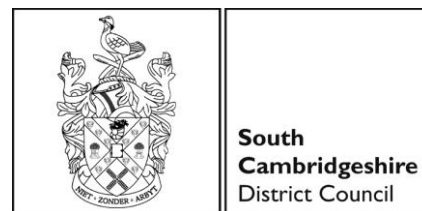


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Friday 14 October 2022

To: Chairman – Councillor Dr Tumi Hawkins
Vice-Chairman – Councillor Katie Thornburrow
All Members of the Joint Local Planning Advisory Group - Councillors
Tim Bick, Neil Shailer, Simon Smith, Dr Aidan Van de Weyer and
Dr Richard Williams

Dear Sir / Madam

You are invited to attend the next meeting of **JOINT LOCAL PLANNING ADVISORY GROUP**, which will be held as a **VIRTUAL MEETING - ONLINE** on **MONDAY, 24 OCTOBER 2022** at **5.30 p.m.**

Yours faithfully
Liz Watts
Chief Executive

Requests for a large print agenda must be received at least 48 hours before the meeting.

AGENDA

	PAGES
1. Apologies for Absence To receive apologies for absence from Members of the Advisory Group.	
2. Declarations of Interest	
3. Minutes of Previous Meeting To authorise the Chair to sign the Minutes of the meetings held on 08 September 2021, 30 November 2021 and the Minutes of the previous meeting held on 03 October 2022.	1 - 22
4. Strategy and Sites	23 - 870
5. Date of Next Meeting The next meeting of the Group is to be held on Monday 21 November 2022.	

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Agenda Item 3

Joint Local Planning Advisory Group

Wednesday, 8 September 2021

JOINT LOCAL PLANNING ADVISORY GROUP

8 September 2021

5:30pm – 8:50pm

Present: Councillors Bick, S. Smith, Thornburrow, Hawkins, Van de Weyer, R. Williams and Shailer

Officers:

Joint Director of Planning and Economic Development: Stephen Kelly

Assistant Director: Paul Frainer

Strategy & Economy Manager: Caroline Hunt

Planning Policy Manager: Jon Dixon

Principal Planning Police Officer: Stuart Morris

Engagement and Communications Lead; Hana Loftus

Committee Manager: Claire Tunnicliffe

Meeting Producer: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL

19/1JLPAG Apologies

No apologies were received.

19/2JLPAG Declarations of Interest

No declarations of interest were made.

19/3JLPAG Minutes

The minutes of the meeting held on 24 November 2020 were agreed as a correct record subject to the following correction, deleted text ~~struck through~~, additional text underlined.

Item 4:

IX: Members highlighted concerns at the modelling differences regarding housing between what was in the SPEAR CPIER report and those done by G.L. Hearn on behalf of the planning service.

19/4JLPAG Greater Cambridge Local Plan: Preferred Options (Regulation 18) – For consultation

The Joint Director of Planning Policy and Economic Development introduced the Officer's presentation which outlined the first proposals and where the project was in the process.

Engagement and Communications Lead summarised the published timetable for the Plan, the guiding vision and advised how the Plan had taken inspiration from what was unique to the area and embraced new approaches to planning and policy, The guiding vision had been linked to seven primary aims which related to:

- Climate Change
- Biodiversity and green spaces
- Wellbeing and social inclusion
- Great Places
- Jobs
- Homes
- Infrastructure.

The Strategy and Economy Manager addressed the objectively identified needs as adhered to in the National Planning Policy Framework (NPPF). Officers had not only considered the Government minimum standard for identifying potential needs but considered other factors, methodologies, and economic evidence.

The presentation went on to outline the number of new homes required to meet the housing need to the year 2041, taking into the account new homes already in the pipeline, including with a 10% buffer for flexibility.

Approximately a further 11,500 homes were required for the new Plan. To ensure the homes could be built the following key aspects of the proposed strategy had to be considered which were:

- New sites selected in line with the strategy of minimising carbon emissions
- New sites primarily in and on the edge of Cambridge
- Green infrastructure
- Dependent on action on sustainable water supply.

With the current strategy starting to deliver some of the 37,000 new homes (such as the completion of Northstowe and planning permission in Waterbeach and Bourn Airfield), the new strategy would focus on development within Cambridge where possible and suitable sites on the edge of Cambridge and expansion of Cambourne.

The Planning Policy Manager reminded those present that as part of the first conversation consultation several 'big' themes had been identified, and feedback received. Policy approaches were now proposed responding to these themes. New areas of policy were highlighted in the presentation under the following headings:

- Climate Change
- Wellbeing and Social Inclusion
- Great Places
- Jobs
- Homes
- Infrastructure

The presentation concluded with the Officer's recommendations which the Advisory Group would be asked to note. Those recommendations would go to the relevant decision-making committee at Cambridge City Council and South Cambridgeshire District Council for consideration and approval.

The recommendations were as follows:

- i. Agree the Greater Cambridge Local Plan: First Proposals (preferred options) (Regulation 18) (Appendix A) for public consultation
 - ii. Note the First Proposals Sustainability Appraisal (Appendix B) and Habitats Regulations Assessment (Appendix C) and agree them as supporting documents to the First Proposals that will also be subject to public consultation
- iii. Agree the following supporting documents to the public consultation:
 - (a) Topic papers for each theme (Appendix D)
 - (b) Statement of Consultation, including the Councils' consideration of and responses to representations received to the Issues and Options consultation 2020 (Appendix E)
 - (c) Duty to Cooperate Statement of Compliance (Appendix F)
 - (d) Draft Duty to Cooperate Statement of Common Ground (attached at Appendix G)
 - (e) Equalities Impact Assessment (Appendix H).
- iv. Agree the findings of the following background document that has informed the First Proposals and is proposed to accompany the public consultation:
 - (a) Housing and Employment Land Availability Assessment (Appendix I).

- v. Note the findings of the following background documents that have informed the First Proposals and are proposed to accompany the public consultation (see Background documents to this report):
 - (a) Greater Cambridge Local Plan: First Conversation (issues and options) (Regulation 18) data release published September 2020
 - (b) Interim Evidence published in November 2020
 - (c) New Evidence published August 2021.
- vi. Agree that any subsequent material amendments be made by the Lead Member for Planning Policy in Cambridge City Council and South Cambridgeshire District Council, in consultation with respective Chairs and Spokes.
- vii. Agree that any subsequent minor amendments and editing changes that do not materially affect the content be delegated to the Joint Director of Planning and Economic Development in consultation with the Lead Member for Planning Policy in Cambridge City Council and South Cambridgeshire District Council, in consultation with respective Chairs and Spokes.

In response to the first proposals and supporting documents, Members made the following comments:

- i. Expressed concern regarding the proposed design-led approach to density as set out in policy H/HD Housing Density. This was a change from the numerical approach in the adopted South Cambridgeshire Local Plan 2018.
- ii. Stated a design-led approach was subjective. Elected Members may have a different view to Officers. If there was no policy to a guideline number, then the tools available to Members to determine if appropriate, were weakened in the decision-making process.
- iii. Sought further explanation on the areas proposed on the Cambridge Biomedical Campus (CBC) (p88 of the Officer's report).
- iv. Queried the role and boundary of the Area of Major Change, which included land proposed for green infrastructure enhancement under policy S/CBC.
- v. Noted the policies in the Plan as ambitious, some of which exceed existing National Government Standards; highlighted the benefits and risks of these policies.
- vi. Questioned the approach taken to identify objectively assessed housing needs linked to employment forecasting.
- vii. Challenged the robustness of the employment forecasting and the balance of housing provision between Cambridge City and South Cambridgeshire.

- viii. Stated the Greater Cambridge Employment Land and Economic Development Evidence Study (ELED) paper acknowledged it had been difficult to measure how much employment had been created and forecast future employment.
- ix. Queried the five different methodologies which had been referenced to determine future employment in the ELED paper. The discrepancies in each method and referenced the standard econometric approach (used by Huntingdonshire District Council), a more obvious approach was needed to help formulate debate.
- x. Noted the challenge that the First Proposals Plan was dependent on the delivery of nationally significant strategic infrastructure projects such as the Reservoir and East West Rail.
- xi. Asserted there was a need for flexibility and to consider long term institutional and governance arrangements to deal with more diverse infrastructure needs.
- xii. Sought clarity as to what development might be supported in the location under policy S/SCP/WHD Whittlesford Parkway Station Area, Whittlesford Bridge.
- xiii. Queried the approach to translating jobs to employment floorspace requirements, noting changing demand relating to COVID.
- xiv. Advised that Officers needed to be clear why the Shelford site which had been rejected in the last 2018 Plan was now deemed suitable for development.
- xv. Enquired would what be an indicative upper number of dwellings per hectare (dph) at the Shelford site with improved access, currently indicated at 10dph due to access.
- xvi. Stated it would be useful to indicate a range of dph on the sites for residents' awareness.
- xvii. Sought clarification on the "new development must reduce carbon admissions" found in the vision statement. Asked if this meant net reduction in carbon emissions from the area or lower carbon admissions by virtue of the standards in the Plan, as was ambiguous.
- xviii. Questioned where the Strategic Heritage Impact Assessment was in the documentation.
- xix. Asked how Inspectors were responding to the Local Plans that exceed Government policy; what was the current position on recent Inspector's examination reports.
- xx. Welcomed the approach to achieve net zero by 2050.
- xxi. Expressed concern regarding traffic congestion as the transport solutions had not been delivered along with development; congestion was already an issue in and around Cambridge.

- xxii. Sought clarity around the differences of projected house growth numbers in the City and South Cambridgeshire.
- xxiii. Advised that compared to the research briefing paper found at, [House of Commons Library evidence on calculating housing need](#) based on the standard method, the total of new homes required in the new Plan period was 1083 dwellings for South Cambridgeshire, the document proposal stated a total of 1665, an uplift of 52%. Yet no difference between the two calculations for Cambridge City. Further transparency was required so residents could understand where the burden of extra growth would occur.
- xxiv. Indicated that the impact of COVID would affect different employment sectors in different ways there were some sectors which continued to grow despite the pandemic.
- xxv. Although it was right to have a joint Plan but there must be awareness there were two separate councils.
- xxvi. Recommended that as some of the sites were within the city, and some described as fringe, in both cases some were cross boundary, it needed to be clearer in mapping what sites were crossing boundaries?
- xxvii. Advised that the language and descriptions must be consistent. This also applied to policies which needed more clarification, even to set out the uncertainties as with the policy of Whittlesford Parkway Station.
- xxviii. Would also encourage members of the public to highlight areas of concern regarding policies or if they felt a policy on a subject matter would be required.

In response to Members' questions comments Officers said the following:

- i. With only one access and exit point on the Shelford site this would limit the number of dwellings. A significant landscape buffer on the north of the site would also have an impact on the total.
- ii. Areas which were more accessible (i.e. the larger sites identified in the first proposals) would look to achieve higher densities, smaller sites a lower density.
- iii. The Homes Topic paper provided background information on why it had been proposed to take the approach outlined on the densities across the sites.
- iv. Actual densities that were achieved across built out sites and planning permissions across Greater Cambridge had been looked at.
- v. Although the existing South Cambridgeshire Plan provided guidance to a numerical approach local character was also an important consideration, meaning that there was site specific variation.

- vi. It was considered preferable to take a design-led approach maximising opportunity whilst noting local context rather than an arbitrary numbers-based approach but would clarify approach to densities for consultation.
- vii. Important to have a design lead approach as it was not just about meeting arbitrary number of dwellings which may not be right for the site, the community, heritage, and the landscape of the area.
- viii. The new London Plan had taken a design led approach and had looked at the evidence around density for both suburban and urban areas. It had concluded it was more appropriate and would achieve a better level of quality not to set blanket density but to encourage a design led approach. Early capacity testing was being undertaken by developers through the pre-application process.
- ix. With regards to the reduction of carbon admissions referenced it was important to meet the standard of net zero by 2050. Would clarify this in the vision statement for consultation.
- x. Sites were subject to detailed testing to look again at site options even if they had been rejected through previous plans. The strategic option process (published in November) examined what would be the best approach to take to the Plan. It had outlined the importance of the south cluster strategy benefits such as employments and transport access.
- xi. Most of the larger more sustainable settlements in South Cambridgeshire were located on the Green Belt which created challenges when exploring sustainable development issues. It was considered there would be an opportunity to round off this part of Shelford which would have a relatively lesser Green Belt impact than other areas, it was on the edge of a rural centre and a short walk of the train station; a highly accessible site.
- xii. Possible to include reasons why a different view had been taken on previously rejected sites in the consultation documents.
- xiii. Noted the comment that the consultation needed to be clear on the reason why certain sites had not been included. Had already received several comments regarding those sites which had been not added to the Plan.
- xiv. Advised it was still possible to submit possible sites for development. These submissions would be assessed after the consultation period. This is so they could be evaluated as a group alongside comments received on the published site assessments and choices.
- xv. There was an opportunity to put in place Neighbourhood plans which could provide local detail. It was important to see a wide range of responses to the consultation from parish councils, community groups, individuals, and resident association regarding additional components that may be useful to met aspirations.

- xvi. Important to note there was a range of design based policies and not just a single policy
- xvii. The preferred options sites on the Cambridge Biomedical Campus (CBC) was shown in red on the map (p88 of the Officer's report) suggested for development. Site S/CBC/E/2 was the existing allocation in the South Cambridgeshire Local Plan. Site S/CBS/A the proposed new release from the green belt for development.
- xviii. It was important to recognise the area of green infrastructure at White Hill and Nine Wells and their integration with the development on the CBC site which development should be contained towards these green areas. Further explanation would be given in the consultation.
- xix. It was intended to extend the biodiversity of the CBC site for public amenity and not exclusive facility for the CBC.
- xx. Noted the comment regarding tall buildings policy and how they could be specifically highlighted in response to the consultation.
- xxi. The Strategic Heritage Impact Assessment could be found at the following link, including a baseline document and the Assessment:
[Document library | Greater Cambridge Shared Planning \(greatercambridgeplanning.org\)](#)
- xxii. There were some areas where policy could exceed Government standards but in others it could not. It was important to put forward a solid case why Government standards were being exceeded, the Plan would be judged against the NPPF. Must consider what was achievable based upon the Inspectors approach and policy examination.
- xxiii. There were numerous different sources to determine job growth and each one worked differently, but the evidence was considered to have taken a robust approach. The rate of job growth in the area had been very strong and faster than predicated in the last plans. The standard method would not support the number of jobs forecast.
- xxiv. It was important to make the consultation as accessible as possible.
- xxv. Work in this area had been pre-COVID and pre-Brexit. Further work would be undertaken as there were too many uncertainties remaining and this would be subject to further review with trends tracked.
- xxvi. Undersupplying homes against jobs risks could have a potential increase in commuting and have an impact on affordability and the soundness of the Plan.
- xxvii. Agreed to consider the lucidity of the message on the derivation of housing numbers relating to employment forecasts.
- xxviii. Most of the development need for the new Plan period had been granted planning permission, therefore transport assessments had been considered in detail. For the remaining sites, comprehensive transport modelling had been undertaken of all various options considered. The

- preferred option had noted the mitigation required, which included looking at public transport and the trip budget for use of private vehicles.
- xxix. Rationale for preparing a joint Local Plan had been the functional geography, not administrative boundaries, which was the most appropriate and sustainable growth strategy for the whole area.
- xxx. Had noted the advice given on the maps in the document and would look to make these clearer.

Summary of the suggested changes to the First Proposals Plan and supporting documents ahead of consultation:

- i. Add clarity to net zero element of the vision statement,
- ii. Clarify the approach taken to identifying allocations for site housing densities.
- iii. Explain why a different approach has been taken on those sites rejected in previous rounds of plan-making
- iv. For policy S/CBC Cambridge Biomedical Campus, consider how to make explanation of the various areas located within the allocation and Area of Major Change clearer.
- v. For policy S/JH New Jobs and Homes and supporting explanation, consider clarity of message on derivation of housing numbers relating to employment forecasts and amplification of the methodology used
- vi. Add clarity for maps and digital mapping regarding allocations crossing administrative boundaries, and review text to ensure consistency in referencing.
- vii. With regards to Whittlesford Park Station the policy was deliberately not specific but highlighting an area which requires further consultation.

The Joint Director of Planning and Economic Development recommended the comments made at this meeting would be taken to South Cambridgeshire District Council and Cambridge City Council's relevant scrutiny meetings for information when considering the Officer's recommendations shown in the report.

- i. Members of the Advisory Group supported the Officers recommendations (one abstention) shown in the report.
- ii. Noted (one abstention) the Joint Director of Planning and Economic Development additional recommendation that the comments made at the meeting would be taken to the respective meetings of the two Local Authorities.

The meeting ended at 8:50pm

CHAIR

JOINT LOCAL PLANNING ADVISORY GROUP

30 November 2021
5.40 - 7.14 pm

Present: Councillors Bick, S. Smith, Thornburrow, Hawkins, Van de Weyer, R.Williams and Shailer

Officers Present:

Joint Director of Planning and Economic Development: Stephen Kelly
Strategy and Economy Manager: Caroline Hunt
Principal Planning Policy Officer: Terry de Sousa
Strategic Planning Consultant: Matthew Paterson
Committee Manager: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL**19/5JLPAG Apologies**

No apologies were received.

19/6JLPAG Appointment of Vice Chair

The appointment of the Vice-Chair was deferred to a future meeting.

19/7JLPAG Declarations of Interest

No declarations of interest were made.

19/8JLPAG Minutes

The approval of the minutes of the 8 September 2021 meeting was deferred to a future meeting.

19/9JLPAG North East Cambridge Area Action Plan: Proposed Submission (Regulation 19)

The Joint Director of Planning and Economic Development introduced the Officer's presentation which outlined the North East Cambridge Area Action Plan (NECAAP): Proposed Submission (Regulation 19).

The Planning Policy Team's presentation could be found via the meeting webpage:

[Agenda for Joint Local Planning Advisory Group on Tuesday, 30th November, 2021, 5.30 pm - Cambridge Council.](#)

The Joint Local Planning Advisory Group (JLPAG) was invited to consider and comment on the North East Cambridge Area Action Plan (NECAAP): Proposed Submission document and its Policies Map (Appendix A1 and A2), including the changes proposed to it in response to the consultation comments received on the draft Area Action Plan held in 2020 which were set out in the Consultation Statement (Appendix D), having regard to the supporting documents (see Appendices B,C, and E to H) and evidence base (see Appendix I and the Background documents to this report). The Advisory Group's comments would be reported to Cambridge City Council and South Cambridgeshire District Council's respective decision-making committees in January 2022.

The Committee made the following comments in response to the report:

- i. Queried whether the aspiration to achieve net zero carbon should be 2050 or earlier. Liked the informal and children's play space provision. Asked for further information about concerns which had been raised during the consultation regarding building heights. Saw the benefits of increasing building heights. Asked what the benefits were of bringing building heights down. Noted the value of building higher as more units could be built which would be closer to open spaces and other community facilities.
- ii. Felt the City Council's and South Cambridgeshire District Council's land ownership within the NECAAP site area should be clearer and more transparent in the Context Section of the Area Action Plan. The City Council had two interests in the site one as a landowner and one with development interest.
- iii. Noted and supported that the policy target for informal open space and children's play space would now be met however was disappointed that this was through long corridors of open space and asked how wide they were and whether they were useable as it was not clear from the figures with the Area Action Plan. Asked for further explanation why the informal open space was proposed in that way as some consultation representations noted support for a centralised informal open space. Supported the dispersed approach to children's play spaces. Expressed concerns that less than 8.5% of the formal open space would be provided on site and wanted more than this provided in line with the

Local Plan policy. Felt the policy should not rely on a reduction of amount of formal open space required based on potentially providing better quality, all year round facilities given that people will want to use these facilities at the same time and that there is a shortage in provision already in North Cambridge. The AAP should therefore also require that a proportion, such as 50% or more, should be provided off-site to an equivalent area as required by the policy to ensure no reduction in the overall land provided as formal open space.

