Greater Cambridge Local Plan

Proposed Submission (Regulation 19) Consultation - Response Form

Please submit your comments (known as representations) by **5pm** on **Friday 25 September 2026**.

Data Protection and Freedom of Information

We will treat your data in accordance with our Privacy Notice. All personal information that you provide will be used solely in relation to the Greater Cambridge Local Plan.

Please note that each representation and the name of the person or organisation who made the representation, and the name and organisation of the agent (where used), will be published on our website - representations cannot be treated as confidential.

Additionally, respondent details and representation(s) will be made available to the Planning Inspectorate and to the Inspector appointed by the Secretary of State to conduct the examination.

By submitting this response form you are agreeing to these conditions.

About this Response Form

This response form has two parts:

- Part A – Your details. We cannot formally register your comments without your details.
- Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make. If you need more space to provide your answers, please expand the boxes or continue on an attached separate sheet.

We strongly encourage the submission of representations via our consultation platform at https://consultations.greatercambridgeplanning.org/proposed-submission-greater-cambridge-local-plan If you are unable to submit your representation using our online system, this response form is available to downloaded to complete electronically from www.greatercambridgeplanning.org/local-plan.

Your completed response form should be:

- emailed to localplan@greatercambridgeplanning.org, or
- posted to: Greater Cambridge Shared Planning Policy Team, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

If you are having difficulty submitting your comments, please contact localplan@greatercambridgeplanning.org or call 01954 713694.

Part A: Your Details

Information required	Personal details *	Agent's details (if applicable)
Name	Mark Logan	
Organisation (where relevant)	Hildersham Parish Council	
Job Title (where relevant)	Chairman	
Address, including Post Code	[redacted]	
Telephone	[redacted]	
Email address	[redacted]	

* If you have appointed an agent to represent you, you only need to complete the Name and Organisation (if applicable) under Personal Details, but you do need to complete the full details of the agent. All correspondence will be sent to the agent.

Part B: Your Representation

Please fill in a separate sheet for each representation.

Section 1: Which document, and section of that document, does your representation relate to?

Document	**Policy / Paragraph / Site / Map** (please identify)
Proposed Submission Greater Cambridge Local Plan	S/GF: GRANGE FARM DEVELOPMENT
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

Section 2: Do you consider that the Greater Cambridge Local Plan is sound and legally compliant?

Test	**Yes / No**

Legally compliant	NO
Sound	NO

Section 3: Your representation

Please set out and explain your comments. Please be as precise as possible, and please do not just refer to an attached supporting document(s). For your representation (comments) to be considered, your representation must be set out here. Wherever possible, set out precisely any changes you think should be made to the plan and its policies.

ADDITIONAL COMMENTS ON POLICY S/GF: GRANGE FARM DEVELOPMENT

September 2026

Hildersham Parish Council has reviewed Policy S/GF: *Land adjacent to A11 and A1307 at Grange Farm* and wish to register our **objection** to the inclusion of Grange Farm as a proposed location for a new settlement within the Local Plan. It is the view of the Council that the site is fundamentally unsuitable for development of this scale and should therefore be **removed** from consideration.

The identification of a new settlement should arise from a transparent, evidence-based process involving collaboration between planning authorities, statutory bodies, and local communities. It must be supported by a comprehensive Masterplan that evaluates a range of alternative sites—both within and beyond the Green Belt—against environmental, social, and infrastructure criteria.

It is apparent that the selection of Grange Farm followed the withdrawal of Cowley Road as an option and represents a **reactive decision** rather than a strategic one. The site's promotion by the landowner and the time pressures of the Local Plan process appear to have driven its inclusion. This approach undermines the credibility of the plan and fails to meet the tests of soundness required by national planning policy.

LANDSCAPE IMPACT

The **HELAA Site Assessment (GCLP, December 2025)** rated Grange Farm **RED**, concluding that development would cause *"significant negative impact which cannot be mitigated"* and *"irreversible harm to the setting of Little Abington."*

The site occupies an elevated chalk ridge rising to approximately 76 metres above sea level—an uncharacteristic position for settlement in South Cambridgeshire, where villages are typically located within valleys or on lower ground. The topography means that any large-scale development would be **highly visible** from surrounding viewpoints, including the Roman Road and public rights of way. No amount of landscaping or buffering could realistically conceal a town of this magnitude.

