NIGHTINGALE LAND

PROMOTING SUSTAINABLE LAND & PLANNING

The Vision for Land at Mingle Lane, Great Shelford

South Cambridgeshire District Council

September 2026



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1.0 Introduction

Nightingale Land is a privately funded, family run business with our owners having 35 years' experience in land and property. We work on the basis of securing sites through a range of methods including freehold acquisition, promotion and option agreements working with Local Authorities and local communities to bring forward sustainable residential development and associated community infrastructure.

Our initial viability work and detailed due diligence ensure that development opportunities are deliverable without delay helping to contribute towards housing land supply. Once outline planning consent is achieved the site is then marketed to housebuilders ranging from SME's to national house builders who will submit subsequent reserve matters applications. In many cases, development will usually commence onsite within 18-24 months following the grant of outline consent.

Nightingale Land have land interests in Great Shelford at Land at Mingle Lane and are promoting the site for residential development and associated community infrastructure. The site was previously identified by the Greater Cambridgeshire authorities as a draft allocation for approximately 100 dwellings. Two options for development of the site are put forward for consideration as draft allocations consisting of:

- **Option 1: up to 110 dwellings; and**
- **Option 2: up to 240 dwellings.**

This vision document sets out the technical work undertaken to date which has led to a comprehensive master planned approach which responds to the characteristics of the local area and the housing needs of the local community.

2.0 Existing Site Use and Characteristics

The entirety of the Site extends approximately 12.06ha and is located between the settlements of Great Shelford and Stapleford, approximately 4 miles south of Cambridge.

The site is well related to the existing settlement and has access to numerous services and facilities including Shelford Train Station. It is located to the rear of existing houses which extend along and front to both Mingle Lane and Hinton Way. It is therefore screened from view when travelling along the main routes into the village from the north and east.

The Site comprises two field parcels and has a relatively flat topography. The western parcel consists of a broadly square-shaped grassland field with the remaining land in arable use. The two parcels are separated by established hedgerow containing some mature trees. The land is generally well defined by boundaries comprising of established hedgerows and scattered trees which provide a degree of enclosure.

Stapleford Cemetery adjoins part of the eastern boundary with narrow vehicle access off Mingle Lane serving its small car parking area.

Given its relationship to the surrounding built form, its contained nature, and sustainability credentials, the Site represents a logical and sustainable location for development on the edge of the existing settlements.



Figure 1: *Location Plan*

3.0 Planning Policy

Adopted Local Plan

The Local Plan was adopted in 2018 and sets out policies to guide development over the plan period to 2031. Policy S/8 identifies Great Shelford and Stapleford as Rural Centre. Rural Centres are classified as the largest, most sustainable villages of the district with good access to secondary school, employment opportunities and a variety of services and facilities.

National Planning Policy Framework (2026) & Emerging Greater Cambridge Local Plan

The emerging Local Plan seeks to meet a minimum of 48,069 dwellings over the plan period 2024 – 2045. The settlements continue to be recognised by the Local Plan as a sustainable location for growth through the continued acknowledgment as a Rural Centre. The Housing Needs Assessment underpinning the emerging Local Plan confirms a net affordable housing need of 1,636dpa representing 60% of the total proposed housing requirement and therefore there is an acute need for housing both within the district and locally.

The Site is currently designated as Green Belt in the adopted Development Plan. However, within the revised National Planning Policy Framework, there is a relaxation of development in Green Belt of lower quality, known as 'Grey Belt'. The evidence prepared by Greater Cambridgeshire authorities through its most recent Green Belt study identifies the site as 'Grey Belt' providing a moderate contribution overall.

Part of the site was identified as one of the Councils' previous preferred options for development in its First Proposals consultation in which the Site was identified for approximately 100 dwellings to meet the housing needs of Great Shelford and Stapleford.

Stapleford and Great Shelford Neighbourhood Plan

The Stapleford and Great Shelford Neighbourhood Plan was prepared in the context of the emerging Greater Cambridge Local Plan allocating sites in the plan area to meet its housing needs.

The Neighbourhood Plan is supported by a comprehensive assessment on local housing needs which identifies an affordable housing need of 348 homes for social and affordable rent and 300 homes for affordable home ownership over the period 2023 – 2043.