- iv. The indoor recreation sounded good but was disappointed that not enough developer contributions would be required to provide a swimming pool on site. Noted that people could go to west Cambridge for sports provision but felt it would have been nice to have had facilities in the north of Cambridge.
- v. Noted that there could be innovation regarding allotments for example these could be located on roofs or in communal gardens. Noted that the policy requirement for allotments was about 8 hectares (Officers advised post meeting that the policy requirement for allotments was 6.5 hectares). Was not clear whether the allotment requirement would be provided on site. Would the innovative roof allotments be additional to or part of the 8 hectare requirement and innovation shouldn't reduce provision. Felt there should be parcels of land dedicated for allotments throughout the site and this should be set out in the policy as per the informal and children's play space requirement..
- vi. Asked what the consequence would be if members wanted to double the provision of formal outdoor open space within the NECAAP area, for example from 8.5% to 17%, which was still below 20% open space provision. Expressed concern that other development which may come forward in Cambridge may not provide policy compliant open space provision relying on the fact that it was not provided within the NECAAP area.
- vii. Noted there were no large public swimming pools in South Cambridgeshire, so there was a lot of un-met demand, which tended to move to the city and Royston. Asked if this had been taken into consideration as part of the NECAAP work.
- viii. Stated that they had received a letter from the management of Milton Country Park (Cambridge Lake Trust) expressing concern about the detrimental impact of NEC on Milton Country Park. Members had raised similar concerns about the informal open space being proposed as large strips and that people may look to Milton Country Park for one large area of open space.

- ix. Referred to North East Cambridge Policy 4a which set a target of 80 litres per person per day. Felt this was a good but highly ambitious target. Asked if there were other examples of developments where that level of water efficiency had been achieved.
- x. Referred to Document H2 and commented that the document suggested that until the Regional Water Management Plan had been completed there was uncertainty about whether water could be supplied to meet the early phases of the development.
- xi. Asked if the types of employment space planned were matched to the employment evidence which underpinned the emerging Local Plan and the sectors that were expected to grow.
- xii. Hoped new jobs would go to new community and cultural space provided in the NEC AAP area. Noted that Eddington was designed to Code 5 for Sustainable Homes which included water efficiency and thought residents were restricted to 80 litres per person per day and thought this was working well and there were other examples in Europe. Thought Cambridge University had made a commitment to provide a swimming in West Cambridge and was being funded through the West Cambridge and Eddington developments. Asked for further information as they did not want the swimming pool to be delayed to wait for NEC contributions.
- xiii. Thanked the Planning Policy Team for their hard work. Noted there was still work to be done and noted that further issues may be raised when the NEC AAP was taken through the separate decision making meetings at the City Council and South Cambs District Council.

The Joint Director of Planning and Economic Development, Strategy and Economy Manager, Principal Planning Policy Officer and Strategic Planning Consultant said the following in response to Members' questions:

- i. Noted the local community had expressed concerns regarding the proposed building heights and densities in the consultation version of the plan. Whilst concerns expressed during the consultation were important, officers also needed to rely on evidence. Concerns about buildings heights was due to the feeling that tall buildings were not of Cambridge character. Putting increased building heights on the edge of the city would impact the setting of the city, the landscape and the conservation and heritage assets on the edge of the city. Officers had engaged with Historic England who also had concerns about the original proposed building heights. A Heritage Impact Assessment had been undertaken which helped to inform the latest proposals. Concerns had also been raised during the consultation about how building heights and densities were balanced with open space provision. At draft Plan stage the

proposed building heights were higher and less open space provision was proposed, residents' expressed concerns regarding an imbalance of provision. Changes to the NEC AAP were proposed in the Proposed Submission plan which officers felt reflected the latest evidence as well as addressed concerns raised at the consultation stage.

- ii. In both the Local Plan and Area Action Plan there was an aim and ambition to move towards net zero carbon by 2050. It was not possible to commit to an earlier date at this moment in time. The whole ethos around the NECAAP and Local Plan was about moving towards net zero carbon as soon as it could be achieved.
- iii. Noted that Holland had a similar topography to Cambridgeshire (ie: flat) and tended to build its higher buildings on the edge of cities. Officers proposed a pyramid approach in NECAAP site itself. There would be tall buildings in the centre and then in more sensitive areas for example on the edges, the site heights stepped down to take into consideration more sensitive uses and locations outside the of the AAP area.
- iv. Noted that land ownership details for the NECAAP area were included within figure 2.5 of the NECAAP document. The document had been included to show the varied land ownerships across the site highlighting the need for an Area Action Plan to coordinate development across the site. The City Council and South Cambridgeshire District Council both owned land across the site but this tended to be smaller plots compared with the larger landowners for example Trinity College. Officers agreed to keep figure 2.5 under review.
- v. One of the reasons that there was not one large central area of open space was to retain good internal connectivity across the site. There were several existing features within the site which restricted open space location for example the first public drain. Officers wanted to make sure that the proposed park connected into the first public drain, this was why it had a linear feature. Wanted the district centre to be in the right location and to be well positioned in relation to the primary street, local bus routes and the guided bus way. This would need to be relocated if there was one large green central open space area. Another consideration was to ensure that open space areas were accessible and effectively on the doorsteps of residents. This might not be possible if there was only one large central area of open space, as some residents might have to travel some time to be able to access the open space. The proposed size of the central area of open space was equivalent to Christ's Pieces. The linear areas of open space were large (up to 100m wide) and would be functional areas of open space.

- vi. There was a policy requirement of 0.1 hectare per thousand people for formal sports provision. Any development which came forward would need to comply with this requirement. Due to the high-density nature of the area and the multi-use ways that consideration was given to sports facilities, effort should be focussed on multi-use game areas. There could be innovation with sports facilities for example they could be located on building roofs. This would be a matter for landowners and developers to consider and bring forward.
- vii. Whether existing spaces outside the AAP could be used more intensively came down to good management and maintenance of the facilities to meet the needs of new and existing communities.
- viii. The Open Space and Recreation Topic Paper outlined how much NEC would generate in terms of a swimming pool. The NEC would generate 0.78 of a 4 lane swimming pool based on Sport England standards. The Local Plan standard was 1 swimming pool per 50,000 residents. NEC was expected to have 16,500 residents based on population forecast data supporting the plan, therefore this did not generate the need for a new swimming pool. However the Topic Paper stated that off-site contributions should be sought to deliver a swimming pool at West Cambridge. The Topic Paper looked at the walking and cycling catchment of existing facilities in and around north east Cambridge. NEC was within a 15 minute bike ride of Parkside Pool and 10-15 minute cycle ride from Abbey Pool. If the swimming pool at west Cambridge came forward then residents at NEC would have 3 swimming pools within a 15 minute cycle ride area.
- ix. NECAAP would generate about 6.5 hectares of allotment provision. Officers were not designing the development parcels and were just providing the spatial and policy framework. It was expected that allotment provision would be provided on-site, developer contributions would be required if allotments were not able to be provided on site. On-site provision could be provided in an innovative way.
- x. If members wanted to increase the amount of formal open space provided on-site there would need to be a trade off with another planning use. Officers had sought to achieve a balance between all the different competing uses on site. Officers had sought to maintain the same number of homes as those proposed in the draft AAP to the current AAP whilst reducing the number of proposed jobs given the aim to provide a mix-use self-sustaining district. The Playing Pitch Strategy would be updated as part of the Local Plan work which would look at associated outdoor facilities. The Strategy would assess provision in the Greater Cambridge area and look at deficiencies in provision as well as current

trends and population growth. Development Plan documents had to be reviewed every 5 years, this would take into account changes in circumstances and new evidence. Consultation responses suggested people wanted this area to be a living place and therefore the emphasis on informal open space was more important than formal open space as residents could use the amenities provided within the city.

- xi. The Science Park and the Innovation Park were low in density employment in some areas and the Plan sought to intensify the floorspace. This would align with the economic forecast set out in the Employment Land Review Paper. Officers had sought to re-provide the full amount of existing industrial floorspace as this was equally important to protect the local economy. Had also sought to ensure a mixture of floorspace between the industrial and high-tech business and office floorspace.
- xii. The water efficiency target of 80 litres per person per day was possible and was being delivered at development sites in London. The developments had low water fossettes and low shower fossettes which worked well. 80 litres per person per day was also included in the Preferred Options for the Local Plan supported by evidence commissioned to support the Local Plan.
- xiii. In terms of the water supply issue, the current evidence did not provide a full answer that there would be sufficient water supply in place to deliver the Local Plan Preferred Options. It was hoped that the Water Resources East work and their Water Management Plan due next year, would provide the answer. It wasn't just about a new reservoir in the Fens. Officers had been working with Water Companies who had highlighted other options available for example a bulk water transfer. There were sufficient grounds to be positive that development could be started in the Plan period. If circumstances suggested a reversal of the position, officers would advise members.
- xiv. The letter from Sports Lakes Trust (Milton Country Park), Cambridge Past Present and Future and the Wildlife Trust expressed concern around the provision of wider open space and whether the impact of use from people living in NEC could adversely impact Milton Country Park, which was already well used. The proposals for NEC needed to be considered in the wider context. Whilst the AAP looked at NEC itself, consideration had to be given to the Local Plan work which was being done which looked at a wider green infrastructure network for the Greater Cambridge area which included a number of different proposals mentioned in the officer presentation. Good connectivity was expected to come to the north. There was an existing foot and cycle bridge and an

existing underpass which was proposed to be enhanced and a new underpass was proposed by the Greater Cambridge Partnership near the railway. A new foot and cycle bridge over the railway was proposed in the AAP to the East, which would provide connectivity to the River Cam corridor. Open Space would be provided within the site but the connections into the wider countryside may mean some residents would use Milton Country Park and some would use other opportunities coming forward, whilst some existing residents that currently used Milton Country Park may use other new provision.

- xv. The Open Space Topic Paper outlined that new swimming pools were due to be brought forward with developments in Cambourne, Northstowe and Waterbeach. When these developments came forward it was hoped that demand for pools within Cambridge from South Cambs residents should fall. The demand for swimming pools would be understood more once the Swimming Pool Delivery Strategy had been undertaken as part of the Local Plan.
- xvi. Officers would investigate the issues raised regarding the West Cambridge swimming pool as this did not fall within the NEC AAP.

The meeting ended at 7.14 pm

CHAIR

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Joint Local Planning Advisory Group held on
Monday, 3 October 2022 at 5.30 p.m.

PRESENT: Councillor Dr Tumi Hawkins – Chair
Councillor Katie Thornburrow – Vice-Chair

Councillors: Tim Bick Neil Shailer
Simon Smith Dr Aidan Van de Weyer
Dr Richard Williams

Officers in attendance for all or part of the meeting:

Laurence Damary-Homan (Democratic Services Officer), Emma Davies (Principal Sustainability Officer), Ciaran Davis (Policy Planner), Jonathan Dixon (Planning Policy Manager), Caroline Hunt (Strategy and Economy Manager), Stephen Kelly (Joint Director of Planning and Economic Development), Nancy Kimberley (Principal Planning Policy Officer) and Stuart Morris (Principal Planning Policy Officer)

Councillors Pippa Heylings, Katie Porrer and Peter Sandford were in attendance.

1. ELECTION OF CHAIR AND VICE-CHAIR

Councillor Katie Thornburrow, seconded by Councillor Neil Shailer, nominated Councillor Dr Tumi Hawkins as the Chair and the Group appointed Councillor Hawkins as Chair by affirmation. Councillor Dr Tumi Hawkins, seconded by Councillor Simon Smith, nominated Councillor Katie Thornburrow as Vice-Chair and the Group appointed Councillor Thornburrow as Vice-Chair by affirmation.

2. APOLOGIES FOR ABSENCE

There were no Apologies for Absence.

3. DECLARATIONS OF INTEREST

With respect to Minute 5, Councillor Katie Thornburrow declared that she had engaged with a number of local groups over the years and was involved with the Cambridge Doughnut Economics Action Group at the time, but was not involved in any of their analysis or feedback that was part of the consultation phase.

4. SCHEDULE OF MEETINGS

The Planning Policy Manager introduced the purpose of the upcoming sessions and offered a summary of the Local Plan consultation process that had led up to the meeting. The Planning Policy Manager offered an overview of the proposed schedule and what topics each session would cover. Members requested that agendas be published at the earliest possible opportunity in order to allow them to fully digest the depth of detail that the reports contained. A request was also raised to revisit Vision and Strategy at the end of the meeting cycle. Wellbeing & Social Inclusion was highlighted as an area that would require significant Member discussion as it was the least developed area of policy in the Local Plan.

By affirmation, the Committee **approved** the proposed schedule of meetings as laid out in

the report.

5. VISION & AIMS AND CLIMATE CHANGE

The Planning Policy Manager introduced the report and the Principal Planning Policy Officer (Stuart Morris), gave a presentation on the Vision & Aims and offered a summary of the representations received in the consultation process, as laid out in the report and its appendices. This was followed by a discussion on the presentation and the Vision and Aims section of the report. Following that, a presentation on the Climate Change section of the report was given by the Principal Sustainability Officer, the Policy Planner and the Principal Planning Policy Officer (Nancy Kimberley). A discussion on the Climate Change section of the report followed the presentation.

Across the discussions of the two sections of the report, Members offered numerous comments on a range of the topics raised. These included:

On the Vision Statement, Members acknowledged that vision statements are notoriously difficult to produce. However, Members felt that the provided Statement was relatively generic, in that it could apply to many areas, and that a Vision Statement which was more specific to the unique nature of Greater Cambridge and its status as an area of excellence and global significance, and its unique environmental capital, was desirable.

Members debated growth and the level of growth needed in Greater Cambridge. One Member felt that high levels of growth were not compatible with environmental aspirations and that the targets for growth laid out in the report were possibly overambitious. Others felt that the proposed levels of growth would allow for innovative, sustainable development which could be instrumental in tackling sustainability issues in Greater Cambridge.

There was discussion around the transport aspects of the vision and aims. The suggestion of the phrase “connectivity as a golden thread” was recognised as valuable by Members and it was felt that effective transport links were to play a significant role in the sustainable development of Greater Cambridge. Active travel infrastructure was highlighted as an area that needed to be a key part of development in the area, as was effective public transport. The need to recognise the differences between the city and rural environments was raised, with private vehicles being more essential to those in rural parts of Greater Cambridge. Car parking provision in rural areas was raised as a point of concern and it was felt that a “one size fits all” approach to parking provision requirements was not suitable given the range of needs that were held by different areas. There was reference to a concern that a lack of parking provision in larger developments could lead to increased on-street parking that would worsen traffic issues. The request to revisit the Vision & Aims at the end of the meeting cycle was reiterated.

On Sustainable building standards, Members felt that it was essential to ensure that future developments were built to the highest standard in order to future-proof them and not create “stranded assets” that would not meet future standards. As the Climate Emergency was already happening, the Group felt that it was best to be ambitious on the sustainability requirements for new developments and see what the response from regulatory bodies would be. The testing of buildings to ensure standards were being achieved was highlighted as being important. One member expressed concern about viability and deliverability of the measures proposed. There was also reference to the difficulties of protecting chalk streams due to national legislation and other standards.

Members raised concerns over water supply, especially due to the fact that Greater Cambridge is an area that typically has low levels of rainfall in the national context. It was acknowledged that water infrastructure was not the responsibility of Planning, and officers

reassured Members that they would closely monitor the data and subsequent proposals that would be coming from water companies.

The Group agreed that it was imperative that development in Greater Cambridge did not deepen inequalities in the area and that the Local Plan should strive to improve equality. Concerns were raised that the cost of living in the area could force those on lower incomes to have to live elsewhere and travel in, leading to increased emissions. It was noted that this topic would be explored further at future meetings.

The use of green walls was discussed, and officers stated that there were practical impediments to implementation of certain types. Members requested that research into their potential use should continue.

Members discussed the contents of the report and commended officers for bringing ambitious and innovative policy proposals that would lead to a robust Local Plan. They stated that it was imperative that, whilst the evidence base was already strong, further work was undertaken to give the best possible evidence base to back up the policy proposals. It was noted that wider developments on a regional scale, the roles of regulatory and statutory bodies and ever-changing national legislation would impact upon what local policies could be implemented, but officers were encouraged to continue to be ambitious in their proposals. Improvements to existing developments, including retrofitting, was encouraged but it was noted that the Local Plan would shape future developments rather than existing ones.

Members thanked officers for their hard work and showed appreciation for the high levels of engagement from various parties in the consultation process. The cooperation between the different local authorities and Members of different political groups was praised and it was felt that the emerging Local Plan was an exciting prospect that would greatly benefit Greater Cambridge. Officers encouraged Members to submit any further thoughts that may arise and informed Members that responses to points raised both in the meeting and down the line would be responded to.

The Meeting ended at 7.20 p.m.

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Agenda Item 4

Report to:	Joint Local Planning Advisory Group 24 October 2022
Lead Members	Lead Cabinet Member for Planning (South Cambridgeshire) – Tumi Hawkins Executive Councillor, Planning and Transport (Cambridge) – Cllr Katie Thornburrow
Lead Officer:	Joint Director of Planning and Economic Development

Joint Local Planning Advisory Group Programme to Draft Local Plan - Second Session: Strategy and Sites

Executive Summary

1. Leading up to the next member decisions on the Greater Cambridge Local Plan further member engagement will now take place to explore issues raised in the First Proposals feedback and help to inform development of the draft plan. This report sets out the proposed approach to those meetings. The second session will be used to discuss feedback received on the strategy and sites part of the plan.

Key Decision

2. No

Recommendations

3. It is recommended that the advisory group:
 - a. offers views regarding issues raised in representations to the First Proposals in relation to strategy and sites

Reasons for Recommendations

4. The Joint Local Planning Advisory Group provides an appropriate forum for consideration of issues raised in representations, and can help steer development of the local plan.

Details

Background

5. South Cambridgeshire District Council and Cambridge City Council are working together to produce a joint local plan for the Greater Cambridge area. Plan making so far has involved significant stakeholder engagement and two main stages of public consultation.
6. The Greater Cambridge Local Plan First Proposals consultation was held between 1 November and 13 December 2021. In June and July 2022 members of both Councils received reports on feedback received and the full consultation results were published. A [report on the consultation](#) and all the results are available on the Councils' local plan website. In summary:
 - Approximately 4,100 comments were made on the First Proposals, by 625 different respondents (this includes comments received online or input having been received by other means e.g. email)
 - The quick survey received 5,551 answers or comments from 598 unique respondents
 - 41 new sites were received
 - 172 sites had new information submitted which in some cases included revisions to site boundaries.
7. Comments registered on the Councils' online consultation system can be viewed on our First Proposals website: [Greater Cambridge Local Plan - First Proposals](#). Responses to the quick questionnaire have been collated into a spreadsheet. This is available on our local plan webpage: [Greater Cambridge Local Plan](#) (greatercambridgeplanning.org). Site information can be found on the Call For sites pages on our local plan webpage: [Greater Cambridge Local Plan](#) (greatercambridgeplanning.org).
8. The next key member decisions in relation to the local plan, to be made by South Cambridgeshire District Council's Cabinet and Cambridge Planning and Transport Scrutiny Committee, will be:
 - A report to members in January 2023 to confirm the preferred options for the Local Plan strategy and sites;
 - A report in Summer 2023 to consider the complete draft local plan prior to consultation.

Approach to JLPAG Meetings

9. Leading up to the next member decisions on the Local Plan further member engagement will now take place to explore issues raised in the First Proposals feedback and help to inform development of the draft plan. This will be via the Joint Local Plan Advisory Group (JLPAG), which was set up with the purpose of enabling such discussion.
10. A series of meetings of JLPAG is now taking place on an approximately monthly basis, with three sessions planned in 2022, and two sessions in 2023. Further information on the approach to these meetings was reported to and considered at the first session on 3 October 2022. The first session also considered the topics of vision and aims, and climate change. The session was livestreamed, and recording is available to view here: [Agenda for Joint Local Planning Advisory Group on Monday 3 October 2022 \(moderngov.co.uk\)](https://www.moderngov.co.uk/agenda/2022/10/03/jlpag).

