Objection to the Proposed Grange Farm New Town (Policy S/GF)

Submitted on behalf of **Hadstock Parish Council**

Severe Traffic Congestion and Road Safety Risks

Many Hadstock residents commute towards Cambridge, or to Whittlesford Railway Station and almost all such journeys would rely on the Fourwentways roundabout and the A1307 corridor. This route is already operating at or beyond capacity at peak times.

The A1307 has previously been reported as one of the most dangerous roads in Cambridgeshire, with the section serving Hadstock cited by the Highways and Transport Committee of Cambridgeshire County Council on 07 July 2020

- A1307 Fourwentways to County Boundary
- The A1307 is 22.3 miles long from Girton in Cambridge to the Suffolk border near Haverhill. Apart from the villages of Linton and Abington, it was a national speed limit rural route, with high traffic flows and high numbers of serious and fatal incidents.
  Additionally, signage states **Cambridge to Haverhill High casualty route**

Any increase in traffic generated by an additional 4,500 homes and the associated two-way vehicle trips per day. will exacerbate collision risk and congestion at Fourwentways, as above already operating above capacity.

Increased congestion will delay emergency services, particularly ambulance access to Addenbrooke's and fire service response times from Cambridge and Saffron Walden. This is a material safety concern.

Uncertainty and Undeliverability of the CSET Infrastructure

The proposal appears to depend heavily on the Cambridge South East Transport (CSET) corridor, yet key elements remain undefined questioning the deliverability and financial viability

This dependency represents a major infrastructure risk and threatens the soundness of the allocation.

Pressure on Local Services and Social Infrastructure

The promoters state that schools, healthcare, and community facilities will be delivered "early" in the build programme, but given past history on new developments, shows that such claims are rarely met in practice.

Existing schools on which Hadstock rely will face significant pressure.

Local GP and dental services, already overstretched, will experience further strain

Addenbrookes is over capacity and essential visits will additionally be compromised by ease of travel

Harm to Rural Character and Landscape Setting

The proposal introduces a large urban settlement into a landscape of long-established rural villages, fundamentally altering the character of the area.

The site sits on rising ground, forming a **v**isible skyline ridge.

The scale and massing of development will create an urban block highly discordant with the rural setting of Abington, Hadstock and other rural settings.

The Heritage Impact Assessment already identifies risks to Worstead Street Scheduled Monument, Worsted Lodge, and the Abington Conservation Area.

The cumulative effect is a permanent and irreversible change to the rural landscape.

Light Pollution and Visual Intrusion

Hadstock lies approximately five miles from the Grange Farm site, with similar elevation above sea level. This makes it entirely feasible that pollution will be visible from Hadstock, affecting tranquillity, dark skies, and rural amenity.

This impact has not been assessed in the evidence base.

For the reasons above, transport unsoundness, infrastructure uncertainty, pressure on local services, landscape harm, and unassessed light pollution, Hadstock Parish Council objects to the allocation of Grange Farm as a new settlement in the emerging Greater Cambridge Local Plan.