It is inconsistent that South Cambridgeshire District Council recently refused a 100-home scheme in Linton on grounds of landscape harm, yet now promotes a site hundreds of times larger on higher terrain. The contradiction is striking and undermines confidence in the Council's decision-making.

WATER RESOURCES

The **chalk aquifer** beneath Grange Farm supplies over 95% of potable water for Cambridge and South Cambridgeshire. Locating a new town directly above this fragile resource poses unacceptable risks.

The Local Plan acknowledges regional water scarcity and proposes phased housing delivery aligned with supply availability. However, the Grange Farm proposal would impose **unprecedented demand** on the aquifer and threaten the integrity of nearby **chalk streams**, including those feeding the River Granta and River Cam.

The cumulative impact of construction, wastewater discharge, and surface runoff on these ecosystems is unknown and potentially irreversible. Reliance on future infrastructure such as the proposed Fenland reservoir is speculative; there is no guarantee that capacity will be available to support this development. The precautionary principle must apply.

TRANSPORT AND ACCESS

The **Cambridge South East Transport (CSET)** scheme was conceived to address congestion at the A11/A505/A1307 junction *before* Grange Farm was proposed. Funding for CSET remains uncertain, and the current plan offers no credible solution for integrating the new town with this network.

Grange Farm would rely on two closely spaced access points onto the already congested A1307—an arrangement that is **unsafe and inadequate** for a settlement of this scale. Comparable villages such as Sawston have multiple distributed access routes; Grange Farm's design fails to meet basic transport planning principles.

Without guaranteed funding for CSET and its extension, the site is **not deliverable**. The expectation that developers will finance the full infrastructure package, including contributions to the main CSET hub, is unrealistic and jeopardises viability.

SOCIAL AND COMMUNITY IMPACT

Beyond the physical constraints, the proposal would have profound consequences for the **social fabric** of neighbouring villages—particularly Hildersham, Abington and Linton.

The introduction of a large new settlement immediately adjacent to the Abington's and Hildersham would create a large single urban area. The influx of residents and traffic would erode the identity of the villages, strain local services, and diminish the sense of belonging that defines the area. This is not the creation of a separate, self-contained town—it is the **absorption and dilution** of existing communities.

CONCLUSION

The decision to include Grange Farm within the Local Plan is **unsound**. The site fails on grounds of landscape sensitivity, water sustainability, transport deliverability, and social cohesion.

A development of this magnitude demands a transparent, comparative assessment of all potential locations, free from landownership bias and short-term expediency. Grange Farm does not meet these criteria and should therefore be **excluded** from the Local Plan.

Hildersham Parish Council

Please provide a 100 word summary of your representation.

To remove Grange farm from the proposal as its inclusion has not followed due process.

Section 4: Supporting Documents

If you are submitting any supporting documents with your representation, such as maps or further evidence documents, please provide a list.

Section 5: Proposed Modifications

Please set out the modification(s) you consider necessary to make the Greater Cambridge Local Plan legally compliant and sound.

You will need to say why each modification will make the Greater Cambridge Local Plan legally compliant or sound. Please put forward your suggested revised wording of any policy or paragraph, being as precise as possible.

Removing Grange Farm

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to justify your representation and any proposed modification(s), as there will not be a subsequent opportunity to make further representations other than at the invitation of the Inspector during the Examination process.

Section 6: Participation at the Examination

If you are proposing a modification to the Greater Cambridge Local Plan, do you consider it necessary to participate at the examination hearings?

Examination	**Yes / No**
Participate at the hearing sessions	No

If you wish to participate at the hearing sessions, please outline why you consider this to be necessary.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in Examination hearing sessions. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Section 7: Being Kept Informed

Would you like to be kept informed of the progress of the Greater Cambridge Local Plan through to adoption?

Notifications	**Yes / No**
Informed of submission of the Local Plan to the Secretary of State for independent Examination	
Informed of the publication of the Inspector's recommendations following the Examination of the Local Plan	
Informed of adoption of the Local Plan	