

Nightingale Land  
Adlington House  
Congleton  
CW12 1LB  
**07980 991420**

7<sup>th</sup> March 2025

Dear Sir or Madam,

**Re: Greater Cambridge Local Plan: Site Submissions Update 2025**

**Context**

This submission provides the response of Nightingale Land and The Hill Group (hereafter referred to as “the landowners”) to the above consultation.

The landowners are working in collaboration to promote the site identified by the Greater Cambridgeshire authorities for residential development at Land between Hinton Way and Mingle Lane, Great Shelford. Further technical work is being undertaken to support the draft allocation to assist the Councils in allocating the site for residential development and a planning application will be submitted at an appropriate time.

A meeting was held with Great Shelford Parish Council and Stapleford Parish Council on 24<sup>th</sup> February 2025. Following this meeting, the landowners are currently working with the Parish Councils to establish what local community benefits will be included on-site. An Illustrative Framework Plan is currently being prepared on the basis of discussions held with the Parish Councils. The landowners intend to submit the Illustrative Framework Plan following the end of the call for sites consultations to support the draft allocation.

Notwithstanding this, the development opportunity will be guided by the principles established by both the emerging Local Plan and Neighbourhood Plan policies. The following planning benefits can be achieved:

- Up to 140 market and affordable dwellings. A mix of housing types and tenures will be informed by the latest assessment of local housing needs.
- A further 3ac of land to the north eastern extent of the site has been acquired by Nightingale Land. This area is to be retained for public open space, biodiversity and habitat enhancement ensuring a minimum 10% Biodiversity Net Gain is achieved on site.
- A policy compliant level of affordable housing.
- Existing vegetation across the site will be retained, conserved and enhanced as far as possible. Any minimal losses to existing features will be mitigated for by new native species planting.
- Local and district-wide benefits through investment in the local community resulting in increased economic activity as a result of construction phases and increase footfall supporting local services and facilities ensuring their ongoing vitality and viability to residents.
- The site will sit sympathetically within its current landscape setting and existing features notably views to Stapleford Conservation Area and St Andrew’s Church will be retained and

enhanced. In addition, new vistas and views will be established to the benefit of the local community.

- Improved pedestrian and cycle access onto Hinton Way and Mingle Lane encouraging active travel measures to the surrounding area.

If you have any questions regarding the contents of this response, then please do not hesitate to contact me.

Yours faithfully,

John Chorlton

Development Director  
Nightingale Land