Session 2: Strategy and Sites

11. This session will consider the comments received relating to the strategy and sites for the Local Plan. Summaries of the issues raised in representations are included as appendices to this report, with the full submissions available to view on the Councils' Local Plan website. The links in the section below link to the relevant sections in the interactive version of the First Proposals.
12. At this session officers will provide a presentation setting out what the First Proposals suggested as the preferred policy approach, key feedback that was received, and the next steps officers are taking to explore the issues, moving towards development of the draft plan.
13. The strategy and sites is a key element of the plan and has had the largest amount of comments of all the themes.
14. This section of the First Proposals set out the approach to development needs and where they should be met.

[Greater Cambridge in 2041 How much development and where?](#)

15. [Policy S/JH: New jobs and homes](#) - A key role of the plan is to identify the development needs that should be planned for. Following detailed studies taking into account most likely future level of jobs growth the following objectively assessed needs for development were identified in the period 2020-2041:
 - 58,500 jobs
 - 44,400 homes, reflecting an annual objectively assessed need of 2,111 homes per year, which is rounded for the plan.

16. The need for new homes includes all types, sizes and tenures of market and affordable homes, pitches for gypsy and travellers, plots for travelling showpeople, pitches for others residing in caravans, and residential moorings.
17. [Policy S/DS: Development strategy](#) - Much of the development to meet these needs is already committed, through allocations in the 2018 Local Plans and planning permissions. The First Proposals proposed how the remaining needs for jobs and homes should be met. Allocations to deliver against the housing need included an additional buffer amount of approximately 10% to deal with unforeseen circumstances and help give confidence that the needs can be delivered. The proposed development strategy to provide additional jobs and homes sought to take up opportunities to use brownfield land and respond to opportunities created by proposed major new infrastructure.
18. Within [Cambridge urban area](#) the strategy proposed:
- [Policy S/NEC: North East Cambridge](#) – a compact city district on brownfield land already identified for development, including a mix of jobs and homes;
 - [Policy S/AMC: Areas of Major Change](#) - Continuing existing sites and areas of major change allocated in the previous plan that we still expect to be delivered;
 - [Policy S/OA: Opportunity Areas in Cambridge](#) - Continuing existing opportunity areas and identifying new ones;
 - [Policy S/LAC: Other site allocations in Cambridge](#) - Smaller new sites for housing and employment well-integrated with existing neighbourhoods.
19. On [the edge of Cambridge](#) the strategy proposed:
- [Policy S/CE: Cambridge East](#) – a new mixed-use district on the existing safeguarded land at Cambridge Airport;
 - [Policy S/NWC: North West Cambridge](#) - Using land more effectively at North West Cambridge through intensifying development within the existing boundary of the site;
 - [Policy S/CBC: Cambridge Biomedical Campus \(including Addenbrooke's Hospital\)](#) - Supporting the nationally important Cambridge Biomedical Campus, including through a limited release of land from the green belt.
 - [Policy S/WC: West Cambridge](#) - The University Innovation District centred on West Cambridge/Eddington - supporting the continued development of this area, including encouraging a mix of uses to create a vibrant campus;
 - [Policy S/EOC: Other site allocations on the edge of Cambridge](#) - Continuing development at existing strategic sites allocated in previous plans, for example at Darwin Green.
20. At [New settlements](#) the strategy proposed:
- [Policy S/CB: Cambourne](#) - Evolving and expanding Cambourne into a vibrant town alongside the development of the new east west rail station, which will make it one of the best connected and most accessible places in the area;

- [Policy S/NS: Existing new settlements](#) - Continuing development at the new settlements of Northstowe, Waterbeach and Bourn Airfield allocated in previous plans – including faster housing delivery rates at the new towns of Northstowe and Waterbeach, so that more homes are provided by 2041 without an increase in the overall amount of development proposed.
21. At [the rural southern cluster](#), the rural area south of Cambridge, the strategy proposed:
- [Policy S/GC: Genome Campus, Hinxton](#) - Employment and tied housing at the Wellcome Genome Campus expansion – confirming the existing planning permission.
 - [Policy S/BRC: Babraham Research Campus](#) - Additional employment at Babraham Research Campus, through releasing the Campus and a modest area of additional land from the Green Belt.
 - [Policy S/RSC: Other site allocations in the Rural Southern Cluster](#) - New smaller sites for housing and employment in villages that have very good public transport access and are close to jobs, some of which are through release of land from the Green Belt.
 - [Policy S/SCP: Policy areas in the rural southern cluster](#) - Continuing allocations for existing sites allocated in previous plans;
22. In the [rest of the rural area](#), the strategy proposed:
- [Policy S/RRA: Site allocations in rest of the rural area](#) - Small new sites for housing and employment at villages that have very good public transport access, to help our rural communities thrive, New employment sites in the countryside meeting specific business needs; and
 - [Policy S/RRP: Policy areas in the rest of the rural area](#) - Guide development for new and existing policy areas within the rest of the rural area outside the rural southern cluster area.
23. The strategy also includes policies to support windfall developments in the rural area at a suitable level commensurate with the services and facilities available at different locations:
- [Policy S/SH: Settlement hierarchy](#) - sets out scales of development in different categories of village
 - [Policy S/SB: Settlement boundaries](#) – defines which areas are considered part of the settlements for planning purposes.
24. A key role of the planning system is to contribute to sustainable development. Each stage of plan making will be accompanied by a [Sustainability Appraisal](#) and a the [Habitats Regulation Assessment](#). The aim of this process is to test the options and policies being considered by identifying potential positive and

negative social, economic and environmental impacts, and highlighting opportunities to improve the plan.

Options

25. There are no decisions being sought by this report, although Members views are invited.

Implications

26. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered:-

Financial

27. There are no direct financial implications.

Equality and Diversity

28. There is no decision to be made as part of this report. The development plans will each be subject to Equalities Impact Assessment at each stage during their development.

Climate Change

29. There is no decision to be made as part of this report. Notwithstanding, development plans provide an opportunity to address the aspects of the environment that can be influenced by the planning system. These aspects will be considered by a range of evidence including via a Sustainability Appraisal as the plans are prepared. One of the big themes for the Greater Cambridge Local Plan identified in The First Proposals is climate change. Evidence has been produced to inform the plan, including a study on how the plan can assist with the journey towards net zero carbon.

Health & Wellbeing

30. There is no decision to be made as part of this report. Notwithstanding, the vision and policies of the emerging Local Plan seek to support wellbeing and social inclusion.

Consultation responses

31. One of the main purposes of this series of meetings is to further explore the significant amount of consultation feedback received to the Greater Cambridge Local Plan First Proposals.

Background Papers

Background papers used in the preparation of this report:

[Terms of Reference of the Joint Local Planning Advisory Group](#)

[Greater Cambridge Local Plan – First Proposals consultation 2021](#)

[GCLP First Proposals Consultation Report 2022](#)

[Current Greater Cambridge Local Development Scheme](#)

[Agenda for Joint Local Planning Advisory Group on Monday 3 October 2022 \(moderngov.co.uk\).](#)

Appendices

Appendix A: Summary of Representations on Development Strategy

Appendix B: Summary of Representations on Sites

Appendix C: Summary of Representations on Strategy: Quick Questionnaire

Appendix D: Summary of Representations on Sustainability Appraisal and Habitats Regulations Assessment

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Appendix A: Summaries of Representations and Responses – Development Strategy

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S/JH: New Jobs and Homes	8
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H/RC: Residential caravan sites.....	69
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S/DS: Development Strategy	75
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Greater Cambridge in 2041: consultation format and process

Consultation format and approach

Hyperlink for all comments

Open this hyperlink- [Greater Cambridge in 2041](#) > then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol

Number of Representations for this section: 240 (albeit see note below)

Note

Whilst the webpage linked above effectively included only the vision and aims, a significant proportion of comments attached to this webpage relate to the development strategy, consultation approach and plan process. Comments shown in this section relate only to consultation approach. Comments relating to Vision and Aims were published for the JLPAG meeting held on 4th October. Comments relating to development strategy have been moved to either S/JH or S/DS as relevant. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive summary

Some representations commented on the format and approach to consultation. Regarding consultation format, a few comments by community organisations noted the complexity of information provided and requested simpler presentation; a few individuals noted challenges in responding via electronic means; Campaign for the Protection of Rural England argued that more hard copies should have been made available in accessible locations. Regarding consultation approach, a number of comments suggested that the consultation was premature and should have waited for greater certainty, for example in relation to regional water planning processes, and that there should have been greater consideration of the interrelationship of this consultation with other related consultations including those run by Greater Cambridge Partnership. Other comments suggested specific amendments or corrections to diagrams or wording in the consultation.

Table of representations: Consultation format and approach

Summary of issues raised in comments	Comments highlighting this issue
Welcome opportunity to comment and largely support approach taken. Appreciate digitally presented and structured documentation to make it as accessible as possible to everyone. Use of maps and diagrams is effective. Ability to explore documentation through “themes” and “maps” is particularly helpful way of organising.	59705 (Central Bedfordshire Council)
Note the complexity of information. Not easy for people to understand the proposals sufficiently to meaningfully comment. Ask that future consultations use simpler language and format.	59717 (Swavesey PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Consultation Process - pleased with opportunity to engage to the extent it is able. But convoluted process, material is voluminous, 60 policies and maps difficult to interpret electronically, militates against inclusion of diverse age and socio-economic groups in a rural population. Further thought needed into reducing complexity but increasing inclusion, accessibility, and meaningfulness of consultation.</p>	<p>59858 (Barrington PC)</p>
<p>Economic and social consequences of pandemic and its aftermath could be significant, yet no assessment of any possible future changes is built into proposals. A delay to consultation would give time for some indications of impacts relating to local jobs and housing to emerge and be integrated.</p>	<p>60250* (T Orgee), 58896* (R Donald)</p>
<p>Questionable issues of timing. Premature plan because too many key facts which will inform it remain unavailable; Making Connections, Cambridge Eastern Access, LTCP consultation, Water Resources East Regional Water Plan, Ox-Cam Arc. Also, relationship to UK Innovation and Cambridge-Norwich Tech Corridors, driven by business interests but little public debate and not part of accepted national strategy.</p>	<p>59545 (Campaign to Protect Rural England)</p>
<p>Democratic deficit in process and evidence basis. Engagement events planned at too short notice.</p>	<p>60240 (Federation of Cambridge Residents' Associations)</p>
<p>Democratic deficit in process and evidence basis. Sewage in rivers and chalk streams is of national concern, not part of Water Resources East remit. Consultation on regional water plan summer 2022. Plan appears inordinately influenced by unelected Greater Cambridge Partnership, has business</p>	<p>60240* (Federation of Cambridge Residents' Associations)</p>

Summary of issues raised in comments	Comments highlighting this issue
interests on its board. Consistent with self-appointed Arc Leaders Group promoting Ox-Cam Arc. Modelling used to inform CPIER, cited in Employment Land and Economic Development Study, does not take into account social and environmental issues.	
Webpage wording discourages feedback whilst saying it welcomes it. Emailed response because couldn't see another way of responding that wasn't the quick questionnaire.	59436 (Anonymous)
<p>Concerns regarding the consultation approach including:</p> <ul style="list-style-type: none"> • Concern at length and complexity of information in technical documents; combined with over-simplification of consultation material, making it difficult to get a sense of the whole proposition. • Concern that the consultation was not easily accessible to those without computer and internet access; only very limited availability to the documents in hard copy at public locations; information regarding location of available documents was not included in public notice. • Public events were not accessible to more rural areas of the district • Overlap in timing with related Greater Cambridge Partnership consultations • Overlap with consultation and development of Combined Authority's Local Transport and Connectivity Plan • Premature ahead of confirmation of water supply 	59540 (Campaign to Protect of Rural England)

Summary of issues raised in comments	Comments highlighting this issue
All offered response formats are inadequate. Consultation makes too many assumptions, and demands a formulaic response to a complex and interconnected series of issues.	59459 (Cambridge Labour Party Environment Forum)
Short tick-box 'survey' and your 'detailed response' mechanisms wholly unsatisfactory. Options to use phones, apps etc. are of zero benefit; I do not own a smart phone.	60209 (J V Neal)
Introduction should make the plan period more obvious	56872 (J Prince)
Graphic of tree is misleading as it suggests the proposals represent best way of achieving the benefits, whereas the benefits either already exist or can be achieved by other and less damaging means. Use of the image therefore indicates a significant flaw underlying the proposals.	59598 (M Lynch)
Misleading omission of housing proposed as part of Cambridge Biomedical Campus in Figure 4	56963* (Trumpington Residents Association)
Figure 33 not all of the annotations are correct. For example new allocations at Gt Shelford and Duxford should be purple.	59645 (Historic England)
Glossary - Please add Scheduled Monument and Registered Park and Garden, significance, and setting.	59688 (Historic England)
Glossary - Welcomes inclusion of 'waterways and bodies of water' (page 358) in definition of green infrastructure. Term blue and green infrastructure could equally be used. Welcome inclusion of water, waste, and green infrastructure in definition of infrastructure (page 360). Text for SuDS (page 366) requires editing.	60485 (Anglian Water Services Ltd)

How much development and where?

Hyperlink for all comments

Open this hyperlink- [How much development and where?](#)> then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol

Number of Representations for this section: 92 (albeit see note below)

Note

Content in the webpage linked above provided a narrative overview of the proposed strategy. All comments responding to this page relate to the development levels and strategy. Within this document, these comments have been moved to either policy S/JH or policy S/DS as relevant. Representations which have been moved in this way are denoted with an asterisk in the following format: Representation number* (Name of respondent).

S/JH: New Jobs and Homes

Hyperlink for all comments

Open this hyperlink- [Policy S/JH: New Jobs and Homes](#)> then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol

Number of Representations for this section: 189

Note

A small number of representations attributed to 'How much development and where' and 'New settlements' were relevant to Policy S/JH and have therefore been included in the table below. Representations which have been moved in this way are denoted with an asterisk in the following format: Representation number* (Name of respondent).

Executive summary

A number of comments, in particular those also promoting specific development sites, welcomed the decision to exceed the housing target derived from the national 'standard method' for calculating the number of new homes. However, they also stressed the economic strengths of Greater Cambridge and, therefore, wanted the higher jobs forecast to apply and for this to influence a higher housing target. Evidence cited to inform this view included the Cambridgeshire and Peterborough Independent Economic Review (CPIER) 2018, historic growth trends, housing affordability and the ongoing need to reduce in-commuting to Greater Cambridge. In many cases, references to this evidence were linked to the promotion of individual development sites not included in the Plan. Some respondents wanted to see the housing target regarded as a minimum, which should be reviewed regularly in

relation to jobs growth. A considerable amount of detailed technical evidence was provided which challenged the methodology for and approach to calculating the jobs and homes targets. This included concerns about the approach not taking account of suppressed demand in past trends, recognising that historically employment growth across the area has been higher than forecasted.

Conversely, a range comments, particularly from individuals, parish councils, residents' associations and other organisations, questioned the need for the levels of growth included in the Plan. Concerns raised included the effect on climate change; the availability of water supply and the effect of development on water quality; insufficient transport and healthcare infrastructure; a reduced quality of life for existing residents and a harmful impact on local character. Some respondents noted the challenges associated with accurately forecasting jobs and homes over the plan period, due particularly to the effects of Brexit, the Covid pandemic and higher levels of homeworking. Reference was also made to the importance of taking account of the 2021 Census. A number of respondents expressed concern that housing targets for Neighbourhood Areas are likely to dissuade areas from preparing Neighbourhood Plans; others wanted to see more land allocated in sustainable rural settlements to support local services.

Table of representations: S/JH: New Jobs and Homes

Summary of issues raised in comments	Comments highlighting this issue
<p>The higher job forecast across the Plan period should be used and thereby a greater number of homes are required as:</p> <ul style="list-style-type: none"> • The lower figure does not take on board CPIER forecasts. 	<p>Individuals 56480 (V Chapman), 56488 (D & B Searle), 56498 (W Grain), (RJ & JS Millard), 57061 (C Meadows), 57102 (J</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Cambridgeshire and Peterborough Economic Review (CPIER) 2018 has recognised that there has been a higher rate of economic growth than forecast, predicts this growth will continue and states that doubling economic output by 2040 is realistic. The Cambridgeshire and Peterborough Devolution Deal indicates that higher levels of growth should be planned for the Greater Cambridge The lower figure does not reflect the anticipated growth aspirations of the Oxford to Cambridge Arc Spatial Framework and the key role of Greater Cambridge in achieving them the lower figure does not reflect the fact that the economic success of Greater Cambridge and its sectors are of national and international importance. The lower figure does not reflect previous trends - a historic reversion to the mean would show that the most acceptable Plan projection to be KS1 (2.1% p.a.) The draft Plan, knowingly, focuses only on the 'most likely' of just two employment growth scenarios, with no weighting 	<p>Francis), 57300 (AJ Johnson), 58145 (Mr James Manning), 58363 (D Moore), 58627 (R Grain), 58789 (S Grain), 60385 (David Wright), 60477 (P,J & M Crow),</p> <p>Other Organisations 60518 (Cambridge Ahead)</p> <p>Developers, Housebuilders and Landowners 56711 (KB Tebbit Ltd), 57112 (Cambridge District Oddfellows), 56894 (RWS Ltd), 56993 (Hastingwood Developments), 57050 (CEMEX UK Properties Ltd), 57081 (Shelford Investments), 57092 (RO Group Ltd), 57120 (KG Moss Will Trust & Moss Family), 57149 (Southern & Regional Developments Ltd), 57192 (European Property Ventures - Cambridgeshire), 57196 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57329 (Clarendon Land and Development Ltd), 57341 (HD Planning Ltd), 57344 & 58496 (Bloor Homes Eastern), 57472 & 57473 (Vistry Group - Linden Homes), 57513 (R2 Developments Ltd),</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>given to the scenario that is based on the most recent trends. Were weighting to be given to the scenario that is based on the most recent trends, it is likely that the associated housing requirement would increase by c. 9% to 48,300 homes.</p> <ul style="list-style-type: none"> • Preferred option is based on an employment growth rate to 2041 for life sciences and other key sectors as the lower quartile between the EEFM baseline and the historic growth rate between 2001-17, therefore planning for reduced economic development in those sectors • There is a need to provide housing for employees and overcome existing severe difficulties recruiting talent for the knowledge-based jobs that are being created in the Cambridge area. • There is a need to improve housing affordability and to ensure that it does not become worse. • There is a need to reduce in-commuting. • There is an existing imbalance between rates of economic growth and housing delivery in Greater Cambridge. • If a correct balance between jobs and houses is not achieved, this runs the risk of further increasing house prices. 	<p>57543, 57546, 57552, 57555 & 58476 (Cheveley Park Farms Limited), 57633 (Dudley Developments), 57647 (Endurance Estates - Balsham Site), 57682 (Endurance Estates - Bassingbourn Sites), 57892 & 58527 (Martin Grant Homes), 58002 (Imperial War Museum/Gonville and Caius College), 58151 (Hill Residential), 58185 (Enterprise Property Group Limited), 58189 (SmithsonHill), 58216 (Hallam Land Management Limited), 58253 (Bletsoes), 58273 (Pigeon Land 2 Ltd), 58301 (University of Cambridge), 58360 (Hill Residential Ltd and Chivers Farms Hardington LLP58367 (Hawkswren Ltd), 58424 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58454 & 58504 (Hill Residential Limited), 58529 (MacTaggart & Mickel), 58542 (Artisan UK Projects Ltd), 58556, 58958, 59108, 59241, 59737 & 59738 (Endurance Estates), 58583 (Endurance Estates - Caxton Gibbet Site), 58637 (Abbey Properties Cambridgeshire Limited), 58659 & 58683 (Wates Developments Ltd), 58661 (The Church Commissioners for England), 58727 (Trumpington Meadows Land</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • The significant momentum and political weight behind funding, infrastructure improvements and growth initiatives in Greater Cambridge. • Using the lower figure means Greater Cambridge would be planning for growth comparable to area's that do not have GC's unique life sciences cluster. This will undermine the 'Cambridge Phenomenon' that has been gathering pace since the 1960s, but is only now starting to convert the academic advances in life sciences into commercial success. • To provide flexibility to support the significant economic growth in the area. • The Covid-19 pandemic has highlighted the importance of all aspects of life science research. • Technical issues with the employment modelling used. • No account is taken of reductions in floorspace, the demand for logistics and data centres, and the fact most of the supply is not available until post 2041. 	<p>Company), 58795 (Redrow Homes Ltd), 58902 (Ely Diocesan Board of Finance), 58909 (Clare College, Cambridge), 58946 (North Barton Road Landowners Group), 58954 (Jesus College - working with Pigeon Investment Management and Lands Improvement Holdings - a private landowner and St John's College), 59075 (L&Q Estates Limited and Hill Residential Limited), 59142 (Silverley Properties Ltd), 59319 (Bridgemere Land Plc), 59475 (Cheffins), 59832 (MCA Developments Ltd), 60147 (U&I PLC and TOWN), 60185 (Home Builders Federation), 60218 (Thakeham Homes Ltd), 60244 (Bidwells), 60262 & 60266 (Gonville & Caius College), 60267 (The White Family and Pembroke College), 60270 (Commercial Estates Group), 60294 (Miller Homes - Fulbourn site), 60301 (Miller Homes - Melbourn site), 60309 (Gladman Developments), 60322 (Daniels Bros (Shefford) Ltd), 60509 (Taylor Wimpey UK Ltd), 60540 (Beechwood Homes Contracting Ltd), 60546 (Thakeham Homes Ltd), 60562 (Countryside Properties), 60567 (Countryside Properties – Fen Ditton site), 60578 (Martin</p>

