOSE	GREEN BELT ASSESSMENT (2021)	BIDWELLS INITIAL ASSESSMENT (2026)
<p>a) To check the unrestricted sprawl of large built-up areas</p>	<p>~</p>	<p>CSET, once delivered, will provide a clear defined boundary and introduce an urbanised context to the site. Development could be accommodated between Haverhill Road and CSET providing a clearly defined urban boundary. This limits the extent to which the Site prevents unrestricted sprawl of large built-up areas.</p> <p>Limited contribution</p>
<p>b) To prevent neighbouring towns merging into one another</p>	<p>GS11</p> <p>Land is open and lies in a moderate gap between great Shelford and Sawston. The parcel has some relationship with the urban area overall making a moderate contribution to Cambridge Purpose 3.</p> <p>GS12</p> <p>Land lies in a moderate gap between Great Shelford and Sawston. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3</p> <p>GS13</p> <p>Land is open and lies in a moderate gap between Great Shelford and Sawston, overall making a moderate contribution to Cambridge Purpose 3.</p>	<p>Stapleford and neighbouring settlements (Sawston) are both villages and hence not applicable.</p> <p>Nonetheless, the submitted Location Plan B19.226 displays the site boundary as considerate and conservative limiting encroachment into the strategic gap between Stapleford and Sawston. CSET along running along the eastern boundary provides a clear and logical development boundary.</p> <p>No contribution</p>

<p>d) To preserve the setting and special character of historic towns</p>	<p>GS11</p> <p>The parcel does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 2.</p> <p>GS12</p> <p>Rural character contributes to Cambridge's setting. Overall, the parcel makes a moderate contribution to Cambridge Purpose 2.</p> <p>GS13</p> <p>It does not contain any specific features that contribute to Cambridge's setting. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 2.</p>	<p>Stapleford and neighbouring settlements (Sawston) are both villages and hence not applicable.</p> <p>Nonetheless development would be approached to respect the existing urban grain and character of Stapleford, which is residential in nature. Development could be facilitated without any impact on designated heritage assets.</p> <p>No contribution</p>
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As outlined above by virtue of the Site's location and context the Site is by definition Grey Belt in accordance with the NPPF (2024). Bidwells advocate that the forthcoming revised Green Belt Assessment (which is understood to be published following Regulation 18 Consultation) should identify the Site as Grey Belt and the Sustainability Appraisal which supports the Regulation 19 Draft Local Plan must consider Grey Belt allocations as an alternative scenario should the Authority require greater levels of growth, which may include a review of Green Belt release to accommodate additional allocations.

Development Proposals

Corpus Christi College propose the Site to be allocated for residential development. The College are keen to work with the local community and GCSP to development proposals for the Site that will make a positive contribution to Stapleford to deliver a housing mix that caters to local needs to benefit and complement the existing settlement of Stapleford. Development of the Site would also provide the opportunity to provide additionality to existing facilities within Stapleford such as the provision of an appropriate level of both informal and formal public open space, landscaping and ecological enhancements.

Development of the Site would represent a logical extension to Stapleford with a clear defined development boundary of the forthcoming CSET and offers the unique opportunity to locate residential development with access to key forthcoming transport infrastructure aligning with growth ambitions of Greater Cambridge in relation to enhanced connectivity between Cambridge and the Rural Southern Cluster which hosts key employment centres such as Babraham Research Campus, Granta Park and the Wellcome Trust Genome Campus.

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HELAA Assessment

The below provides an assessment of the Site against the criteria and methodology set out within the Housing and Economic Land Availability Assessment (HELAA) (2025) to demonstrate the Site is suitable, available and achievable for development.