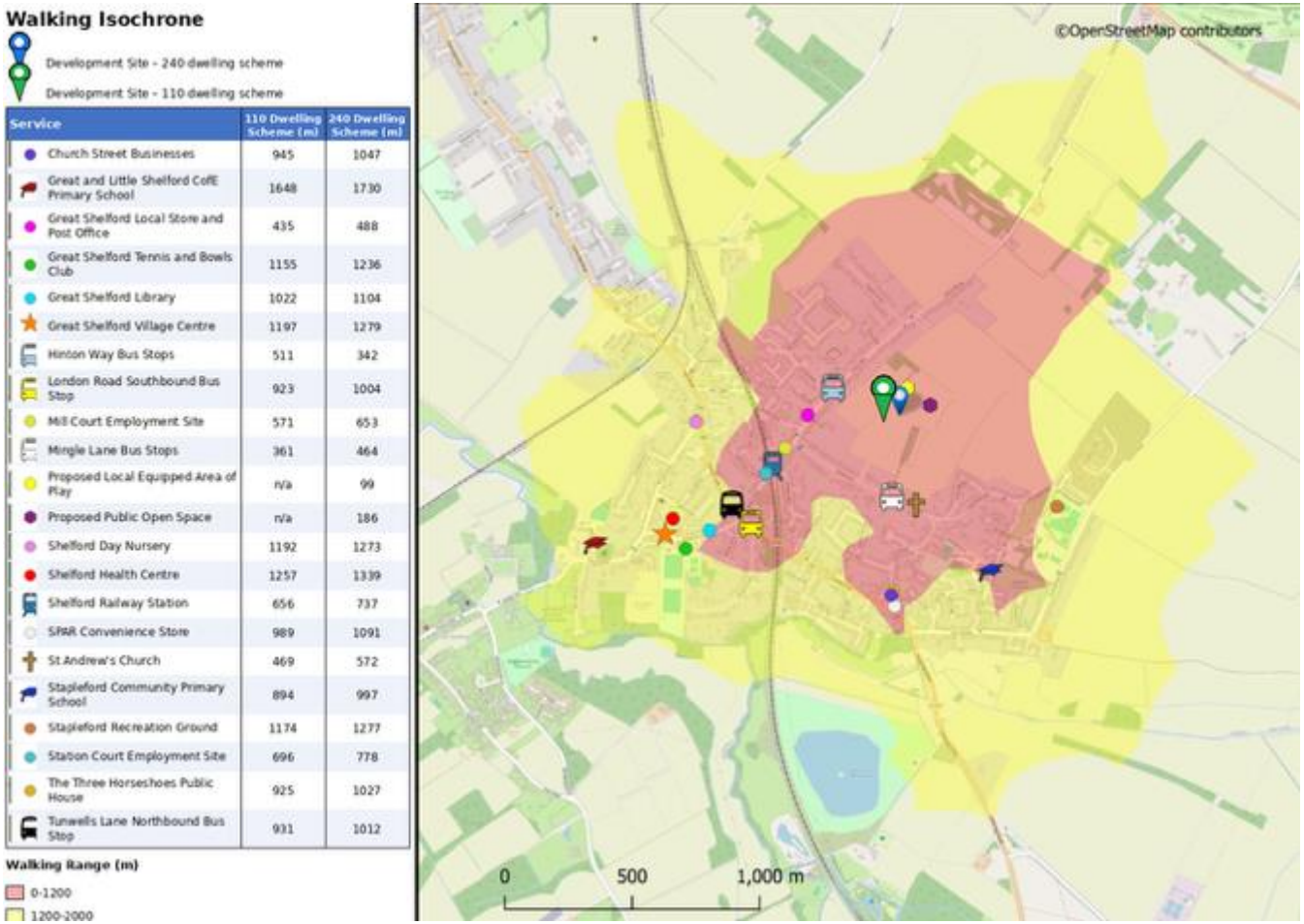
Despite the acute affordable housing need, there is no way in which affordable housing can be delivered in this location without the allocation of sustainable sites through the emerging Local Plan. Land at Mingle Lane is well placed to accommodate housing particularly since it was previously identified by the Council as a preferred option for development.

4.0 A Sustainable Location

The site is well placed to accommodate residential development to meet local housing need and benefits from access to a range of services and facilities that are accessible by walking, cycling, wheeling and a range of public transport including bus, rail and the future CSET guided busway.

The site is within walking distance of Shelford Train Station with direct walking routes from Mingle Lane and Hinton Way respectively. Shelford Train Station provides multiple trips to Cambridge and London Liverpool St in the AM/PM peak and takes approximately 8 minutes and 1 hour respectively.

To the north of the site a new dedicated busway, plus a walking/cycling path is proposed with a stop located directly on Hinton Way is proposed. The new CSET busway will provide an additional public transport route which links the new Cambridge South Station, Granta Park and Babraham Research Campus and will provide existing and future residents a range of sustainable transport methods to travel to work.