Summary of issues raised in comments	Comments highlighting this issue
	Grant Homes), 60608 (Endurance Estates – Orwell site), 60609 (CALA Group Ltd), 60623 (NIAB Trust – Girton site), 60631 (NIAB Trust), 60667 (Mill Stream Developments), 60758 (U+I Group PLC)
<p>Questions/concerns whether sufficient upward adjustments to the housing requirement have been made to meet the requirements of Section Id.2a of the Planning Practice Guidance on Housing and economic needs assessment to take into account:</p> <ul style="list-style-type: none"> • growth strategies • strategic infrastructure improvements • housing affordability 	<p>Individuals</p> <p>57061 (C Meadows), 57102 (J Francis); 57300 (AJ Johnson), 58145 (J Manning),</p> <p>Developers, Housebuilders and Landowners</p> <p>56993 (Hastingwood Developments), 57050 (CEMEX UK Properties Ltd), 57081 (Shelford Investments), 57092 (RO Group Ltd); 57112 (Cambridge District Oddfellows), 57120 (KG Moss Will Trust & Moss Family); 57196 (MPM Properties TH Ltd and Thriplow Farms Ltd), 57344 & 58496 (Bloor Homes Eastern), 57633 (Dudley Developments), 57647 (Endurance Estates - Balsham Site), 57682 (Endurance Estates - Bassingbourn Sites), 58185 (Enterprise Property Group Limited), 58367 (Hawkswren Ltd), 58424 (NW Bio and its UK Subsidiary</p>

Summary of issues raised in comments	Comments highlighting this issue
	Aracaris Capital Ltd), 58902 (Ely Diocesan Board of Finance), 58946 (North Barton Road Landowners Group), 60147 (U&I PLC and TOWN)
There is a recognition amongst national and local agencies that there is a need to substantially increase housing delivery in Greater Cambridge to support economic growth and address significant housing affordability issues.	<p>Individuals 57061 (C Meadows), 57102 (J Francis); 58145 (J Manning)</p> <p>Developers, Housebuilders and Landowners 56993 (Hastingwood Developments), 57050 (CEMEX UK Properties Ltd), 57081 (Shelford Investments), 57092 (RO Group Ltd); 57120 (KG Moss Will Trust & Moss Family); 57196 (MPM Properties TH Ltd and Thriplow Farms Ltd), 57300 (AJ Johnson), 57344 & 58496 (Bloor Homes Eastern), 57633 (Dudley Developments), 57647 (Endurance Estates - Balsham Site), 57682 (Endurance Estates - Bassingbourn Sites), 58185 (Enterprise Property Group Limited), 58367 (Hawkswren Ltd), 58424 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58709 (TWI), 58902 (Ely Diocesan</p>

Summary of issues raised in comments	Comments highlighting this issue
	Board of Finance), 58946 (North Barton Road Landowners Group), 60147 (U&I PLC and TOWN)
The higher growth level option will require infrastructure funding, but there are existing transport improvements already planned for Greater Cambridge and further investment in infrastructure (e.g. water and electricity) will need to be secured as part of the Oxford to Cambridge Arc.	<p>Developers, Housebuilders and Landowners</p> 56993 (Hastingwood Developments), 57050 (CEMEX UK Properties Ltd), 57061 (C Meadows), 57081 (Shelford Investments), 57092 (RO Group Ltd); 57102 (J Francis); 57112 (Cambridge District Oddfellows); 57120 (KG Moss Will Trust & Moss Family); 57196 (MPM Properties TH Ltd and Thriplow Farms Ltd), 57344 & 58496 (Bloor Homes Eastern), 57633 (Dudley Developments), 57647 (Endurance Estates - Balsham Site), 57682 (Endurance Estates - Bassingbourn Sites), 58145 (J Manning), 58185 (Enterprise Property Group Limited), 58367 (Hawkswren Ltd), 58424 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58946 (North Barton Road Landowners Group), 60147 (U&I PLC and TOWN)
Marshall recognises the level of growth that has been put forward by the GCSP and the proposed delivery of a number of homes that exceeds the standard methodology calculations. Marshall encourages the GCSP to reconsider the opportunity to aspire for	58349 (Marshall Group Properties)

Summary of issues raised in comments	Comments highlighting this issue
greater employment growth that captures the true economic potential of Greater Cambridge.	
The SA should have tested the higher jobs forecast as a reasonable alternative, given it is a possible albeit not the most likely future scenario.	58851 (Scott Properties)
The SA fails to consider any alternative other than the level of need set out in the GCLP first proposals consultation. The SA should reflect the uncertainty about housing and employment needs. The SA fails to recognise that the greater in-commuting resulting from a higher employment need would be negated by increased housing. Its reasons for limiting the assessment of reasonable alternatives are self-defeating. The justification for discounting Option B however is clearly erroneous. If it was only necessary to assess the “most likely future scenario”, there would be no assessment of alternatives of any kind. This is contrary to the entire purpose of SA and SEA.	60244 (Bidwells)
The ‘Maximum continue existing patterns’ scenario - 78,000 jobs and 53,500 homes, is not just possible but is what the evidence suggests is actually the most likely future scenario.	58529 (MacTaggart & Mickel)
It is requested that jobs requirements in Policy S/JH are based on delivering the higher growth level option	58709 (TWI)

Summary of issues raised in comments	Comments highlighting this issue
<p>The housing provision should be towards the top range of 2,900 homes per year as suggested by the CPIER report and 2,825 homes per year (56,500 homes over the plan period) as set out in the HERR report. It is imperative to ensure that the growth in employment is matched by housebuilding. If a correct balance between jobs and houses is not achieved, this runs the risk of further increasing house prices.</p>	57329 (Clarendon Land and Development Ltd)
<p>OAN should be increased to at least 2,549dpa to align housing and economic growth and support the objectives of the Oxford-Cambridge Arc.</p>	60322 (Daniels Bros (Shefford) Ltd)
<p>An indicative calculation based on CPIER suggests that, if the jobs growth targets are to be achieved, around 2,900 homes a year would need to be built - an indicative total of 66,900 homes over 2020-2041.</p>	60385 (David Wright)
<p>44,000 new homes should be expressed as a minimum and that the policy should have flexibility to allow further homes to come forward in certain circumstances e.g. the planned supply of homes not coming forward during the currently anticipated timescales, or if growth in the number of jobs leads again to the current problems of higher house prices and higher in-commuting.</p>	57249 (Deal Land LLP), 60270 (Commercial Estates Group)

Summary of issues raised in comments	Comments highlighting this issue
Were a 2:1 weighting to be applied to the two ('central' and 'higher') scenarios, in favour of the 'most likely' but not dismissing the potential contribution of the most trends, one would arrive at a projected jobs growth of c. 65,200 and a consequential need for between c. 45,800 and 48,300 homes. Adopting the same approach that leads to the proposed housing requirement of 44,400 homes would result in a requirement for 48,300 homes – approximately 9% more than is proposed.	58795 (Redrow Homes Ltd)
Housing target should be based on achieving a blended economic growth rate of 2.8% per annum and should be 4,400 dwellings per annum to meet this economic growth rate.	58946 (North Barton Road Landowners Group)
The additional 550 homes a year should be regarded as a minimum figure, which should be reviewed regularly in relation to the growth in jobs within the travel-to-work areas.	60043 (Cambridgeshire Development Forum)
The Plan period should be extended to at least 2050 in order to align with the Plan period for the OxCam Arc's Strategic Framework. This would help facilitate for properly planned strategic growth across the wider region over the next 30 years.	58661 (The Church Commissioners for England), 60567 (Countryside Properties – Fen Ditton site)
Issues with the employment modelling:	57472 & 57473 (Vistry Group - Linden Homes), 60244 (Bidwells)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • The EEFM model is constrained to the 2016 Sub National Population Projections at the regional level. • Many of the assumptions of the EEFM model are fixed at the 2011 Census results, such as in the commuting matrix that determines residence employment. • The dampening down of the exponential growth in recent historical average growth rates were applied is based on the EEFM baseline projection. This projection fails to adequately address growth in the key sectors in the first place. • No consideration appears to have been given to a scenario using the upper quartile. • There appears to be little analysis of which quartile (which are in themselves arbitrary) might be the most appropriate beyond the assertion that the Greater Cambridge economy is at a peak and over the longer-term growth will likely be lower than that seen in the past decade. This fails to recognise the unique narrative behind the exceptional growth seen in the past decade. • Up until 2018 development in Greater Cambridge had been constrained/dampened by County and regional planning, the 	

Summary of issues raised in comments	Comments highlighting this issue
<p>Cambridge Green Belt and the 2008 recession. It was therefore only after 2018 that investment truly started to reflect its full potential. Given that most of the data used in the ELEDES pre-dates 2018, prior to the adoption of the local plans, it is highly unlikely that it represents the peak in the Greater Cambridge economic cycle.</p> <ul style="list-style-type: none"> • The mid-point or the upper quartile might be more appropriate, perhaps an even higher figure. • The analysis in the ELEDES does not seem to recognise the 'sticky' relationship between sectors. If one sector is being uplifted from the EEFM baseline, all other sectors should also be uplifted to some degree to balance the economy. • The lowest the GCLP should be planning for is 45,761 jobs, which is linked to the Local Housing Need Standard Method (LHNSM), rather than the EEFM 40,100 jobs. • Employment need is likely to be the average between the 2001-2017 annual average change and 2011-2017 annual average change, 90,250 jobs. This closely reflects the CPEIR proxy result of 92,100 jobs. This would seem to best fit the requirements of the NPPF by reflecting an unconstrained view 	

Summary of issues raised in comments	Comments highlighting this issue
of employment growth while recognising what is realistically deliverable.	
The methods for developing the employment projection scenarios deviate, markedly so, from the historic and recent growth rates in the area without any basis in evidence. The actual long run figures produced by GL Hearn appear substantially reduced in the Plan without any evidential basis, which has the effect of aligning projections on the same basis as the EEFM previously criticised by the CPIER.	60518 (Cambridge Ahead)
How GL Hearn's analysis of the historical data and projections to 2041 set out in Table 51 relate to the earlier Tables 43 and 48, and then proceed on the basis of this analysis to recommend the Plan's projected growth rates - KS3/1.1% and KS2/1.5% set out in Table 5227 - is entirely opaque yet is such a critical element of the overall analysis.	60518 (Cambridge Ahead)
Against this argument about growth in the period 2011-17 being extraordinary and should therefore be discounted in assessing the prospective Plan rates of growth, the BRES results for actual growth across 2017-20, let alone for the combined BRES/CBR data, entirely contradict the view that the underlying rate of growth is falling back.	60518 (Cambridge Ahead)

Summary of issues raised in comments	Comments highlighting this issue
Question the jobs numbers, whether gross or net, forecasts or projections.	59764* (B Hunt)
Concerned about how required housing has been assessed.	59258* (Teversham PC)
There should be no more homes or businesses than are required by Government. The resources of the area cannot cope and there is not the capacity to increase those resources.	57221* (D Lott)
<p>Approach to forecasting employment growth must also take into account suppressed demand and more accurately account for historic or current property market dynamics. Fundamental concerns in this regard, particularly in relation to industrial land which is highly constrained in the area and exhibits old stock. Additional factors need to be taken into account in estimating future need, including:</p> <ul style="list-style-type: none"> • Typical levels of demand at other similar local authorities of up to 27,300 sqm (300,000 sqft) per annum; • National benchmarks of floorspace per dwelling of about 6.4 sqm per dwelling compared to Greater Cambridge's 3.5 sqm per dwelling; • Future demand generated by the 44,400 new dwellings to be delivered over the draft plan period; and • Footloose demand from national and international occupiers 	57647 (Endurance Estates - Balsham Site), 58958, 59108 & 59241 (Endurance Estates), 60608 (Endurance Estates – Orwell site)

Summary of issues raised in comments	Comments highlighting this issue
<p>In terms of job growth target and employment floorspace requirement, the following comments are made:</p> <ol style="list-style-type: none"> 1. In projecting past trends, the floorspace requirement will constrain jobs growth to levels below what has been forecast, particularly the level forecast by the Cambridge & Peterborough Independent Economic Review (2018) (CPIER); 2. Floorspace requirements do not take into account reductions in floorspace over the Plan period as older or lower quality employment land and buildings are redeveloped for alternative uses; 3. Implications of the growth in logistics arising from changes in the economy, including growth in online retailing, should be considered in light of the findings of the update to the Retail and Leisure Study; and, 4. Implications of the growth in Data Centres on the demand for employment floorspace over the Plan period should be considered. 	58216 (Hallam Land Management Limited)
<p>In terms of supply to meet the employment floorspace requirement, noted that a substantial proportion of the identified supply is not available until post 2041. It cannot therefore contribute to meeting the requirement and the jobs target. Additional supply is therefore required, in the form of new allocations.</p>	58216 (Hallam Land Management Limited)

Summary of issues raised in comments	Comments highlighting this issue
<p>Alternative figures provided for employment growth:</p> <ul style="list-style-type: none"> The lowest the GCLP should be planning for is 45,761 jobs, which is linked to the Local Housing Need Standard Method (LHNSM), rather than the EEFM 40,100 jobs. Realistically, employment need is likely to be the average between the 2001-2017 annual average change and 2011-2017 annual average change, 90,250 jobs. This closely reflects the CPEIR proxy result of 92,100 jobs. This would seem to best fit the requirements of the NPPF by reflecting an unconstrained view of employment growth while recognising what is realistically deliverable. 	57472 & 57473 (Vistry Group - Linden Homes)
<p>Plan should provide flexibility to facilitate higher job growth. Historically the employment growth across Greater Cambridge has been higher than predicted. This is also notwithstanding the recent introduction of Use Class E, which may see greater movement between the previous Class B Uses and additional employment sites coming forward with the potential intensification of existing employment sites, thereby increasing the need for housing land.</p>	58659 & 58683 (Wates Developments Ltd), 60518 (Cambridge Ahead)

Summary of issues raised in comments	Comments highlighting this issue
To provide for appropriate flexibility for unforeseen economic growth, a range of additional contingency site allocations should be included within the housing trajectory.	58659 & 58683 (Wates Developments Ltd)
The 10% buffer proposed is not sufficient and additional sites should be allocated to provide flexibility. Further work will be required to identify the size of an increased buffer but this should be at least 15%	58795 (Redrow Homes Ltd)
Whilst the Councils have nominally been able to show that they will be able to demonstrate a 5YHLS on adoption of the Plan, this projection is prone to challenge and is not robust	58795 (Redrow Homes Ltd)
There is a housing supply of 5.15 years which is close to the minimum amount required. The uncertainty around the deliverability of sites means that there is reasonable potential for the council to not meet its housing targets if multiple developers fail to provide housing within the five year period. Therefore, the council should consider additional suitable housing sites through a more dispersed approach to development across settlements within the Plan area that could be delivered within the five year period to ensure that it can safely meet its housing target	59068 (A P Burlton Turkey's Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>To meet its assessed need, the Council is only proposing a limited number of new allocations at urban extensions and new settlements and is seeking to realise additional capacity from existing allocated and committed sites as provided for in the existing strategy. In practice, the risks to delivery mean that the Council's stated provision for the 'medium' scenario plus a 10% buffer is unlikely to be achieved within the plan period utilising very limited additional sources of flexibility.</p>	<p>59737 & 59738 (Endurance Estates)</p>
<p>As per para 10.19 of the October 2021 Housing Delivery Study (HDS), Waterbeach is assumed to deliver at 250dpa, but Bourn Airfield and Cambourne West are set to only deliver at 150dpa with the odd year of delivery rising to 200dpa. The clear evidence to justify this disparity in sites of a similar scale is unclear.</p> <p>Northstowe is consistently assumed to deliver 250 dpa but within the next 4 years is to deliver in excess of 300dpa. This approach would not appear to have been taken with regard to Table 18 of the HDS, which sets out that average build out rate of urban extensions delivering 2,000+ homes are 225-275. An expected delivery of over 300dpa for multiple years is highly optimistic and it is not clear from the evidence base how this is justified, to ensure no optimism bias</p>	<p>60279 (Commercial Estates Group)</p>

Summary of issues raised in comments	Comments highlighting this issue
this should be lowered to a more realistic average build out rate of 250dpa, which fits within the identified range above.	
Policies S/JH and D/DS would not be sound on the basis because they would not be justified or effective. Our view is that for a housing delivery strategy to be effective, it will be required to take into account all reasonable alternatives to deliver the right amount of housing in the right place, including further small and medium sized additional housing sites.	60667 (Mill Stream Developments)
For the housing delivery strategy to be effective, it will be required to take into account all reasonable alternatives to deliver the right type and amount of rural housing, in the right place to meet local needs, including much-needed affordable homes. The absence of additional housing allocations within the rural southwestern part of South Cambridgeshire other than the two sites at Melbourn, means that Plan is unlikely to meet the specific housing needs of this part of Greater Cambridge.	60667 (Mill Stream Developments)
Development should be focused towards existing employment clusters, such as Granta Park	58709 (TWI)
The HERR recommends a jobs target of 58,500-78,700. This range is vast given the importance of the issue and the need for planning	58527 (Martin Grant Homes), 60274 (Commercial Estates Group), 60518 (Cambridge Ahead)

