

Nightingale Land
Adlington House
Congleton
CW12 1LB

30.01.2026

Dear Sir or Madam,

Re: Greater Cambridge Call for Sites Form: Land at Mingle Lane, Great Shelford

Nightingale Land and Hill Residential Land (NLHRL) have land interests in Great Shelford and are working in collaboration to promote land at Mingle Lane for residential development.

The site extends circa 12.04ha. Nightingale Land control an additional 4.6ha of land to the north of the previous allocation as illustrated on the location plan set out in appendix 1 and 2 of this submission. An illustrative Framework has also been provided at appendix 3 and 4 to demonstrate how the site can come forward in connection with the wider land which was previously identified as a draft allocation as part of the First Proposals consultation in 2021.

The site is available, achievable and deliverable. The Council's Green Belt Assessment under parcel GS9 considers the site only provides a 'moderate' contribution against individual Green Belt purposes. The site is Grey Belt in accordance with the criteria of the NPPF.

The site is within a suitable walking distance to the railway station. The HELAA assessment (site ID: 45545) which excludes the Hill Residential Land to the west (considered separately under site ID: ref 40129) confirms that any potential policy constraints could be overcome through the planning application process. The site is highly accessible to key local services, transport including within walking and cycling distance to Shelford Station. Its proximity to Shelford Station and sustainable modes of transportation provided the Council's justification for exceptional circumstances for the proposed allocation for residential development within the previous Regulation 18 Local Plan. This remains unchanged but strengthened in the context of the proposed reforms to the Framework currently subject to consultation. This provides a 'default yes' for development proposals that are suitably located near rail services. The latest landscape commentary (2021) considers that subject to a suitable amount of retained fields and transitional landscape this would counteract any harm caused to the village edge.

NLHRL have engaged constructively with the Council, Parish Council and members of the local community to inform the proposals concerning the land edged red in appendix 2. These have

been incorporated within the layout for the wider land. In summary, the delivery of the site will provide the following benefits:

- The entire site can accommodate circa 190 dwellings (Phase 1 can accommodate circa 110 dwellings and phase 2 can accommodate circa 80 dwellings). The site is capable of coming forward collectively. 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 respond to the local character of the area.
- The site is Grey Belt and its delivery will provide at least 50% affordable housing contribution to meet the acute affordable housing needs of the local community.
- Of the total site area circa 57% is to provide public open space and landscaping, creating an attractive environmental and resulting net gains for biodiversity. These 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 northern 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. This can potentially be increased through the provision of a pedestrian and cycle link to Hinton Way and Mingle Lane.
- Potential new cemetery car park for existing and future residents.
- 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.

Consequently, the site should be assessed in the updated HELAA. Given the Council has already considered the principle of development acceptable in this location it should be

expanded to include the wider land to the north particularly in response to the shift in national policy.

Yours faithfully

John Fleming
Development Manager
Nightingale Land

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www.nightingaleland.co.uk