Service	110 Dwelling Scheme (m)	240 Dwelling Scheme (m)
Church Street Businesses	945	1047
Great and Little Shelford CofE Primary School	1648	1730
Great Shelford Local Store and Post Office	435	488
Great Shelford Tennis and Bowls Club	1155	1236
Great Shelford Library	1022	1104
Great Shelford Village Centre	1197	1279
Hinton Way Bus Stops	511	342
London Road Southbound Bus Stop	923	1004
Mill Court Employment Site	571	653
Mingle Lane Bus Stops	361	464
Proposed Local Equipped Area of Play	n/a	99
Proposed Public Open Space	n/a	186
Shelford Day Nursery	1192	1273
Shelford Health Centre	1257	1339
Shelford Railway Station	656	737
SPAR Convenience Store	989	1091
St Andrew's Church	469	572
Stapleford Community Primary School	894	997
Stapleford Recreation Ground	1174	1277
Station Court Employment Site	696	778
The Three Horseshoes Public House	925	1027
Tunwells Lane Northbound Bus Stop	931	1012

Figure 2: *shows both development options in relation to nearby services and facilities:*

5.0 Site Influences & Opportunities

The development concept for both development opportunities has been guided by the policies set out in the adopted Development Plan, emerging Local Plan and the changes implemented by the National Planning Policy Framework (2026). Nightingale Land engaged extensively with the Local Planning Authority to support the proposed allocation and also the local community.

Figure 2 below shows the Constraints and Opportunities Plan for development up to 240 dwellings and is equally applicable to the 110 dwelling scheme. It demonstrates the emerging vision for the site has been shaped by its context. Existing on-site vegetation and Root Protection Areas have been surveyed and retained within green infrastructure framework, while surface water flood risk data has informed the layout of open space and location of SUDs features, ensuring development is directed away from these areas.