Summary of issues raised in comments	Comments highlighting this issue
<p>policies to be flexible and respond to changing circumstances (NPPF para 33); as such:</p> <ul style="list-style-type: none"> • The higher jobs growth should be planned for as a minimum or further work is required by the Councils to identify an appropriate point within this range for the GCLP to positively plan for. • an early review mechanism is included if employment growth continues to run substantially above anticipated levels, in order that sufficient sites can be brought forward more quickly to accommodate this growth. 	
<p>Our assessment of the proposed employment numbers over the Plan period shows that growth in the Plan area has been underestimated. Our assessment outlines what we consider to be more realistic job numbers which are higher than those in the emerging Plan [<i>NB Alternative job numbers apparently not specified in representations</i>]</p>	<p>57543, 57546, 57552 & 57555 (Cheveley Park Farms Limited)</p>
<p>The supply figures incorporate some large sites which will be built out well beyond the plan period, as such the identified unmet need within the plan period is potentially far greater than identified above.</p>	<p>58216 (Hallam Land Management Limited)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>Statements in paragraphs 6.37 and 6.38 of the ELR are contradictory, and it is not clear whether the ELR considers that the loss of B8 floorspace will continue in Cambridge City or not. Notwithstanding, we consider it prudent for the Councils to plan on the basis of the full identified need for B8 floorspace in South Cambridgeshire (i.e. 93,849 sq m).</p>	58216 (Hallam Land Management Limited)
<p>It is important that sites which are in locations capable of delivering B2/B8 employment uses or capable of accommodating existing businesses who wish to relocate are fully considered and identified through the Local plan process in order that the future demand can be met.</p>	58556 (Endurance Estates)
<p>In considering new employment growth consideration should be given through the plan making process to identify potential employment sites which are located on key transport corridors (A14; M11 or A10) to ensure this employment sector is catered for and suitable sites are identified throughout the district.</p>	58556 (Endurance Estates)
<p>Draft Policy S/JH clearly underestimates and fails to meet the need for employment floorspace, particularly Class B8 logistics floorspace. This does not reflect NPPF para 83 that calls for planning policies to recognise and address the specific locational requirements of</p>	59076 & 59318 (Newlands Developments)

Summary of issues raised in comments	Comments highlighting this issue
<p>different sectors, including storage and distribution operations at a variety of scales and in suitably accessible locations.</p>	
<p>Changes Requested:</p> <ul style="list-style-type: none"> • The evidence base supporting the draft Local Plan is updated to reflect recent market and economic trends, particularly in terms of e-commerce and the impact this has had on demand for logistics floorspace. • The scale of employment development envisaged within the evidence base and emerging Local Plan is significantly increased to align with economic trends and to take into account the wider ambitions for the region and the vision for the Oxford-Cambridge Arc. • The Brickyard Farm site is allocated to assist in meeting the employment needs of Greater Cambridge. • Ensuring policy sets the assessed land requirement as a minimum rather than a ceiling on employment-generating development in Greater Cambridge. • The proposed Policy restriction on large scale regional and national warehousing and distribution within the area in draft Policy J/NE be removed to align with national planning policy guidance. 	<p>59076 (Newlands Developments)</p>

Summary of issues raised in comments	Comments highlighting this issue
Despite the decision by the EELGA to discontinue updating the EEFM, it should not be automatically disregarded. It provides a good indicator of how the economy may develop within the context of the assumptions included in the model.	57472 & 57473 (Vistry Group - Linden Homes)
Companies are being 'priced out' of Cambridge, not only reducing the range of businesses present but the range of job opportunities for the local population as a direct result. This does not appear to have been picked up in the Councils' evidence base and is an important reminder that the success of the Cambridge phenomenon cannot be taken for granted. Local Plan needs to address the knock-on impact of the phenomenon on other areas of the economy and ensure that these are also supported.	57647 (Endurance Estates - Balsham Site), 58958 & 59241 (Endurance Estates)
Greater Cambridge relies on other parts of the wider region to provide industrial premises, which is contrary to national guidance and planning policy. Whilst the Councils' study identifies an existing deficit in the supply of B2/B8 premises (reflecting anticipated losses) of 55,000 sqm, the study's three forecast methods generate weak to negative levels of need that do not account for the need to address the ongoing losses of industrial premises and the current highly limited options for industrial occupiers in Greater Cambridge	57647 (Endurance Estates - Balsham Site), 58958, 59108 & 59241 (Endurance Estates), 60608 (Endurance Estates – Orwell site)

Summary of issues raised in comments	Comments highlighting this issue
Is there flexibility in the type and location of employment sites? Does the Council have a clear understanding of which sectors have been its key growth areas in recent years and what type of employment space and infrastructure would be needed (and where) if these sectors continue to grow?	60518 (Cambridge Ahead)
Economic growth must be sustainable and it would be inappropriate to determine a level of need that is undeliverable, as advocated by the NPPF.	57472 & 57473 (Vistry Group - Linden Homes)
It is difficult to determine exactly how much employment need there is in the context of such a vibrant economy.	57472 & 57473 (Vistry Group - Linden Homes)
It would be more appropriate, at least as a reasonable alternative, to reverse the analysis and instead consider the available capacity for growth in the area and determine how this sits with the various economic projections under consideration. This work will be essential to determining if any unmet housing and/or employment needs exist for the purposes of the Duty to Cooperate, determining the level of employment and housing need that is actually deliverable.	57472 & 57473 (Vistry Group - Linden Homes), 60244 (Bidwells)

Summary of issues raised in comments	Comments highlighting this issue
<p>The Councils should allocate additional employment land to meet the 'higher jobs' forecast or undertake further work to identify an appropriate jobs target within the range identified by the HERR.</p>	<p>57526 (H d'Abo)</p>
<p>There are issues with the conversion from homes:</p> <ul style="list-style-type: none"> • the baseline resident population used: <ul style="list-style-type: none"> ○ ignores student housing entirely, which will have supported a considerable population. ○ where students are occupying market housing, they tend to do so at far greater densities (people per household) than families. • The Housing Land Supply report identifies that 1,112 dwellings were completed in Cambridge in 2017/18 and 868 dwellings in 2018/19. However, the Housing Delivery Test (HDT) results suggests that the number of homes delivered, which includes communal establishments, was 1,145 and 1,098 respectively. This suggests 13% more homes than dwellings alone. • Rather than just blending the two sources of population data, it would be better to provide scenarios considering the implications of using the official estimates, the patient register 	<p>57472 & 57473 (Vistry Group - Linden Homes), 60244 (Bidwells)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>and different blends of the two. This would allow the reader to understand the sensitivities involved.</p> <ul style="list-style-type: none"> • Modelling should be revised to consider the implications of a 1:1 commuting scenario on all jobs to be delivered by the GCLP as: <ul style="list-style-type: none"> ○ LHNSM is purely a policy tool for determining the minimum number of homes LPAs should seek to plan for. Its inaccuracies are well documented and there is no valid reason to include it in any form in a more comprehensive analysis of housing need. • It would be appropriate to consider the implications of a further uplift in housing to remedy the rise in in-commuting as a result of the adopted local plans failing to provide sufficient housing for the actual growth in employment. This has led to housing pressures in surrounding areas that were not planned for and would perpetuate a pattern of unsustainable commuting unless addressed. • There appears to be confusion by what is actually meant by 'homes' (referred to in the Topic Paper and GCLP first proposals) and 'dwellings' (referred to in the HER). 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> It is clear that a considerable number of homes in communal establishments were delivered in 2017/18 and 2018/19, and it is highly likely that similar numbers were delivered each year since 2011. Therefore the starting assumptions for the base date are likely to be incorrect and this is likely to have influenced the household formation rates used. The housing requirement of 44,400 must be dwellings only because it does not include any consideration of communal establishments of any kind. 	
The economic variables used that are considered acceptable include unemployment rates, economic activity rates and double-jobbing.	57472 & 57473 (Vistry Group - Linden Homes)
The differing outputs of the two economic growth scenarios is too vast for the Councils to conclude at this early stage of the plan preparation process that the GCLP should plan for the lower figure. The HERR states that the GCLP should plan for economic growth within the range of the two scenarios and the Councils should undertake further work to establish a housing requirement within this range or plan for the higher figure.	56711 (KB Tebbit Ltd)
Likely that the ELEDES will require revision before the GCLP is adopted due to data from the 2021 Census becoming available as	57472 & 57473 (Vistry Group - Linden Homes), 60244 (Bidwells)

Summary of issues raised in comments	Comments highlighting this issue
<p>areas of substantial change such as Greater Cambridge are likely to see the greatest revision.</p>	
<p>The higher growth (i.e. recommended scenario) relates to an additional 78,700 jobs across the plan period (see 2020 ELEDES para 6.11, pg.97). Therefore, there is an internal inconsistency across the Local Plan and its supporting evidence, and it is not clear how the recommended higher growth scenario of 78,700 jobs has been translated into the Local Plan’s lower provision of 58,500 jobs.</p>	59034 (Lolworth Developments Limited)
<p>The labour demand scenario is used to inform the employment space requirements for office and R&D uses, while light industrial, general industrial and storage and distribution space requirements have been based on the past trends scenario, and particularly a projection of the annual net completions between the monitoring years of 2011/12 and 2017/18, which is considered a very short period of time to inform policy recommendations over the next 20 years.</p>	59034 (Lolworth Developments Limited)
<p>According to 2020 ELEDES Table 10 (pg.94), the job growth associated with “2011-17 annual average change”, which is understood to reflect the recommended scenario for the industrial/warehousing uses, equates to 125,200 jobs across all</p>	59034 (Lolworth Developments Limited)

Summary of issues raised in comments	Comments highlighting this issue
<p>sectors for the 2020 to 2041 period. There is no available data provided in terms of how these jobs are distributed across the various employment segments. As a result, there is no transparent evidence of how the proposed jobs growth is distributed across the various employment space types and on this basis, we consider that the evidence in relation to jobs growth estimation lacks transparency and robustness.</p>	
<p>The Plan needs to reflect the current and future needs of the logistic industry as that need is now manifesting itself, post Covid and post Brexit. While it is seeking to provide a range of new employment space this will not, together with the existing allocations, provide a good range in the type, size and location of sites that respond to the needs of businesses.</p>	60398 (Tritax Symmetry)
<p>The estimation of the office and R&D jobs growth is based on a series of forecasts highlighting a policy-on view on how those sectors (which are considered historically as the key drivers of the local economy) are expected to grow further. The emphasis on office-based segments appears to characterise the approach in the Local Plan as a whole, and which therefore does not acknowledge</p>	59034 (Lolworth Developments Limited)

Summary of issues raised in comments	Comments highlighting this issue
the importance of other economic sectors, including logistics and industrial-based activity.	
With regard to paragraphs 6.36 to 6.37 of the ELEDES, the evidence demonstrates clearly that there are specific market signals showing 'market pressure' in Cambridge City together with demand for larger units as e-commerce increases and automation evolves, both the evidence and the emerging policies choose to ignore these signals and driven by policy choices to focus on the office-based economy. This is contrary to NPPF paras 81, 82 and 83	59034 (Lolworth Developments Limited)
Various inconsistencies and deficiencies within the Councils' evidence that means the anticipated B8 and the combined Eg(iii)/B2/B8 requirements and jobs growth are significantly underestimated. Both jobs scenarios of 58,400 or 78,700 additional jobs across the Plan period suggest that over the next 20 years B8 jobs will grow by 457 jobs or 21.7 jobs per annum, while the combined Eg(iii)/B2/B8 equivalent will decrease by 1,339 jobs or by -63.7 jobs per annum across the Plan period. This contradicts the market signals and recent activity that highlight pressures to identify additional employment land in Greater Cambridge to avoid losing businesses that want to either invest or expand in the area.	59034 (Lolworth Developments Limited)

Summary of issues raised in comments	Comments highlighting this issue
Additional B8 job growth of around 3,100 jobs to 5,700 jobs should be anticipated across the Plan period, once the strategic logistics requirements are considered as identified by NPPF and PPG.	59034 (Lolworth Developments Limited)
The emerging policy is not soundly-based. There is need for the supporting evidence to objectively and robustly identify employment requirements across office, industrial and storage and distribution uses rather than taking a policy-on view that largely focuses on office growth and does not adequately assess the needs arising for other segments of the economy.	59034 (Lolworth Developments Limited)
Agree that the Plan should formulate proposals based upon the forecast of the most likely level of new jobs	60441 (Westley Waterless Parish Council)
Principle of exceeding the standard method housing target is welcomed	56711 (KB Tebbit Ltd), 56894 (RWS Ltd), 57513 (R2 Developments Ltd), 58527 (Martin Grant Homes), 58659 & 58683 (Wates Developments Ltd), 58661 (The Church Commissioners for England), 58727 (Trumpington Meadows Land Company), 58851 (Scott Properties), 58909 (Clare College, Cambridge), 59068 (A P Burlton Turkey's Ltd), 59142 (Silverley Properties Ltd), 59319 (Bridgemere Land Plc), 59832 (MCA Developments Ltd), 60185 (Home Builders Federation)

Summary of issues raised in comments	Comments highlighting this issue
	60218 (Thakeham Homes Ltd), 60294 (Miller Homes - Fulbourn site), 60301 (Miller Homes - Melbourn site), 60385 (David Wright), 60477 (P,J & M Crow), 60509 (Taylor Wimpey UK Ltd), 60546 (Thakeham Homes Ltd), 60567 (Countryside Properties – Fen Ditton site), 60578 (Martin Grant Homes)
Supports ambitions for 44,000 new homes and 58,500 new jobs across all employment sectors.	57199 (Abrdn), 57267 (Universities Superannuation Scheme - Commercial), 57249 (Deal Land LLP), 58202 (Universities Superannuation Scheme - Retail), 58911 (Metro Property Unit Trust), 59147 (Cambourne TC), 59485 (Shepreth PC), 59692 (Central Bedfordshire Council)
Support for the identified requirement for 44,400 new homes	58601* (Vistry Group and RH Topham & Sons Ltd), 58748* (Great Shelford -Ten Acres- Ltd)
The Medium Growth Scenario is a sensible approach and takes into account the need to reduce commuting to the economic hubs within the authorities' areas however further work is required to confirm whether this target could be achieved, especially in relation to water supply infrastructure.	57315 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
Entire projection of housing needs seems to be based on two reports from a single external consultancy. Given the importance of these projections, there should be more than one professional opinion sought.	57888 (C Schofield)
Due to the disparity between the different approaches to calculating homes and jobs numbers the Councils should take seriously the qualification expressed on employment levels and therefore housing need in the Hearn 2 report at para 5.5: “Although the above data sets have broadly similar views on the level of employment at 2017, the count and therefore the rate of change differed substantially, making future forecasting problematic.”	59597 (M Lynch)
Must be strong reservations about the advisability of basing the planning policy for 2021 -2041 entirely on the figures set out in Hearn 1. The Standard Method was introduced by the Government in 2017 in order to set an ‘ambitious target’ of providing 300,000 new homes across the whole of the UK. The only justification for the construction of more dwellings than the Standard Method requires is the need to foster and sustain the remarkable advances in life sciences and healthcare led by the particular strength of scientific and technical expertise in Cambridge and the surrounding area.	59597 (M Lynch)

Summary of issues raised in comments	Comments highlighting this issue
The 2014-based household projection for 2020 for Greater Cambridge was 119,400 households. In the 2018 based projections the estimate for 2020 is 108,500, so in four years the 2014-based projections have over-projected by around 10,000 households.	60674 (Cambridge and South Cambridgeshire Green Parties)
Urgent need for the most rigorous measures to reduce Co2 emissions to a minimum following the Government's undertakings at the Glasgow COP 21 conference. To help to achieve this: (i) the number of currently unoccupied dwellings in the Greater Cambridge area should be properly taken into account within the 'in the pipeline' figure; and (ii) the number of new dwellings in addition to that calculated according to the Standard Method should be as far as possible secured to the sole occupation of the families of employees of scientific and technical undertakings in the fields of life sciences and health care.	59597 (M Lynch)
Minimum or Medium (but not Medium Plus) housing growth recommended and justified by sustainability, already significant growth proposed that needs to be delivered, changes in working practices due to COVID-19 reduces need for housing close to work	56851 (Save Honey Hill Group), 57635 (J Conroy)
Support growth and development in our region, but it needs to be delivered in a sustainable fashion. Keen to ensure that further	59944 (L Frazer MP)

Summary of issues raised in comments	Comments highlighting this issue
<p>growth plans do not negatively impact on a number of villages and residents in my constituency. Concerned about the level of growth that has been outlined and encourage the local authorities, especially South Cambridgeshire, not to seek to increase building levels beyond the government minimum target. Also, imperative that local leaders identify and support the infrastructure requirements that our regions' already higher than average housing growth demands.</p>	
<p>A moderated target would lessen the uncertainty of deliverability, ease of the identified water supply issue and give time to for water companies to decide and implement sound options, and reduce climate impacts. Could provide more reserve housing sites, providing flexibility to maintain a five year housing supply, reduce pressure on villages and start to slow the pace of change in an area.</p>	60109 (C Blakely)
<p>Support the allocation of 10% more housing than required by the standard test to avoid unplanned development as happened in Cottenham (an extra 500 houses now being built in unplanned locations as a result of speculative development) while waiting for the adoption of the 2018 South Cambridge District Plan.</p>	59878 (Cottenham PC)

Summary of issues raised in comments	Comments highlighting this issue
Huntingdonshire District Council are not currently looking towards neighbouring authorities to assist in meeting their housing or jobs need.	57315 (Huntingdonshire DC)
Why do you need each house to only accommodate 1.3 workers?	56736 (Croydon PC)
The GCLP should be allocating a proportionate housing requirement to established sustainable settlements, particularly those which have a Neighbourhood Plan or are a designated NP Area.	58527 (Martin Grant Homes)
Proposed approach to Neighbourhood Plan housing targets does not comply with NPPF paras 66 & 67 as it states that NP housing requirements would be met using the Local Plan windfall housing numbers - exposes shortcomings in the proposed development strategy	56711 (KB Tebbit Ltd), 57513 (R2 Developments Ltd), 58253 (Bletsoes), 58527 (Martin Grant Homes)
Widespread promotion of Neighbourhood Plans is likely to act as a constraint on development in rural area as conflict between aim of boosting housebuilding and local community NIMBYism. Housing targets for Neighbourhood Areas is likely to dissuade areas from preparing Neighbourhood Plans	57082 (C King), 57293 (C Sawyer Nutt), 59108 (Endurance Estates), 60335 & 60346 (FC Butler Trust), 60367 (HJ Molton Settlement), 60375 (S & J Graves), 60385 (David Wright), 60477 (P, J & M Crow)
The Councils should carry out up-to-date local housing need surveys for the whole area (e.g. at ward or parish level) to determine local needs. Used as robust evidence for the determination of planning	59108 (Endurance Estates)

Summary of issues raised in comments	Comments highlighting this issue
applications, this would be a fairer system which would guide development to the right locations and deliver affordable housing	
Adoption of the GCLP should trigger the formal review of an adopted Neighbourhood Plan to ensure that distributed growth to sustainable settlements is allocated at sustainable sites within the NP Area	57513 (R2 Developments Ltd), 58527 (Martin Grant Homes)
Support an approach which identifies new housing targets for future neighbourhood areas, which do not form part of the homes figures to be met by allocations.	58273 (Pigeon Land 2 Ltd)
The GCLP should proactively allocate a proportionate amount of housing growth to sustainable rural settlements, such as Group Villages, which would be consistent with NPPF para 79	57513 (R2 Developments Ltd)
The general approach to identifying new rural allocations for housing is supported	58881 (St John's College Cambridge)
To allow rural settlements to thrive and offer an increased housing opportunities (including affordable housing) the GCLP should seek to allocate sites for development in a broader variety of settlements.	58253 (Bletsoes), 58360 (Hill Residential Ltd and Chivers Farms Hardington LLP), 58881 (St John's College Cambridge)
More small and medium sized sites should be allocated in the Rural Southern Cluster, provided the sites are very well served by sustainable transport, in order to: provide homes where the need is greatest; reduce the need for in-commuting by workers at the	58428 (Grosvenor Britain & Ireland)

Summary of issues raised in comments	Comments highlighting this issue
<p>research parks, and reduce carbon emissions; improve access to labour in the life science sectors of south Cambridge; speed up housing delivery in the first half of the plan; reduce reliance on windfall sites; greatly improve housing choices for residents and sustain the villages.</p>	
<p>A more flexible approach towards the allocation and delivery of housing sites in Rural Areas is needed. The proposed approach is preventing obvious development opportunity sites such as farm buildings within/contiguous with settlements from being developed. Such sites would enable investment and regeneration in rural communities, whilst minimising the amount of greenfield land needed for housing.</p>	59068 (A P Burlton Turkey's Ltd)
<p>There is a need to deliver student accommodation for the undergraduate and postgraduate population; note that the First Proposals document confirms that these units also contribute to the overall housing requirement.</p>	58909 (Clare College, Cambridge)
<p>Concerns about the notion of "Windfall Development". Either we have a Development Plan or not – the notion of "unplanned" "windfall" or "opportunistic" development – especially if it were to be determined by officers as opposed to councillors – is not compatible</p>	59850 (Barrington PC)