TOPIC	COMMENTARY	SCORE
Suitability		
Adopted Development Plan Policies	Site currently Green Belt and located outside the Development Framework. However, development can be made appropriate through mitigation.	Amber
Flood Risk	Site contains areas in Flood Zone 2 and 3 and very small pockets of surface water flooding. Sequential approach to layout and drainage strategy would enable residential development to be accommodated on site.	Amber
Landscape and Townscape	Site open land within the Green Belt. Though demonstrated the Site is Grey Belt. Strong mitigatory landscaping scheme and LVIA could accompany any future application demonstrating acceptability in landscape terms.	Amber
Biodiversity and Geodiversity	Located in a Mineral Safeguarding Area (Sand and Gravel). Site located within SSSI Impact Risk Zones for Gog Magog Golf Course SSSI and Denford Fen SSSI would require consideration. Opportunity for biodiversity enhancements as a result of development.	Amber
Open Space / Green Infrastructure	Would not result in the loss of any open space	Green

Historic Environment	Site not located in immediate setting of any designated heritage assets nor within the settling of Stapleford Conservation Area	Green
Archaeology	Unknown archaeological value. Trial trenching to take place during determination or could be secured via an appropriately worded condition.	Amber
Accessibility to Local Services and Facilities	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services	Amber
Site Access	Access to be taken from Haverhill Road. Details could be confirmed as part of any future application	Green
Noise, Vibration, Odour and Light Pollution	Site capable of being developed without unacceptable impacts. Site specific individual assessments would support any future application demonstrating acceptability.	Amber
Air Quality	Not located within a AQMA and could be developed to provide healthy internal and external environments	Amber
Contamination	Site likely capable of being developed following investigation. Contamination Reports would accompany any future application and any required mitigation or remediation scheme could be secured via an appropriately worded condition.	Amber
Overall Suitability	Sustainable location for development. No known constraints that would significantly limit the	Green

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	development potential of site. No overriding constraints that could not be overcome as part of an application.	
Availability		
	Site submitted by the landowner and under single ownership with intention to develop. Available within 0-5 years.	Green
Achievability		
	Viable for residential development.	Green

The above assessment has demonstrated the Site is suitable, available and achievable for residential development. It is hence advised GCSP identify the Site and Grey Belt and consider allocating the Site for residential development to meet the identified needs of the Authority.

Summary

This representation has been prepared on behalf of Corpus Christi College pursuant to the Greater Cambridge Local Plan Regulation 18 Consultation and Call for Sites exercise (2026). This letter has sought to set out that the Land at Bury Farm, Stapleford is sustainable Grey Belt land which should be allocated for residential development to meet the identified needs of GCSP which aim to deliver 48,132 dwellings across the plan period (2024 – 2045). The Site presents the unique opportunity to locate growth with unparalleled access to forthcoming committed transport infrastructure which will connect the Site to Cambridge and the Rural Southern Cluster hence making the Site strongly sustainable in terms of transport connections to key employment centres committed to ongoing expansion and growth themselves (namely Cambridge Biomedical Campus, Babraham Research Park, Granta Park and the Wellcome Genome Trust Campus).

Further the Consultation Draft NPPF (2025) sets a clear intended direction of travel within Policy GB3(1a) which notes Green Belt boundaries should be altered through the preparation of Local Plans where this would enable the development of land around stations. Whilst until the Draft NPPF (2025) is adopted it will carry limited weight and the Greater Cambridge Local Plan is to be examined against the NPPF (2024), GCSP should consider the intended direction of travel for future policy and consider land (including Green Belt land) for allocation that is well connected to train stations. As outlined above the Site is well located in relation to Great Shelford Train Station and well within appropriate walking distance and as such would contribute to the achievement of the ambitions of national policy. Allocation and in turn development of the Site would also contribute to the commitment for 'supercharged growth' within Cambridge and the development of the Oxford-Cambridge Growth Corridor.

Should you require any further information regarding the Site or these representations please do not hesitate to contact me.

Kind regards

Land at Bury Farm, Bury Road, Stapleford, CB22 5BP

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Appendix 1 – Site Location Plan

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Appendix 2 – Corpus Christi College Ownership Plan

Appendix 3 – CSET Proposed Plans: Stapleford