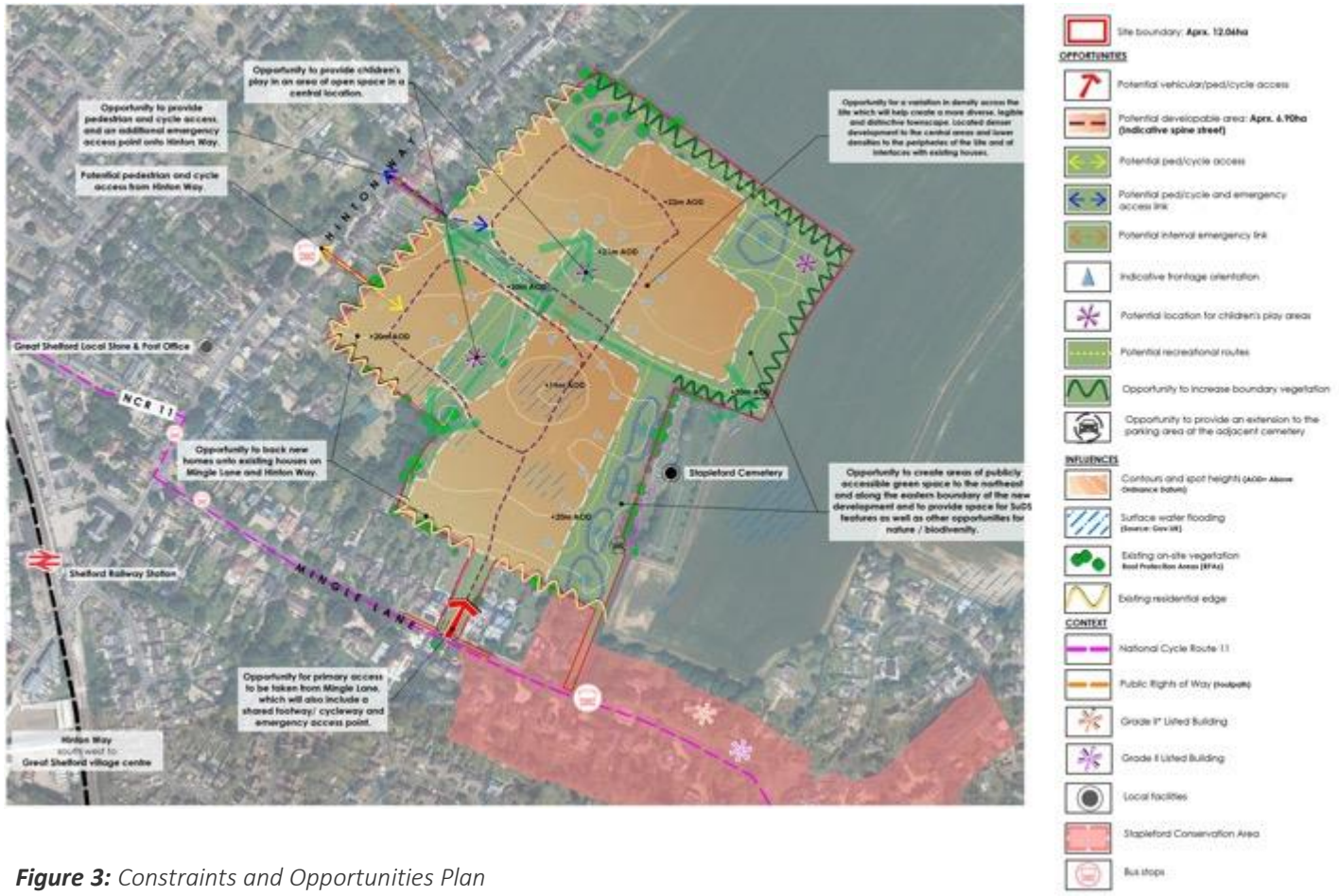


Figure 3: *Constraints and Opportunities Plan*

6.0 Vision for Land at Mingle Lane

As set out earlier, two options for the proposed development of Land at Mingle Lane are included for consideration and have been based on the understanding from the Constraints and Opportunities Plan. They are:

Option 1: Development for up to 110 dwellings

An outline planning application was submitted on 17th February 2026 for up to 110 dwellings (ref: 26/00610/OUT). A full suite of technical reports was submitted to support that application, and consultation responses received, demonstrates the site is not constrained and is clearly Grey Belt (the RfR related to Council's claimed ability to demonstrate a 5YHLS).

Option 2: Development for up to 240 dwellings

Additional land has been secured by Nightingale to the north of the red line boundary associated with option 1. In response to the changes to the National Planning Policy Framework and the approach taken in emerging Policy GP/HD: Housing Density which allows for higher density development in sustainable locations that are well served within 1,200m by existing or proposed high quality public transport. The site density has been increased to 35dpa on average allowing for lower density on the periphery of the site and increasing density at the site's centre to reflect the changes to national policy.

A full suite of technical reports has been undertaken to support the submitted planning application. These reports demonstrate that the wider land is also not constrained and therefore there is an opportunity to comprehensively masterplan the wider site and increase the quantum of residential development in response to local housing needs and the level of community benefits/open space increased to demonstrable comply with the emerging Local Plan.

The following pages provide a summary of the sustainability of the site in terms of its wider context.

6.1 Access

The site is well served by existing pedestrian, cycle and transport infrastructure and lies within easy walking and cycling distances to the services and facilities available within Great Shelford and Stapleford. The site is within a short walking distance to Shelford Train Station and the future CSET guided busway (with a dedicated stop at Hinton Way to the north). This allows for a range of public transport options and allows ease of commuting to both Cambridge and London respectively.

The technical evidence and feedback received from the Highway Authority during the determination of planning application ref: 26/00610/OUT demonstrates that there is an acceptable, safe and suitable access capable of supporting at least 110 dwellings. Furthermore, an enhanced access is agreed in principle with the Highway Authority to accommodate up to 250 dwellings, consequently, access for 240 dwellings is clearly achievable.

For both Option 1 and Option 2 access is to be provided from Mingle Lane and can be accommodated within the local highway network without resulting in unacceptable impacts on highway safety or capacity. These are illustrated in Figure 4 and Figure 5.

The access proposals for Option 2 have been refined to meet the standards for the increased housing numbers on site, providing for additional secondary access arrangements including for emergency vehicles as well as specific requirements for public open space and recreation provision.



Figure 4: *Option 1 – Proposed Site Access*



Figure 5: *Option 2 – Proposed Site Access*

6.2 Green Belt – The case for Grey Belt

The site was considered in July 2026 as part of an update to the previous Green Belt Assessment. Parcel GS9 relates to the site and wider land to the east which is considered provision grey belt, with a stated moderate contribution to purpose D.