Summary of issues raised in comments	Comments highlighting this issue
with “plan-led development”. The opening the door to opportunistic applications that run counter to the direction of the Development Plan.	
Scope of the plan inevitably creates tensions between the interests of the city and those of the surrounding, primarily rural areas. The First Proposals also seek to support both the Oxford Cambridge Arc Spatial Framework and the proposed East West Rail connection - both of which introduce additional development pressures and significant environmental impacts upon South Cambridgeshire. No longer a “Local” Development Plan, but in effect a Regional Development Plan where the local interests and concerns of villages such as Barrington lie at the bottom of the hierarchy of interest and control.	59850 & 59853 (Barrington PC)
Local government should not be planning more economic and population growth in this area or more housing than current government targets require, but prioritising social housing and new water infrastructure to reduce stress on our rivers and wildlife.	60032 (S Fenn), 60235 (Federation of Cambridge Residents' Associations)
Cambridge City Council has declared a climate emergency, which this plan simply doesn't reflect. Request that it be rejected, rewritten and re-submitted for full public consultation	60032 (S Fenn)

Summary of issues raised in comments	Comments highlighting this issue
Concern about jobs led growth without any restrictions other than the market	56964 (Trumpington Residents Association)
A greater variety of jobs (and possibly more of them), with a wide range of options including opportunities for those not wishing a desk flying career, to return to the 1:1 ratio of jobs in the village and village residents working from 2001. This would aid the sustainability search	57644 (Histon & Impington PC)
Greater Cambridge is dominated by high end tech and science jobs. Not enough diversity of opportunity. For climate change we need a higher level industrial strategy across the county. Some lost industries should be onshored, reducing global transport emissions and not relying on Chinese coal powered electricity for manufacturing.	57862 (Histon and Impington PC)
Green jobs should be prioritised over high-tech jobs in part because of the evidence that high-tech employment led growth is not beneficial to low-skilled workers	56527 (C Preston)
Predicting job growth is difficult and must be monitored throughout the plan period, due to: the impact of Brexit on the local economy is not yet known; some large employers are leaving Cambridge (Marshalls and the County Council); hybrid/home-working will	58235 (Cambridge Past, Present & Future)

Summary of issues raised in comments	Comments highlighting this issue
change the dynamic between where people work and where they live; hot-desking will increase in offices meaning that individual office buildings will support larger numbers of workers/jobs, this could decrease the amount of floor space required; people will commute fewer days per week and therefore will tolerate longer commutes in order to take advantage of cheaper housing	
Employment land in the new settlements must be safeguarded and not lost to other uses.	58235 (Cambridge Past, Present & Future)
GCSPS must work with other LAs to support the employment requirements of surrounding market towns.	58235 (Cambridge Past, Present & Future)
Homes should include all types, sizes and tenures, and include self-build	56480 (V Chapman), 56488 (D & B Searle), 56498 (W Grain), 56516 (RJ & JS Millard), 58363 (D Moore), 58627 (R Grain), 58789 (S Grain),
The First Proposals as a whole fail to set a figure or a range for the number of specialist housing for older people needed across the plan area. The issues identified mean that, together with considering full housing needs, and the requirement for an increased supply buffer, consideration must be given to specifying the amount of homes to be provided for to meet the demand for Extra Care and	59737 & 59738 (Endurance Estates)

Summary of issues raised in comments	Comments highlighting this issue
other types of specialist accommodation, and then how these will be delivered, in accordance with NPPF para 60	
Welcome the recognition within the plan for a policy to guide proposals for specialist housing and homes for older people through 'whole life housing' approaches.	60518 (Cambridge Ahead)
Need to consider impacts on Green Belt for this amount of growth	56511 (C Martin)
Cambridge Greenbelt has two purposes, to stop urban sprawl and to protect the setting of the City. Further major developments around it will put the Greenbelt under even greater pressure because of the major damage being done to the essentially rural landscapes beyond the Greenbelt.	59498 (Babraham PC)
Figure of 2,111 new homes per annum mentioned here. Using pre-covid data and rejecting the Government standard models for development.	59862 (Dry Drayton PC)
Need much higher standards for new developments	56511 (C Martin)
Key issue in Cambridge is unaffordable housing – the housing crisis is a matter of policy and the solution isn't necessarily building more homes. The housing crisis is a matter of policy and ownership rather than a question of the number of homes in existence. Priorities	56527 (C Preston)

Summary of issues raised in comments	Comments highlighting this issue
should include: building more council housing, a return to secured tenancies, introduction of a land value tax	
<p>New homes need to be affordable to:</p> <ul style="list-style-type: none"> • allow people to live near their work • avoid external care requirements rather than a close family member living nearby providing basic care 	56860 (Bassingbourn-cum-Kneesworth PC), 57644 (Histon & Impington PC)
Important to reduce long distance commuting by car	56571 (Gamlingay PC)
Important to recognise different working patterns post covid – these need to be taken into account when projecting housing requirements and considering relationship between locations of housing and employment sites. Housing aspirations have changed; major conurbations are not now so attractive.	56571 (Gamlingay PC), 56680 (N Campbell), 56736 (Croydon PC), 56843 (S Vale), 56851 (Save Honey Hill Group), 57610 (J Pratt), 57888 (C Schofield), 57932 (F Goodwille)
The existing allocations for employment must be fully utilised before any further release of land (eg S/CBC/A) is permitted.	57932 (F Goodwille)
<p>Too much unsustainable growth and development is being proposed, resulting in risk for:</p> <ul style="list-style-type: none"> • Greater Cambridge and Vision & Aims of Local Plan; • completely changing the character of Cambridge; • a much less pleasant place to live, which does support the needs/mental health of existing residents; 	56685 (A Kennedy), 56851 (Save Honey Hill Group), 57533 (A Martin), 57635 (J Conroy), 57835 (S Sinclair), 57785 (Cambridge Doughnut Economics Action Group), 59122 (C Martin), 59207 (D Fox), 59498 (Babraham PC), 59940 & 59943 (Fen Ditton PC), 60032 (S Fenn), 60035 (H Warnock), 60235 (Federation of Cambridge Residents'

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • no difference to the affordability crisis, people will continue to have to live further out and commute; • a lot of the apartments being purchased by investors which won't help housing crisis; • existing infrastructure, including water and roads/inadequate transport and effects on sewage system; • insufficient green space; • climate change and higher carbon emissions from construction and materials; • food security and ecosystems 	<p>Associations), 60507 (R & K Whitaker), 60674 (Cambridge and South Cambridgeshire Green Parties)</p>
<p>Increase in population resulting from the additional homes target of 44,000 will have a negative impact on an already struggling traffic, school and healthcare infrastructure. Existing transport infrastructure at capacity or ineffective.</p>	<p>60076 (Guilden Morden PC)</p>
<p>Review required after COVID/Brexit</p>	<p>59122 (C Martin)</p>
<p>The policy related to employment needs is fundamentally flawed. It is developer and Cambridge University led for their own profit with no consideration of the wider implications of the impact on the housing needs of local Cambridge people and the environment of our City. The local plan should be resisting further commercial</p>	<p>58368 (F Gawthrop)</p>

Summary of issues raised in comments	Comments highlighting this issue
development which is driving further inroads into the green belt and the destruction of the unique nature of Cambridge	
Not clear how the base number accounts for actual completions in 2020 and 2021. A buffer of 10% should not be added to what has already been built.	59943 (Fen Ditton PC)
The 2021 census will give a more accurate base for the actual numbers of houses needed to meet the total need in 2041.	59943 (Fen Ditton PC)
Employment patterns appear to be changing rapidly. If numbers of persons employed have dropped in addition to the noted drop or low growth in economic output, the overall employment target for 2041 may be too optimistic. Therefore, necessary to either change the forecast housing need or remove/reduce the 10% buffer.	59943 (Fen Ditton PC)
Changes to the planning regulations governing change of use should be assessed and the amount of qualifying space should be estimated, and impact on the high value jobs underpinning the growth aspiration and potential for conversion of such spaces to housing should be assessed.	59943 (Fen Ditton PC)
The additional jobs, to be supported by housing, is not necessary: unemployment here is very low. It is being forced on the area by	57785 (Cambridge Doughnut Economics Action Group)

Summary of issues raised in comments	Comments highlighting this issue
external actors, including international investors. Cambridge is being exploited for financial gain.	
The Cambridge area has a very high level of employment so it's not as if we need more businesses, and hence housing developments, coming to this area	59498 (Babraham PC)
The Government's Standard Method is normally used as a default. In going beyond this method the Plan should also include the total of existing unoccupied dwellings in the 'already in the pipeline' figure in calculating the number of dwellings required, and to explore all possible means, by incentive, penalty or otherwise, to ensure that such dwellings are occupied within a reasonable time; and adopt a policy that of all new dwellings constructed above the 'Standard Method' number, at least 25% should be housing for social rent	57785 (Cambridge Doughnut Economics Action Group)
Other parts of the UK that may be better for growth than Cambridge – need to work with new department for levelling up	57034 (W Harrold), 57785 (Cambridge Doughnut Economics Action Group), 59207 (D Fox), 59498 (Babraham PC), 60032 (S Fenn), 60035 (H Warnock), 60235 (Federation of Cambridge Residents' Associations)
Do we have resources for more development? In particular, Water is in short supply with over-abstraction threatening aquifers and rivers.	58351 (Linton PC)

Summary of issues raised in comments	Comments highlighting this issue
Suitable transport infrastructure, not car based, with homes close to work.	
Impact on carbon expenditure, water use and flood risk due to ground cover: assess in light of climate change and that Cambridge has extremely stretched water resources	57610 (J Pratt)
No further allocations should be permitted until water supplies have been secured.	57932 (F Goodwille), 60072 (R Evans)
Fully endorse that delivery of the water infrastructure required to prevent further deterioration of local chalk aquifers is potentially a "deal-breaker" within the timescales of the Local Plan.	59120 (M Berkson)
Controlling the level of housebuilding is the single most important step to save our chalk streams and secure a sustainable water supply. Therefore, need to : reduce its housebuilding target to (at most) the Government's standard method figure; and work with me and others to make the case to the Department for LHC for a downward adjustment of the standard method figure, until such time as a comprehensive plan to protect the chalk aquifer is delivered by Cambridge Water and the Government.	60248 (A Browne MP)
The development proposed would damage our rivers, chalk streams, our ecology and our farming because we do not have sufficient	59498 (Babraham PC), 60072 (R Evans), 60229 (H Warwick)

Summary of issues raised in comments	Comments highlighting this issue
<p>water supplies at present, a point a previous Local Plan had made. Water supplies certainly will not support the proposed level of development and piping it in from an area that is also Water Stressed makes no sense.</p>	
<p>Our sewerage system is inadequate and further development will put additional strain on it, increasing the risk of sewerage outflows into rivers.</p>	59498 (Babraham PC), 60035 (H Warnock)
<p>Object to the scale of growth proposed due to the lack of available water supply without damaging the River Cam and its tributaries, including chalk streams. This includes impacts on water quality. Water industry plans may be delayed or not fully delivered. Policies or mechanisms should be included in the draft Plan that set out how development approvals will be aligned to improvements in water supply, and what will happen if those improvements are not achieved.</p>	58235 (Cambridge Past, Present & Future), 59716 (Swavesey PC), 60035 (H Warnock)
<p>Note concerns relating to water supply necessary to accommodate a higher level of growth, however this could be addressed through a stepped requirement allowing for the necessary infrastructure to be delivered.</p>	58273 (Pigeon Land 2 Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>The consultation for the Regional Water Plan is not due until summer 2022 yet the public consultation for the Local Plan is going ahead when we have no idea if and how water and sewerage challenges can be met and what trade-offs have been proposed. Therefore you had insufficient information on which to base your draft Local Plan and responders have insufficient information to base responses on.</p>	59498 (Babraham PC)
<p>Any further development around Cambridge, will necessarily take scarce grade 2 and 3a land out of production. Developments in Fen land will deprive us of grade 1 agricultural land. Grade 1 designation is reserved almost solely for the peat-based soils of the drained fens. Proposed developments around the Waterbeach area are therefore thought to be very unwise. This land is already needed for food production in a country which imports c. 60% of its food supply.</p>	59498 (Babraham PC)
<p>The draft Local Plan appears to be inordinately influenced by the unelected GCP which has business interests and ambitions represented on its board and no counteracting resident's interests. Much of the text of the draft Local Plan appears to be consistent with announcements made by the self-appointed Arc Leaders Group which promotes the Ox-Cam Arc.</p>	59498 (Babraham PC)

Summary of issues raised in comments	Comments highlighting this issue
We request that the Plan is rejected, rewritten, addressing the points made in our representations, then re-submitted for full public consultation.	59498 (Babraham PC), 60235 (Federation of Cambridge Residents' Associations)
The impact that the scale of planned housing and economic growth will have on existing health infrastructure needs to be carefully reviewed, and where improvements and/or new facilities are required to meet the needs of this new population, this should be supported through appropriate developer contributions.	59128 (Cambridgeshire and Peterborough Clinical Commissioning Group)
The cross-boundary impacts of developments also need to be considered, where NHS services often span multiple Local Planning Authority Boundaries	59128 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Planning policy should support the need to deliver homes for NHS staff to meet need, particularly in areas where there is pressure on affordability which is impacting on the ability to attract and retain key staff	59128 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Major risk of developing too much and too fast, destabilising the Cambridge community. Be sure these dwellings will be occupied - many recently built are bought as investment by overseas purchasers looking to reduce the risk for their money and are standing empty.	57610 (J Pratt)

Summary of issues raised in comments	Comments highlighting this issue
Especially wrong to overdevelop North East Cambridge. It is very attractive to put everything next to the new station, but this will generate a huge increase in traffic. It is naive to think that people living there will all work there. Commuting in and out will cause chaos. Many of the new homes will be bought by commuters to London or worse absent foreign investors, with no affordable housing	57533 (A Martin)
Green Belt status for the Mingle Lane development was granted because of exceptional circumstances. It preserves the nature of the parish and is a major reason to live here. There are not the exceptional circumstances to warrant removal of this status. The development would make traffic congestion and pollution worse.	56676 (A Phillips)
Care needs to be taken when summarising consultation responses as there is an inherent bias in who responds to these consultations	56802 (M Colville)
There appears to be a misinterpretation of consultation response evidence. 49% is not a majority of respondents	58814 (R Mervart)
Making full responses to the Local Plan in the way you requested would be a highly labour intensive process because of the	59498 (Babraham PC)

Summary of issues raised in comments	Comments highlighting this issue
requirement to respond to sections and sub-sections of the Local Plan then to cut and paste responses into a further document.	
We note the complexity of the information contained in the Local Plan and would observe that it is not easy for local people to understand the proposals sufficiently to meaningfully comment. We would ask that future consultations use simpler language and format. Testing readability of materials with non-planning people could help with this.	59716 (Swavesey PC), 59850 & 59853 (Barrington PC)
USS notes that the Greater Cambridge Employment Land and Economic Development Evidence Study recommends retaining the site allocation for the Clifton Road Industrial Estate.	57267 (Universities Superannuation Scheme - Commercial)
The preferred allocation at Site Ref. S/RSC/HW (Land between Hinton Way and Mingle Lane, Great Shelford) for 100 dwellings would be consistent with the commitments to support economic growth and increase housing delivery and the supply of affordable housing.	57300 (AJ Johnson)
As per letter 30 June 2021 titled 'Greater Cambridge Local Plan – Green belt and the Duty to Cooperate', it is urged that full consideration is given to all possible locational choices during the course of the preferred options consultation. Only if it is	57315 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
demonstrated that Greater Cambridge cannot meet its standard method (minimum) housing need, rather than any higher aspirational target would Huntingdonshire District Council give further consideration to this issue.	
ECDC will want to be satisfied that the evidence behind the balance between jobs and homes growth is sufficiently robust. ECDC may have concerns if, over the coming years, new homes considerably exceeded job growth, or job growth considerably exceeded new homes. Under such scenarios, there could be 'spill over' effects on East Cambridgeshire, hence the need for the plan to have mechanisms in place to actively 'plan, monitor and manage' for these potential eventualities.	59860 (East Cambs DC)
The delivery of 44,000 new homes and 19 new sites should be increased to cover the number of houses developable under site JDI number 40509; Land to the south of Babraham Road and east of site H1c, Sawston which has been incorrectly omitted from the assessment.	57012 (KWA Architects)
Marshall is pleased that the significant contribution which its land can make to the future wellbeing of Cambridge has been recognised through its draft allocation. Marshall is committed to working	58349 (Marshall Group Properties)

Summary of issues raised in comments	Comments highlighting this issue
positively and proactively with the Councils to ensure that Cambridge East comes forward to optimise its social, environmental and economic potential.	
Support emerging strategic policies S/JH (new jobs and homes), J/NE (new employment) and J/EP (supporting a range of facilities in employment parks), which the Cambridge Innovation Park West proposals would respond to. Substantial planned housing growth will generate additional employment land requirements. Furthermore, CIPW would contribute to the spatial distribution of employment land – providing significant and high-quality floorspace and shared campus-style facilities in a predominantly rural, yet sustainable location.	60260 (Cambridge Innovation Parks Ltd)

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
Land west of Long Lane, Fowlmere (HELAA site 40327)	57329 (Clarendon Land and Development Ltd)
Land to the north east of Hurdleditch Road, Orwell (HELAA site 40383) / Land to the south	55711 (K.B. Tebbit Ltd)

west of Hurdleditch Road, Orwell (HELAA site 40378)	
Land to the south of Babraham Road and east of site H1c, Sawston (HELAA site 40509)	57012 (KWA Architects)
Land east of Highfields Road, Highfields Caldecote (HELAA site 51599)	57472 & 57473 (Vistry Group - Linden Homes)
Land at Fulbourn Road, Teversham (HELAA site 40295)	56894 (RWS Ltd)
West Wratting Estate (HELAA site 56213)	57526 (H d'Abo)
Hall Farm, West Wratting Estate (new site 59388)	57526 (H d'Abo)
Land adjacent to Babraham (HELAA site 40297)	57543, 57546, 57552, 57555 & 58476 (Cheveley Park Farms Limited)
Land south of Old House Road, Balsham (HELAA site 40438)	57647 (Endurance Estates - Balsham Site)
Land off The Causeway, Bassingbourn (HELAA site 40228) & Land off Poplar Farm Close, Bassingbourn (HELAA site 40230)	57682 (Endurance Estates - Bassingbourn Sites)
Land north of Cambourne (HELAA site 40114)	57892 (Martin Grant Homes)
Scotland Farm (East & West), Scotland Road, Dry Drayton (HELAA site 56252), Land to the west of Scotland Road, Dry Drayton (HELAA site 40317)	58216 (Hallam Land Management Limited)

& Land to the east of Scotland Road, Dry Drayton (HELAA site 40318)	
Land off High Street, Little Eversden (HELAA site 40211), Land off Chapel Road, Great Eversden (HELAA site 40212) & Land west of Comberton (HELAA site 40152)	58253 (Bletsoes)
Land east of Cambridge Road, Hardwick (HELAA site 40414)	58360 (Hill Residential Ltd and Chivers Farms Hardington LLP)
Land north of Impington Lane, Impington (HELAA site 40061)	58504 (Hill Residential Limited)
Land west of London Road, Fowlmere (HELAA site 40116)	58659 (Wates Developments Ltd)
Land to the east of Cambridge Road, Melbourn (HELAA site 47757)	58683 (Wates Developments Ltd)
Land south of High Street, Hauxton (HELAA site 40283)	58795 (Redrow Homes Ltd)
Land north of Barton Road and Land at Grange Farm, Cambridge (HELAA site 52643)	58946 (North Barton Road Landowners Group)
Land south of Addenbrooke's Road and east of M11, Cambridge South (HELAA site 40064)	58954 (Jesus College working with Pigeon Investment Management and Lands Improvement Holdings, a private landowner and St John's College)

Land to the north, east and south of Six Mile Bottom (HELAA site 40078)	59075 (L&Q Estates Limited and Hill Residential Limited)
Brickyard Farm, Boxworth Farm, Boxworth (HELAA site 47353)	59076 & 59318 (Newlands Developments)
Cambridge Science Park, North East Cambridge (HELAA site 59390)	60147 (U&I PLC and TOWN)
Land to the north of St Neots Road, Hardwick (HELAA site 40224) & Land between A428 and St Neots Road, Hardwick (HELAA site 40550)	60260 (Cambridge Innovation Parks Ltd)
Land at Rectory Farm, Milton (HELAA site 54906)	60262 (Gonville & Caius College)
Land at Rectory Farm, Milton (HELAA site 54096)	60266 (Gonville & Caius College)
Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East (HELAA site 40058)	60270 & 60274 (Commercial Estates Group)
Land off Shelford Road, Fulbourn (HELAA site 51610)	60294 (Miller Homes - Fulbourn site)
Land off Cambridge Road, Melbourn (HELAA site 47903)	60301 (Miller Homes - Melbourn site)
Land east of Long Road, Comberton (HELAA site 40497)	60546 (Thakeham Homes Ltd)

Land to north west of Balsham Road, Linton (HELAA site 40411)	60562 (Countryside Properties)
East of Horningsea Road, Fen Ditton (HELAA site 47647) & West of Ditton Lane, Fen Ditton (HELAA site 40516)	60567 (Countryside Properties – Fen Ditton site)
Land to rear of Fisher's Lane, Orwell (HELAA site 40496)	60608 (Endurance Estates – Orwell site)
Land east of Redgate Road, Girton (HELAA site 40241)	60623 (NIAB Trust – Girton site)
Whaddon Road, Meldreth (west of The Burtons) (HELAA site 55082)	60667 (Mill Stream Developments)
Land South Of Milton, North of A14 (HELAA site 47943)	60758 (U+I Group PLC)

H/RM: Residential moorings

Hyperlink for all comments

Open this hyperlink - [Policy H/RM: Residential moorings](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

2

Note

- The representation summaries for Policy H/RM: Residential moorings are included alongside the comments on the overall housing need made to S/JH: New jobs and homes as issues relating to housing need are referred to within them. The representation summaries for Policy H/RM: Residential moorings will also be included alongside the representation summaries for the other Homes Chapter policies when they are reported to a later JLPAG meeting.

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

There was support for addressing provision from Huntingdonshire DC. The Cambridge and South Cambridgeshire Green Parties highlight the need for engagement, and for provision of appropriate facilities.

Table of representations: H/RM – Residential moorings

Summary of issues raised in comments	Comments highlighting this issue
Support for extending the policy to the small proportion of River Great Ouse where the banks lie within South Cambridgeshire.	57454 (Huntingdonshire District Council)
Important to review successes and failures of existing policy to inform any necessary updates. Need to learn from previous consultations where proposals were met with fierce opposition.	60806 (Cambridge and South Cambridgeshire Green Parties)
<p>There are issues with existing provision that should be considered:</p> <ul style="list-style-type: none"> • new moorings should have appropriate pump out facilities, • pontoons should be designed with a narrowboat in mind to ensure boats will fit, and • fixtures for moorings need to be designed with caution, and reflecting need for boats to be able to move as water levels change. 	60806 (Cambridge and South Cambridgeshire Green Parties)

H/RC: Residential caravan sites

Hyperlink for all comments

Open this hyperlink - [Policy H/RC: Residential caravan sites](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

6

Note

- The representation summaries for H/RC: Residential caravan sites are included alongside the comments on the overall housing need made to S/JH: New jobs and homes as issues relating to housing need are referred to within them. The representation summaries for H/RC: Residential caravan sites will also be included alongside the representation summaries for the other Homes Chapter policies when they are reported to a later JLPAG meeting.

Abbreviations

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Executive Summary

The Cambridge GRT Solidarity Network and Cambridge and South Cambridgeshire Green Parties raise concerns regarding sufficient provision of sites and the effective assessment of need. The Environment Agency highlight the importance of addressing flood risk.

Table of representations: H/RC – Residential caravan sites

Summary of issues raised in comments	Comments highlighting this issue
Need to review the vulnerability of tenure which may be an issue.	56782 (Croydon PC)
No comment.	57455 (Huntingdonshire District Council)
Needs to distinguish between mobile home parks and caravans on farms used for seasonal workers.	57754 (Bassingbourn-cum-Kneesworth PC)
Annex C (Flood Vulnerability Classification) of the NPPF classifies caravans, mobile homes and park homes intended for residential use as highly vulnerable as if located adjacent to rivers they are at significant risk from being quickly inundated without sufficient warning or means of escape. Therefore: <ul style="list-style-type: none"> • flood risk should be a key consideration in the policy criteria, and • sequential test needs to be applied when considering sites. 	59730 (Environment Agency)

Summary of issues raised in comments	Comments highlighting this issue
<p>Deep concern for the policy, particularly given Police, Crime Sentencing and Courts Bill which targets Gypsy and Traveller communities and effectively criminalises their way of life. This policy needs to safeguard these groups and provide sufficient pitches/plots to meet their needs.</p>	<p>60246 (Cambridge GRT Solidarity Network)</p>
<p>Essential that this policy is based on good evidence and on genuine consultation with the communities affected. Concerned that the Accommodation Needs Assessment will have been unable to establish much contact with the communities affected. Local Plan should prioritise the delivery of sites for Gypsy, Roma and Traveller communities and ensure that they meet their needs, are sufficiently spacious and affordable, and are in locations that are desirable to this community.</p>	<p>60807 (Cambridge and South Cambridgeshire Green Parties)</p>

H/GT: Gypsy and traveller and travelling showpeople sites

Hyperlink for all comments

Open this hyperlink - [Policy H/GT: Gypsy and Traveller and Travelling Showpeople sites](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

11

Note

- The representation summaries for H/GT: Gypsy and traveller and travelling showpeople sites are included alongside the comments on the overall housing need made to S/JH: New jobs and homes as issues relating to housing need are referred to within them. The representation summaries for H/GT: Gypsy and traveller and travelling showpeople sites will also be included alongside the representation summaries for the other Homes Chapter policies when they are reported to a later JLPAG meeting.

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

A number of organisations highlight the importance of provision of sites, and ensuring those sites are suitable, such as having access to facilities, and appropriate foul drainage. Best practice examples are highlighted. One developer expresses concerns regarding the provision of sites as part of major developments.

Table of representations: H/GT: Gypsy and traveller and travelling showpeople sites

Summary of issues raised in comments	Comments highlighting this issue
<p>Support for policy</p> <ul style="list-style-type: none"> • Additional suitable sites should be provided, and unauthorised sites subject to the same planning as housing and residential caravan sites • There is a need for a traveller site to support members of the travellers community who need good access to the hospitals on CBC • Provision for permanent and transit sites must be addressed, with a process to provide sites including on the edge of Major Developments • A diverse range of locations should be provided to ensure they offer choice and respond to the preferences of future residents 	<p>57755 (Bassingbourn-cum-Kneesworth PC) 56783 (Croydon PC), 56999 (Trumpington Residents Association), 58287 (H Smith), 57456 (Huntingdonshire District Council)</p>

Summary of issues raised in comments	Comments highlighting this issue
The principle of inappropriate in the Green Belt must be enforced for all	58296 (Histon & Impington PC)
<p>Opposed to proposed policy. Gypsy and Traveller Accommodation is best provided through standalone Gypsy and Traveller site allocations or through windfall allocations. If there is a requirement for this accommodation to be provided as part of larger developments, this should only relate to the larger developments for new settlements and such requirements should be set out in the allocation policy for that site</p>	57399 (Persimmon Homes East Midlands)
The current policies are not working and have delivered too few sites. Failings will be exacerbated by the Police, Crime Sentencing and Courts Bill	58573 (Cambridge GRT Solidarity Network), 60808 (Cambridge and South Cambridgeshire Green Parties)
<p>Should be following best practice as set out in the London Gypsies and Travellers 'Best Practice for assessing the accommodation needs of Gypsies and Travellers'</p> <ul style="list-style-type: none"> • This applies to consultation and needs assessment methodologies • Recent needs assessments have under-stated needs 	58573 (Cambridge GRT Solidarity Network), 60808 (Cambridge and South Cambridgeshire Green Parties)
Need to allocate better quality sites	58573 (Cambridge GRT Solidarity Network), 60808 (Cambridge and South Cambridgeshire Green Parties)

Summary of issues raised in comments	Comments highlighting this issue
The nature of G&T sites means they should be treated as highly vulnerable and flood risk should be a key consideration in any policy criteria	59731 (Environment Agency)
The existing site at Fen Road continues to be a source of ongoing local water quality and environmental health problems due to inadequate foul drainage provision. Policy H/GT should include provision for mains foul drainage and protection of water quality as part of the policy criteria	59731 (Environment Agency)

S/DS: Development Strategy

Hyperlink for all comments

Open this hyperlink- [S/DS: Development Strategy](#)> then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol.

Number of Representations for this section: 245 (albeit see note below)

Note

A large number of representations attached to the Greater Cambridge in 2041 and How much development and where webpages have been moved to the tables below to ensure relevant strategy comments are considered together. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Executive Summary

Regarding plan-wide development levels, representors (including a number promoting specific sites) proposed that the strategy should plan for more employment and housing, in order to support economic growth, reduce in-commuting, deliver more affordable housing, and to provide a more flexible supply of homes. A number of Individuals, parish councils and community groups commented that the strategy should plan for less development, noting: the circular nature of planning for more and more growth, climate and nature impacts, harm to quality of life and the character of the area, that development will compound affordable housing challenges and existing inequality, or that the proposal is higher than government's standard minimum housing need. The Environment Agency and Natural England stated that they were concerned about whether the growth proposed can be sustainable without causing further deterioration to the water environment. These bodies, together with Cambridge Water and Anglian Water, expressed their intention to work collaboratively with the Councils to explore the issue further. Other comments noted the need to reconsider the strategy in the light of COVID. The quick questionnaire included a related question (Quick question 1) which asked whether respondents supported the proposed housing level. Of 580 responses, 31% either strongly agreed or agreed; 16% were neutral, and 54% either strongly disagreed or disagreed.

There was wide ranging in principle support for the climate focused development strategy, including focusing development in locations which reduce need to travel, and in locations with existing and committed transport links. On the other hand, around 100 individuals supported the Friends of the River Cam letter objecting to the plan on the grounds of inadequate water supply, effect on national food supply, failure to minimise climate change, likely irreparable damage to ecosystems, carbon emissions from construction, lack of integrated public transport, undermining the Levelling Up agenda, democratic deficit in process and evidence base. The quick questionnaire included a related question (Quick question 2) which asked whether respondents agreed that new development should mainly focus on sites where car travel, and therefore carbon emissions, can be minimised. Of 572 responses, 68% either strongly agreed or agreed; 16% were neutral, and 16% either strongly disagreed or disagreed.

A number of comments, particularly from those promoting specific developments, argued that the plan was too heavily focused on strategic sites and too restrictive of village development. Regarding directions of growth, a limited number of individuals and developers argued that given previous plans had focused housing development to the north of Cambridge, future development should be focused to the south, close to the area of ongoing employment growth. Others proposed greater levels of development in the rural southern cluster and A428 corridor than was currently proposed in the plan. Regarding the economy, a number of landowners and developers argued that more sites should be provided to meet specific sector needs.

A large number of landowners and developers argued that that the strategy relied too much on large urban extensions to Cambridge City and new settlements in South Cambridgeshire, which had infrastructure dependencies which therefore presented a risk to the deliverability of the plan. Comments expressed concern about the accelerated delivery rates assumed at the strategic sites included in the First Proposals. The same respondents proposed that the plan should include a greater number of smaller sites, particularly in the rural area, to allow a sufficient amount and variety of land to come forward to support the objective of significantly boosting supply of homes, and to support rural communities.

A small number of individuals expressed concern at the plan's reliance on East West Rail and/or objected to the East West Rail project. Equally a small number of individuals and parish councils expressed concern about whether transport and other infrastructure would cope with the pressure generated by the development proposed in the plan.

Regarding the approach to Cambridge urban area, comments were mixed, including support for densification from some individuals, concern from individuals regarding the impact of densification on quality of life, and comments from developers or landowners (or their agents) promoting village sites that brownfield sites can be challenging to deliver. Regarding the edge of Cambridge and in the Green Belt, comments included those from promoters of sites not included in the plan stating that exceptional circumstances existed to release their site from the Green Belt, and individuals and community groups objecting to the releases included in the First Proposals. Affected parish councils urged greater separation between proposed development - at Cambridge East and at Mingle Lane, Great Shelford - and their villages. Regarding new settlements, support was expressed by a limited number of individuals, East West Rail Company, and Cambridgeshire County Council, for Cambourne as a location for expanded development. A number of site promoters for other locations highlighted the reliance of this site on the uncertain delivery of East West Rail. Regarding the rural area, individuals and parish councils supported the limits on rural development proposed in the plan.

The quick questionnaire included four related questions (quick questions 7 to 10) which were relevant to this policy. These questions asked respondents' views about development focused on the rural southern cluster, village development and provided the opportunity to identify additional sites. Responses to these questions broadly reflected the comments attributed to policy S/DS summarised above.

Tables of representations: S/DS: Development Strategy

Plan-wide development levels

Summary of issues raised in comments	Comments highlighting this issue
<p>Comment that the strategy should plan for more employment and housing, including for the following reasons:</p> <ul style="list-style-type: none"> • the Councils’ preferred option forecasts of jobs and homes are low • to reflect the Councils’ higher growth scenario • embrace the maximum economic benefits that can sustainably be accommodated within the Greater Cambridge area • Experiencing unprecedented levels of economic growth; 32% jobs increase over plan period and jobs growth has outstripped homes • Provide substantial increase in housing, at least 15% above proposed • to fully meet the housing requirement + 10% buffer • to ensure delivery of the required annualised housing supply • to ensure choice, affordability and diversity of housing 	<p>Developers, Housebuilders and Landowners</p> <p>57340 (HD Planning Ltd), 57650 (Endurance Estates - Balsham Site), 58309 (University of Cambridge), 58567 (MacTaggart & Mickel), 58600 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58676 (The Church Commissioners for England), 58805 (Redrow Homes Ltd), 58815 (Great Shelford (Ten Acres) Ltd), 58879 (Scott Properties), 58899 (Axis Land Partnerships), 58963 (Endurance Estates), 59048 (Emmanuel College), 59082 (L&Q Estates Limited and Hill Residential Limited), 60541 (Beechwood Homes Contracting Ltd), 60580 (Martin Grant Homes), 60668 (Mill Stream Developments), 60685 (Trinity College), 58335* (Marshall Group Properties), 57148* (Southern & Regional Developments Ltd), 57191* (European Property Ventures – Cambridgeshire), 57212* (Deal Land LLP), 58265* (Pigeon Land 2 Ltd), 58356* (Hill Residential Ltd and Chivers Farms -Hardington- LLP), 58948*</p>

<ul style="list-style-type: none"> • Reduce in-commuting • reverse commuting patterns and meet full affordable housing need. • to address under-delivery of affordable housing at new settlements • to provide flexibility should allocated sites not come forward as anticipated • to ensure that allocated sites don't have a monopoly position whereby the LPA is under pressure to grant permission even where it has concerns about the proposal • Approach to faster delivery at Edge of Cambridge, Northstowe and Waterbeach is not supported by evidence • Shortfall of 44 dwellings – only account for 11,596 of the 11,640 to be planned • To accommodate additional growth from Ox-Cam Arc • Does not demonstrate how can meet future jobs targets or needs, particularly mid tech 	<p>(Endurance Estates), 59032* (L&Q Estates Limited & Hill Residential Ltd)</p>
<p>Comment that the strategy should plan for less growth, for the following reasons:</p>	<p>Individuals</p> <p>57592 (M Jump), 60188 (J Preston), 57582* (C Maynard), 59777* (M Bijok Hone), 57850 & 57854* (T Harrold), 57980*</p>

<ul style="list-style-type: none"> • concern that the model of planning for growth inevitably leads to more growth – suggested to consider when the current model may be forced to change • worsening conditions and finite capacity for growth with limited resources • Overoptimistic and unrealistic vision of growth • Predict and provide approach is flawed • Downward revision needed to reflect covid and home/hybrid working, less need for homes close to jobs, some demand can be met outside Greater Cambridge. • Challenge the need for growth in an area of over-rapid expansion, cannot continue indefinitely • planning for 44,000 homes is incompatible with the aim of decreasing carbon impacts, nature recovery, and improving quality of life • Failure to minimise climate change, existing development already outstrips CO2 emissions; • Over ambitious and high risk to Vision and Aims. • Minimum / Medium options can be justified with limitations of sustainability 	<p>(E Osimo), 57831* (S Sinclair), 58057* (B Marshall), 59764* (B Hunt), 58165* (S Kennedy), 57929* (F Goodwille), 56801* (M Colville), 57632* (J Conroy), 57033* (W Harrold), 57129* (D Lott), 57777* (C Harding), 57886* (C Schofield), 59456* (A Alderson), 60108* (C Blakeley), 60187* (J Preston), 57886* (C Schofield),</p> <p>Public bodies</p> <p>56737 (Croydon PC), 59258* (Teversham PC), 59258* (Teversham PC), 57801* (Coton PC), 59030* (Great Shelford PC), 58325* (Linton PC)</p> <p>Third Sector Organisations</p> <p>58097 (Cambridge Doughnut Economics Action Group), 56965 (Trumpington Residents Association), 57548* (Save Honey Hill Group), 57767* (Cambridge Doughnut Economic Action Group), 57786* (Carbon Neutral Cambridge), 58103* (Cambridge Doughnut Economics Action Group), 60738* (Cambridge and South Cambridgeshire Green Parties)</p>
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- economic growth encourages inward migration from other areas which is unsustainable
- The plan's proposals to support carbon neutrality will themselves consume carbon. There is no environmental capacity for additional homes and people.
- No more development allocations until environmental and transport capacity assumptions, in line with the principles of Doughnut Economics have been holistically assessed.
- Cambridge has reached maximum; more growth will impair quality of life
- Increase of nearly 40% is character changing
- Effect on national food security;
- Likely irreparable damage to ecosystems;
- Lack of integrated public transport, increased congestion (and pollution);
- Growth in Cambridge outstrips infrastructure.
- concern that the plan will not achieve affordable housing, given the primary driving force of external investment
- Growth in jobs will compound existing problems of affordable housing;

- concern that the support of capital growth will increase inequality
- Drive for growth comes from landowners and businesses, residents see the impacts;
- Move away from formulae to find ways to accentuate the positives and eliminate negatives;
- The proposed level is higher than the government advises
- The standard government calculation may itself be questioned
- Support only the absolute minimum number of new homes, around 37,400, already in the planning pipeline.
- No justification for an increase in houses
- Priority should be on Levelling Up other areas – there are plenty of brownfield sites elsewhere in the country
- Focus on improving transport links from outside Greater Cambridge
- concern at the inclusion of a 10% buffer when that is accounted for by planning for more than the Standard Method
- concern at the inclusion of a 10% buffer which accounts for 40% of the total number of additional homes