As part of the application submission CSA have provided its own assessment against Green Belt Purposes which considers the site does not perform strongly against any purposes (a, b or d) as defined by the NPPF and PPG and therefore meets the criteria for Grey Belt. In summary against the individual purposes it states:

a) To check the unrestricted sprawl of large built up areas: The Site adjoins the villages and as such is not adjacent to a large built up area. The site is therefore assessed as making a **weak/no contribution** to this Green Belt purpose.

b) To prevent neighbouring towns merging into one another: The nearest towns/cities to the site is Cambridge which is 2km to the north and Saffron Walden, over 14km to the south. The Site forms an incremental part of this much wider gap between these two settlements and is assessed as making a **weak/no contribution** to this Green Belt purpose

c) To assist on safeguarding the countryside from encroachment: The character of the site is influenced by the adjacent built up area of the settlement which detracts from the openness of the site, and together with the adjacent cemetery provides containment to the site. Despite this, the site retains a semi rural character and is assessed as making a **moderate contribution** to this Green Belt purpose.

d) To preserve the setting and special character of historic towns: Cambridge is located 2km to the north of the site. The site does not form part of the setting of Cambridge and has no visual, physical or experiential connection to the historic aspects of the city. It is therefore assessed as making a **weak/no contribution** to this Green Belt purpose.

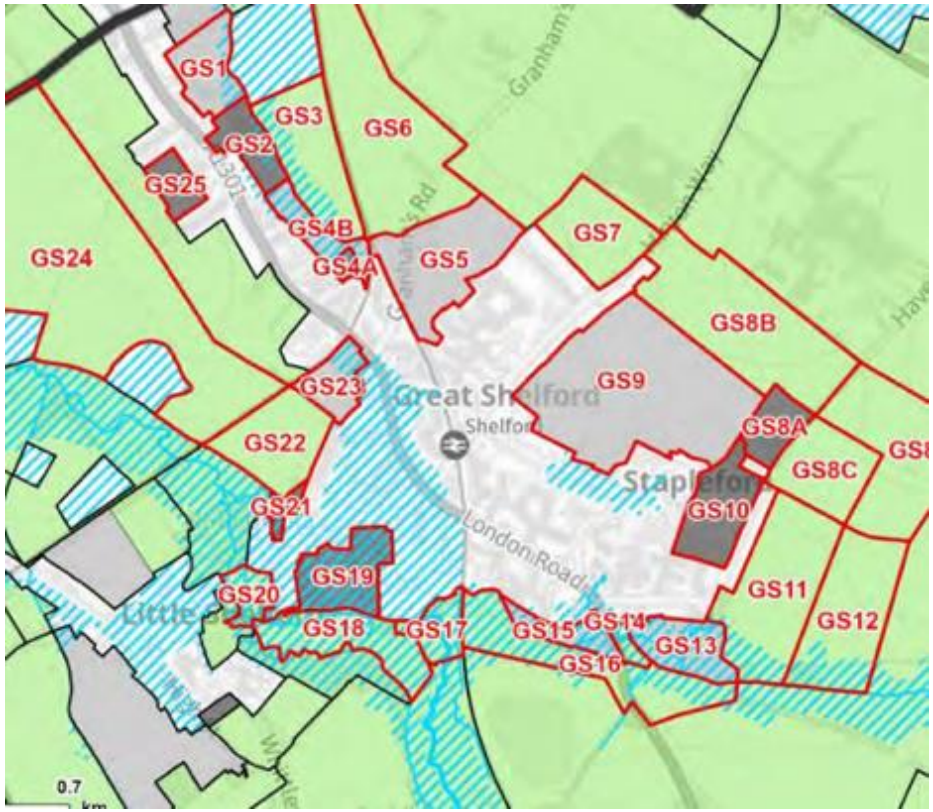


***Figure 6**: Grey Belt Map*

6.3 Flooding & Drainage

The Site is located in Flood Risk 1, consequently it is within an area at low risk of flooding from all known sources.

The Flood Risk Assessment and Drainage Strategy that has been prepared demonstrates that surface water can be managed effectively through the incorporation of sustainable drainage features, including attenuation basins. Either Option 1 or 2 can therefore be delivered without increasing flood risk elsewhere and would remain safe for its lifetime.



Figure 7: *Flood Map*

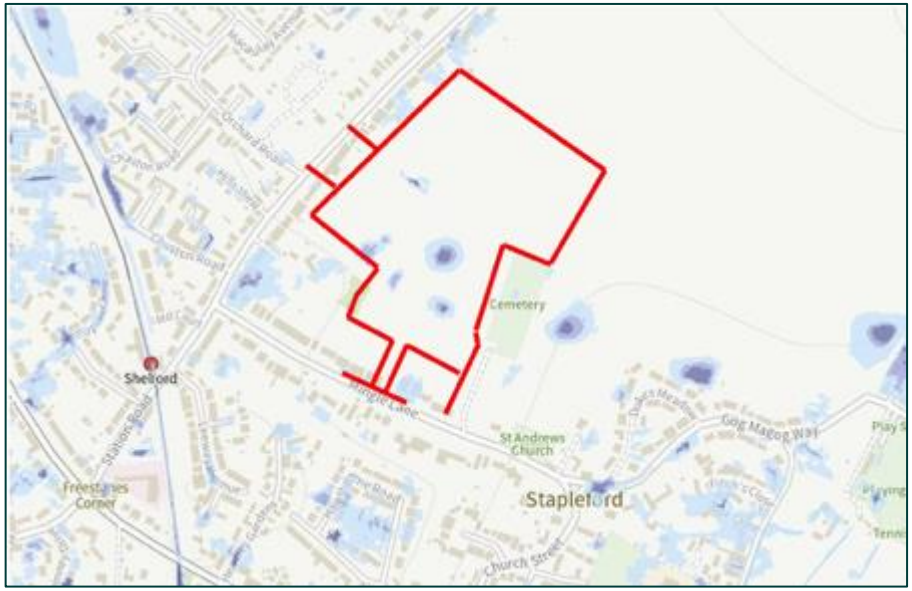


Figure 8: *Flood risk from surface water*

6.4 Landscape Character, Biodiversity & Design

There are no statutory or non-statutory nature conservation designations within the surrounding area that would be adversely affected by the development of this site would not result in significant harm to biodiversity, landscape and visual effects.

Careful consideration has been given to the parameters of both Options to ensure delivery of a high quality and sustainable residential scheme that responds sensitively to the local landscape and settlement edge. This is to reflect the varying character areas, landscape features and edge conditions within the proposed scheme as shown in Figures 9 & 10 below.

Overall, both Option 1 and 2 will provide significant Green Infrastructure improvements totalling 5.5ha for Option 2 (and 3.45ha for Option 1) which will retain and enhance existing trees and hedgerows so that they are incorporated into the development. Any perceived landscape and visual effects would reduce over time as proposed structural planting and Green Infrastructure matures.



Photograph 1 | *View from within the Site's central field looking east*



Photograph 2 | *View from within the Site's western field looking south west*

***Figure 9**: Viewpoints of Site*



Photograph 3 | *View from north eastern corner of the Site looking south west*



Photograph 4 | *View from Mingle Lane looking north east towards the Site*

***Figure 10:** Viewpoints of site including site access.*

6.5 Heritage



Figure 11: *The site in relation to conservation area*

The south eastern corner of the Site is located within Stapleford Conservation Area, encompassing properties along Mingle Lane. There are no Listed Buildings on or immediately adjacent to the Site with the nearest being the Grade II* Listed Church of St Andrew located around 125m to the south east.

Both Option 1 and Option 2 allow for a generous amount of landscaping towards the east and south eastern corner through substantial Green Infrastructure planting and public open space. The site density has also been factored into consideration to allow a softer transition of densities on the periphery of the site to assimilate the site into its surrounding context.

Indeed, the Council considered that the 110 dwelling scheme would be less than substantial harm at the lower end of the scale and this was outweighed by the public benefits. Further, the policy test set out in Policy HE6 of the NPPF now considers development should only be refused where substantial harm arises. The impacts are largely the same for the bigger scheme, but the benefits are far greater.

6.6 Best and Most Versatile Agricultural Land

The site comprises predominately Grade 3a agricultural land as illustrated in Figure 10 below. It would be regarded as best and most versatile land but is the lowest of the agricultural land grades.

To contribute positively to the natural environment, the National Planning Policy Framework states that development proposals should take into account the quality of agricultural land, and to use areas of poorer quality where possible.

The Reg 19 version of the Greater Cambridge Local Plan contains Policy J/AL: Protecting Agricultural Land. The explanatory text acknowledges that "*much of the best agricultural land lies around Cambridge and the larger settlements, which may be the most sustainable locations for future development*". It is therefore inevitable that BMV land will be lost to meet the significant development needs in South Cambridgeshire and Cambridge.

The loss of agricultural land in this case is outweighed by the substantial benefits arising from the proposed development opportunities, particularly having regard to the Government's objective of significantly boosting housing delivery and the overall sustainability of the site/settlement. Further, the scale of loss here is relatively modest, comparative to the scale of agricultural land, including BMV land in South Cambridgeshire of higher quality which is reasonably prevalent.



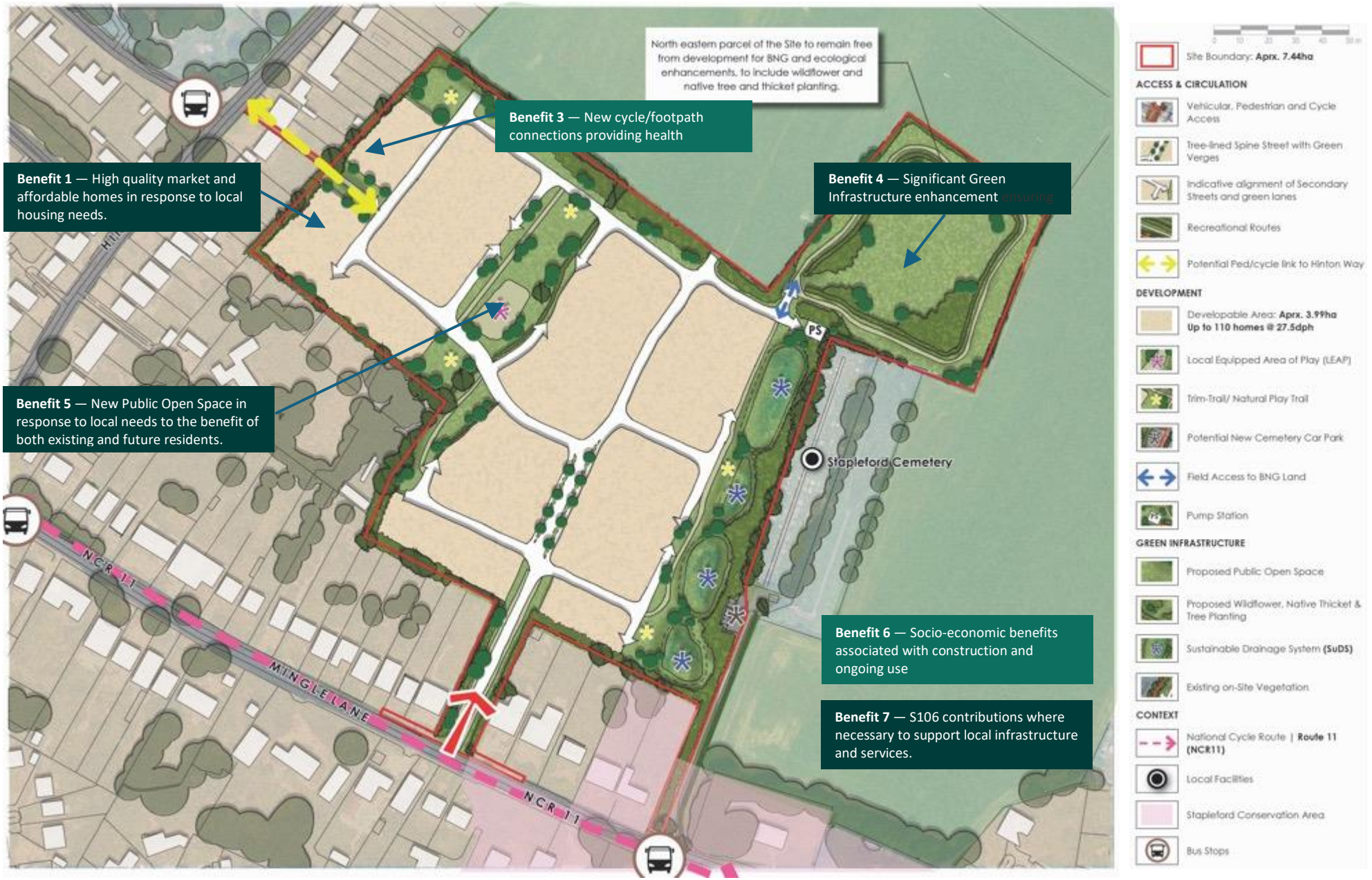
***Figure 12**: Agricultural Land Classification map*

7.0 Key Concepts and Benefits: Option 1 - Development for up to 110 dwellings

The Site extends 7.44ha and has been guided by the principles established as part of the First Proposals consultation and the now made Neighbourhood Plan. Notably, the density of the proposed Site was led through discussions with the Greater Cambridgeshire Authorities through the Memorandum of Understanding. The site can deliver the following benefits:

- **The developable area extends 3.99ha and can deliver up to 110 market and affordable dwellings at circa 27.5dph.** The mix of housing types and tenures has been informed by the latest assessment of local housing need to align with the requirements in the made Neighbourhood Plan and to the respond to the local character of the area.
- **At least 50% affordable housing** will be provided meeting the acute needs of the local community and wider area.
- **Circa 53% of the total site area to provide public open space** and landscaping increasing biodiversity net gains. This will include:
    - **Publicly accessible,** high-quality green spaces for the benefit of existing and future residents. This includes a network of recreational routes throughout the site. There is a potential for a circular loop around the perimeter of the north eastern parcel and green spine route which will enhance access to nature and support community wellbeing.
    - **The site will include a Locally Equipped Area of Play** at the centre of the Green Spine ensuring natural surveillance and fostering a safe and inclusive environment. Additional trim trails will be proposed along the recreational route.
    - **Sustainable Drainage Systems** will be incorporated into the landscape buffer along with native tree planting and meadow planting. These basins will be designed to maximise benefits for biodiversity and to create attractive and varying landscape.
- **Existing vegetation across the site would be retained,** conserved and enhanced as far as possible. Any minimal losses will be mitigated by new native species planting.
- **The site provides excellent connectivity to wider services and facilities.** Indeed, the emerging Local Plan notes at Policy GP/HD: Housing Density allows for higher density development in sustainable locations that are well served within 1,200m by existing or proposed high quality public transport, this can potentially be increased through the provision of a pedestrian and cycle link to Hinton Way.
- **Local and district-wide benefits through investment in the local community** resulting in increased economic activity because of construction phases and increase footfall supporting local businesses. The site is expected to generate 96 FTE jobs on site every year for the 4 years of the build (or 398 FTE positions over the entirety of the project. The development of 110 dwellings also has the potential to generate approximately £273,284 in Council Tax revenue per annum.

Development Framework Plan – Option 1



8.0 Key Concepts & Benefits: Option 2 – Development for up to 240 dwellings

The Site extends 12.06ha in its entirety. Taking the site influences into consideration, the proposed development is capable of delivering 240 dwellings including 50% affordable housing alongside significant Green Infrastructure enhancement consisting of public open space and informal planting. The following benefits can be achieved:

Key Concepts

- **Deliver a high quality, sustainable residential development** to provide up to 240 dwellings.
- **The development will provide 50% affordable housing** in response to acute affordable housing needs of the area both in the context of its immediate location and district wide affordable housing need.
- **Existing trees will be retained and protected** through the inclusion of root protection areas. The proposed development includes a mix of densities and will allow a suitable landscape approach along the peripheries to ensure the site responds to its wider landscape context. The development will achieve on average 35dph which responds to the governments wish to make an efficient use of land. This landscape-led approach will support habitat connectivity, reduces visual impact and enhances both ecological and aesthetic value.
- **Vehicular access is provided** via a new entrance along Mingle Lane, complemented by tree lined streets. This provides active travel connections to the site and wider village through pedestrian and cycle connections along Hinton Way and Mingle Lane. Emergency access points are also provided.
- **A network of recreational paths** running through the development will promote well-being and healthy lifestyles and connect to various equipped areas of play. It is proposed that the site will include 1no. NEAP, 2no. LEAP together with Trim-Trail/Natural Play trail which will be a benefit to both existing and future residents.
- **A significant proportion of the site will provide new Green Infrastructure opportunities totalling 5.5ha**. This will provide high quality setting for new homes and support biodiversity including improvements through the use of wild flower, native and thicket tree planting.
- **The site will provide significant socio-economic benefits** associated with its build out and use by future residents. It is estimated that the site will result in an increase of 307 economically active residents, and provide 134 Full Time Equivalent jobs. And result in £5.96m of Council Tax payments over the next decade.

Development Framework Plan – Option 2



9.0 Summary

The Vision Document has demonstrated that Land at Mingle Lane:

- **Is in control of willing landowners committed to progressing the proposal;**
- **That the site can accommodate high-quality residential development whilst being assimilated into its existing landscape setting; and**
- **That the site is sustainable located relatively to local services and transport (including rail services).**

There are no technical constraints that prevent the delivery of either Option 1 or Option 2 from coming forward. The development potential of Land at Mingle Lane will provide wide ranging benefits to existing and future members of the local community in response to Local Housing Needs.

The Local Plan is heavily reliant of large scale strategic housing sites that need to be supported by appropriately sized smaller development opportunities to balance housing site's so that the Council is able to maintain a flexible and responsive housing land supply. Consequently, Land at Mingle Lane should be reallocated for development and both options are put forward for consideration as omission sites.

NIGHTINGALE LAND

Thank you for taking the time to consider our proposals. We would welcome the opportunity to meet with the Councils to discuss these proposals in more detail. In the meantime, we are happy to answer any questions that you may have.

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