<ul style="list-style-type: none"> • Puts economic growth as primary objective, which is incompatible with climate and nature recovery objectives. The plan should be scrapped; homes and jobs should be supported in locations elsewhere in the country which are in need of regeneration, and which have environmental capacity. • Existing housing stock will take available carbon budget and water supply. Growth is irresponsible without solution to these problems • What models does the Planning Service have to determine likely limits to growth of the Cambridge economy? 	
<p>We remain genuinely concerned about whether the growth proposed (48,800 new homes inclusive of 10% buffer and 37,200 from previous plans) can be sustainable without causing further deterioration to the water environment. We understand the regional and water company water resource planning is still ongoing and the next version of the IWMS Detailed WCS will be updated as these plans come to fruition. We offer our support to work collaboratively with all the parties involved. Support the idea of development limited to levels that can be supported by a sustainable water supply (phased delivery) until the time the</p>	<p>59719 (Environment Agency)</p>

strategic infrastructure is in place, though we are mindful this may lead to heavily back loaded delivery.	
Major concerns with scale of development and 2041 timeframe for delivery, given damage already being inflicted on natural environment and lengthy lead-in time for identification and delivery of measures to address water resource issue and implement strategic green infrastructure.	59964* (Natural England)
Welcome recognition water supply is significant issue for deliverability. Support preparation of Integrated Water Management Study. Demonstrate appropriate deliverable mitigation measures can support sustainable growth until new strategic water supply infrastructure operational. Consider extended timeframe for delivery.	59969* (Natural England)
Support the environmental objectives of the Plan and would want to have continued joint working with other stakeholders such as the Environment Agency to agree matters such as a joint approach to calculating growth. Anglian Water proposes that a Statement of Common Ground approach is taken as part of Duty to Cooperate to reach agreement on evidence and methodology with the two Councils and the EA.	60457 (Anglian Water Services Ltd)

We would welcome regular and continued engagement and collaboration to ensure that planned growth can be supplied in a sustainable way. The timing and location of individual developments is critical to our planning.	60496* (Cambridge Water)
Committed to reduction of abstraction from chalk aquifers. Increased collaboration vital to ensure growth can be supplied sustainably. Strongly support ambitious targets for water efficient home building and any new development.	58915 (Cambridge Water)
This talks of 'creating space' but admits that water supply cannot just be created quickly. With so many problems* (air quality, transport, water, high housing costs, strained services) how can we cope with more?	58094* (Hills Road Residents' Association)
No assessment of current growth and its cumulative impact or the success or failure of current Local Plan policies	60236* (Federation of Cambridge Residents' Associations)
The 2018 Local Plan requires a rework due to the impact of the global pandemic.	58062* (Horningsea PC)
A regular review of the quantum, composition and location of job growth is needed to allow flexible adjustments across the full range of topics covered by the Local Plan.	57819* (W Wickstead)

Contingency sites should be included to ensure the plan is effective (deliverable over the plan period) as required by the NPPF.	58693 (Wates Developments Ltd)
Support for the level of employment and homes, if it is carefully located and is sustainable.	59141* (Cambourne TC)
The overarching strategy should plan for more homes with the plan period spread across the settlement hierarchy.	57150 (Southern & Regional Developments Ltd), 57195 (European Property Ventures - Cambridgeshire)
Further consideration of sites suitable for potential development of specialist housing for older people (including Extra Care development) in sustainable locations should be undertaken	58333 (Simons Developments Ltd), 59740 (Endurance Estates)
Concern that further employment growth will continue to put pressure on housing. Suggestion to limit commercial development.	57938 (North Newnham Residents Association)
The policy stifles the role of Neighbourhood Planning in Greater Cambridge by not allocating specific levels of growth to guide the review of or preparation of Plans in designated Neighbourhood Plan Areas which possess an established sustainable settlement. The approach to guide Neighbourhood Plans by identifying indicative levels of growth from Windfall numbers is not a sound or robust way to proceed	58534 (Martin Grant Homes Ltd)

<p>Objections to the approach to windfalls including</p> <ul style="list-style-type: none"> • Over-reliance on windfalls • Comment that the new Windfall figure is artificially high due to the extended period in the previous decade where a large number of speculative development proposals were approved, and that an increase is not necessary • Suggestion that the windfall allowance should be lowered and more sites explicitly allocated • Evidence suggests previous development has been higher than estimates but finite supply of brownfield sites so fewer will come forward in future • Resist inappropriate development of gardens (contrary to NPPF para 71); inclusion in allowance will perpetuate trend 	<p>58534 (Martin Grant Homes Ltd), 58561 (Grosvenor Britain & Ireland), 58668 (Wates Developments Ltd), 58693 (Wates Developments Ltd), 58899 (Axis Land Partnerships), 60181 (Home Builders Federation), 60272 (Commercial Estates Group), 60323 (Daniels Bros – Shefford – Ltd)</p>
<p>2041 is an appropriate plan period, given uncertainty over major transport infrastructure projects including East-West Rail and Oxford to Cambridge expressway.</p>	<p>57314* (Huntingdonshire DC)</p>
<p>Suggestion that there could be a case for a longer plan period to 2050 to be advanced to:</p> <ul style="list-style-type: none"> • allow time to plan the necessary infrastructure • align with the OxCam Spatial Framework plan period 	<p>58622 (Vistry Group and RH Topham & Sons Ltd), 58676 (The Church Commissioners for England)</p>

<p>Proposal to increase the homes buffer above 10% and further sites allocated to:</p> <ul style="list-style-type: none"> • ensure a robust strategy to account for both the current heavy reliance on existing allocations and planning permissions, as well as to accommodate any additional jobs growth • provide greater certainty over the delivery of housing • offset the potential risks that development will not come forward as planned • Housing Delivery Study recommends at least 10% to ensure over-allocation given strong economic growth. Facilitate houses close to local employment • 20% buffer would increase robustness of supply position 	<p>58668 (Wates Developments Ltd), 58693 (Wates Developments Ltd), 58805 (Redrow Homes Ltd), 60180 (Home Builders Federation), 60273 (Commercial Estates Group), 60323 (Daniels Bros – Shefford – Ltd), 60541 (Beechwood Homes Contracting Ltd), 58265* (Pigeon Land 2 Ltd)</p>
<p>Concern raised that the First Proposals does not demonstrate a 5 year land supply, noting:</p> <ul style="list-style-type: none"> • The annual requirement should be derived from the 44,400 plan period figure • Delivery added to the early trajectory has not been properly tested 	<p>58805 (Redrow Homes Ltd), 60541 (Beechwood Homes Contracting Ltd)</p>
<p>Expected five-year housing land supply on adoption in 2025 will be 5.15 years. This is marginal and could easily fall should sites</p>	<p>60182 (Home Builders Federation)</p>

<p>not come forward as expected. Consider allocating small sites of less than one hectare to bolster supply in the first five years following adoption.</p>	
<p>Assumption that all 44,000 houses have to be allocated within Greater Cambridge to minimise carbon footprint of travel and congestion is too simplistic and unsound. Reality is people will continue to travel to/from outside area for variety of reasons. Potential for more rail commuting from Fenland and East Cambridge and Levelling Up in the County. NEC will attract out-commuters.</p>	59942 (Fen Ditton PC)
<p>Support for the identified requirement for 44,400 new homes; 10% flexibility allowance; additional land for a minimum 11,640 homes is appropriate.</p>	58601* (Vistry Group and RH Topham & Sons Ltd), 58748* (Great Shelford -Ten Acres- Ltd)
<p>Recognising the housing needs requirements Anglian Water supports the approach taken on the quantum of growth planned with additional 10% allowance for flexibility. Note Anglian Water considers the Water Resources Management Plan (WRMP) and Drainage and Wastewater Management Plan (DWMP) with their 25-year time horizon, direction on sustainability requirements and demand management,</p>	60444 (Anglian Water Services Ltd)

enable appropriate and timely investment to support growth, also proposes enter into a Memorandum of Understanding.	
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Spatial strategy thematic topics

Overarching

Summary of issues raised in comments	Comments highlighting this issue
Broad support for the overarching strategy	<p>Individuals</p> <p>57035 (W Harrold), 60110 (C Blakeley),</p> <p>Public bodies</p> <p>57110* (D Ogilvy – Bartlow Parish Meeting), 56861 (Bassingbourn cum Kneesworth PC), 58358 (Linton PC), 59877 (Cottenham PC), 60440 (Late representation: Westley Waterless PC),</p> <p>Other Organisations</p> <p>58003 (Imperial War Museum/Gonville and Caius College),</p>

Summary of issues raised in comments	Comments highlighting this issue
	<p>Developers, Housebuilders and Landowners</p> <p>60243 (Bidwells), 60256 (Jesus College),</p>
<p>Support in principle for the strategy's approach of directing development to locations that have the least climate impact, where active and public transport is the natural choice, and where green infrastructure can be delivered alongside new development.</p>	<p>Individuals</p> <p>58183 (Cllr N Gough),</p> <p>Public bodies</p> <p>57110* (D Ogilvy – Bartlow Parish Meeting), 56572 (Gamlingay PC), 59691 (Central Bedfordshire Council), 59966 (Natural England), 57477 (ESFA - Department for Education), 57314* (Huntingdonshire District Council), 59250* (Cambridgeshire and Peterborough Combined Authority),</p> <p>Third Sector Organisations</p> <p>60677 (Cambridge and South Cambridgeshire Green Parties),</p> <p>Other Organisations</p> <p>58309 (University of Cambridge), 60444 (Anglian Water Services Ltd),</p>

Summary of issues raised in comments	Comments highlighting this issue
	<p>Developers, Housebuilders and Landowners</p> <p>57310 (Deal Land LLP), 58096 (Jesus College), 58195 (Terence O'Rourke Ltd), 58196 (Countryside Properties (UK) Ltd), 58240 (Janus Henderson UK Property PAIF), 58359 (Marshall Group Properties), 58488 (BDW Homes Cambridgeshire & The Landowners (Mr Currington, Mr Todd, Ms Douglas, Ms Jarvis, Mr Badcock & Ms Hartwell), 58647 (Deal Land LLP), 58657 (Socius Development Limited on behalf of Railpen), 58731 (Trumpington Meadows Land Company ('TMLC') a joint venture between Grosvenor Britain & Ireland (GBI) and Universities Superannuation Scheme (USS)), 58743 (CBC Limited, Cambridgeshire County Council and a private family trust), 58257 (Pembroke College), 58900 (Varrier Jones Foundation), 58952 (Varrier Jones Foundation), 59020 (Peterhouse), 59048 (Emmanuel College), 59100 (Pace Investments), 59252 (Croudace Homes), 59403 (Pace Investments), 60263 (Gonville & Caius College), 60610 (CALA Group Ltd), 60612 (Endurance</p>

Summary of issues raised in comments	Comments highlighting this issue
	Estates – Orwell site), 60624 (NIAB Trust – Girton site), 60629 (NIAB Trust), 60633 (NIAB Trust)
Support strategy focused on strategic sites with better transport links, and with limited level of development proposed for villages	56801* (M Colville), 57110* (D Ogilvy – Bartlow Parish Meeting), 59995 (Steeple Morden PC), 60077 (Guilden Morden PC), 56907* (West Wickham PC), 59470* (Shepreth PC), 58350 (Toft PC), 58241 (Cambridge Past, Present & Future),
Support continued development of committed sites	57316 (Huntingdonshire DC),
Support for focus on brownfield sites	60444 (Anglian Water Services Ltd),
Support for a blended strategy including a range of locations	58359 (Marshall Group Properties),
Support for emphasis on dense settlements, including supporting new towns to be vibrant self-sustaining communities with good facilities.	57709 (J Pavey),
Support for strategy which important issues, including needs, climate change, making use of existing sites.	56791* (J Kirkbride),
Support for focusing development in locations where infrastructure already exists.	56861 (Bassingbourn cum Kneesworth PC),
Support for focusing development in locations with existing and committed transport links.	56923 (Cambridgeshire County Council),

Summary of issues raised in comments	Comments highlighting this issue
Support weighted distribution towards most sustainable locations and key employment hubs.	60219 (Thakeham Homes Ltd),
Areas around Cambridge are good, logical sites	58039 & 58041* (Great and Little Chishill PC)
Support new homes that do not destroy the county and its waterways. Brownfield sites to be prioritised for development. Greenbelt to be fully protected.	59810* (Dry Drayton PC)
Support a GCLP strategy that supports and plans for continuing economic growth and innovation hubs, as well as the homes needed to reduce commuting into the area in a way that minimises environmental impacts and improves the wellbeing of communities.	58001* (Imperial War Museum/Gonville and Caius College), 58703* (Trumpington Meadows Land Company)
<p>Comments regarding the overarching strategy, including:</p> <ul style="list-style-type: none"> • there is a vital need for the strategy to protect green spaces, and protect the qualities that makes Cambridge City a great and unique place to live • The need to locate jobs close to homes to reduce the need to travel • New development should have solar hot water and high levels of insulation 	56572 (Gamlingay PC), 56737 (Croydon PC), 57709 (J Pavey), 59966 (Natural England), 60188 (J Preston), 60234 (P Blythe), 60444 (Anglian Water Services Ltd), 60640 (TTP Campus Limited)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • emphasis should be given to placemaking and ensuring the character of existing communities is not harmed but rather enhanced • Consider further evidence as part of Sustainability Appraisal on whole lifecycle carbon benefits of selected approach. • Ensure the distinctive character of the City, towns and villages are not adversely affected through new development 	
<p>Strategy needs to tackle commuting patterns from outlying villages into City. With the presence of Green Belt, opportunities for development within the City are limited. The strategy therefore relies on areas beyond the Green Belt developing and consolidating their employment offer.</p>	60641 (Bruntwood SciTech)
<p>Note locations for development, with limited housing adjacent to Trumpington</p>	56963* (Trumpington Residents Association)
<p>Many of committed developments also unlikely to deliver sufficient level of accessible high quality green infrastructure to meet the needs of new residents without adverse recreational pressure impacts to the existing ecological network including</p>	59966 (Natural England),

Summary of issues raised in comments	Comments highlighting this issue
statutorily designated sites. These issues need to be addressed urgently through further stages of Plan preparation.	
Emphasis should be given to placemaking and ensuring the character of existing communities is not harmed but rather enhanced	57709 (J Pavey),
Need to locate jobs close to homes to reduce the need to travel.	56572 (Gamlingay PC),
Further evidence should be produced by the Councils as part of the Sustainability Appraisal on the whole lifecycle carbon benefits of the selected approach and reasonable alternatives to guide consideration of a policy on the phasing of developments sites and supporting infrastructure including biodiversity opportunities and infrastructure option carbon benefits.	60444 (Anglian Water Services Ltd),
Ensure the distinctive character of the City, towns and villages are not adversely affected through new development, by exploiting opportunities to use brownfield land	60640 (TTP Campus Limited)
Development Strategy doesn't appear to include a balanced option on delivery of local housing needs for comparison, with an aligned transport strategy, which excludes the over densification and corresponding penalties of the S/NEC proposal.	58106 (M Asplin),

Summary of issues raised in comments	Comments highlighting this issue
Growth should be dispersed across the settlement hierarchy.	60310 (Gladman Developments),
Emphasise the importance of a variety of growth locations and sizes to support housing growth. New settlements, strategic extensions and development in rural locations all form a key part in meeting varying housing needs and ensuring a consistent supply of housing delivery.	60547 (Thakeham Homes Ltd),
Wrong Plan at wrong time with climate, biodiversity and water emergency. Prioritise social housing, environmental matters and protect Green Belt not economic development at any cost. Undermines Government Levelling Up and brownfield first agenda.	59500 (Babraham PC)
Breaches obligations for sustainable development; does not consider embodied carbon and car borne emissions. Inadequate water supply and sewage system.	59945 (O Harwood)
Forward thinking Vision is not matched by development strategy, predicated on growth, which will increase carbon. Inconsistent with Governments Levelling Up agenda.	59548 (Campaign to Protect Rural England)
With the climate crisis the starting point should be to plan for truly sustainable neighbourhoods, meeting needs locally, and building resilient communities.	56524* (C Preston)

Summary of issues raised in comments	Comments highlighting this issue
Better to have larger settlements less dependent on cars and close to employment	56735* (Croydon PC)
Support for the vision, aims and the amount of development, but not the distribution and proposed allocations.	58387* (Grosvenor Britain & Ireland)
Councils discourage new homes in places where car travel is the easiest way to get around and yet villages with stations (e.g. Meldreth, Shepreth and Foxton) are not allocated any growth. Yet with only the prospect of a station in Cambourne, it is considered sufficient for a c.2,000 home allocation.	58672* (Artisan* (UK) Projects Ltd)
Too much farmland allocated for development in the Plan which is unsustainable and physically impossible. The plan does not address the fundamental problems of food and water security. Destroying the countries best farmland Cambridge Area is not simply a bad idea, it would dangerously damage the UKs food security.	59492* (D Seilly)
Please note the "Place Standard" Survey by Cllr Sam Davies in Queen Edith's, Feb. 2020. GB1 & GB2 should not become an isolated community. Windfall proposals for residential development in Cambridge, and elsewhere, being subject to no limit on individual scheme	59770* (B Hunt)

Summary of issues raised in comments	Comments highlighting this issue
<p>size, will encourage developers to maximise profit at the expense of quality of life for residents. Specific sites should have their capacity limits stated from the outset.</p>	
<p>Comment proposing revisions to the strategy to ensure the plan meets its aims, including:</p> <ul style="list-style-type: none"> • greater focus on bringing sustainable transport initiatives from outside the Greater Cambridge area • evaluate progress of adopted strategy before adding to it • objecting to allocation of North East Cambridge and associated relocation of Cambridge Waste Water Treatment Plant • applying minimum growth option and focusing development at Cambridge East and potentially Cambridge Biomedical Campus. 	57551 (Save Honey Hill Group)
<ul style="list-style-type: none"> • The plan fails to consider the overall environmental capacity and climate change impact and the effect on the historic environment in a holistic way. • Where is the overall vision of what Cambridge will be like in the future? Who is the city for? This plan does not make clear. 	60236* (Federation of Cambridge Residents' Associations)

Summary of issues raised in comments	Comments highlighting this issue
Essential all policies are rigorously enforced and not just window dressing. Many organisations are proposing short and long term developments. Plan must take account of each proposal and ensure full co-ordination.	59061* (M Berkson)
Agree with policy direction and Figure 6. Support the fact that no new settlement is proposed around Six Mile Bottom and agree with comment (page 39) that further new settlements should not be allocated.	60442 (Late representation: Westley Waterless PC)
Notes expansion of Cambourne, continuing to develop Bourn Airfield. Mansel Farm, Oakington (20 homes near Beck Brook). Notes mention of 10% extra buffer for homebuilding, and 1,000 more homes on the Eddington site (M11 side).	59863 (Dry Drayton PC)
The plan includes many welcome similarities with CA's Suggested Spatial Vision, including supporting the need for higher density development, five strategic sites, agglomeration supported by transport corridors, creation of a connected nature network.	60519 (Cambridge Ahead)
Need to act on the recommendations of the Climate Commission.	60519 (Cambridge Ahead)

Summary of issues raised in comments	Comments highlighting this issue
New development should have solar hot water and high levels of insulation.	56737 (Croydon PC),
2 nd & 4 th paragraphs should recognise the importance of access to excellent education provision and areas can/should be improved through regeneration or enhancement.	58502* (ARU)
The proposed house expansion would change the nature of Cambridge from a small town to a large city. Please focus on connecting the biomedical campus to other residential areas outside of Cambridge city.	57984* (F Seregni)
Cambridge City Council and South Cambridgeshire District Council lies outside the defined coalfield. No specific comments to make.	59736* (The Coal Authority)
Non-substantive comment	57852* (T Harrold), 57860* (T Harrold)

Strategic influences and Duty to Cooperate

Summary of issues raised in comments	Comments highlighting this issue
<p>Welcome consideration of how Plan fits with other plans and strategies, including Ox Cam Arc, and prepared within wider regional context, noting duty to cooperate. Pleased to engage in preparation and development of a draft Statement of Common Ground.</p>	<p>59970* (Natural England)</p>
<p>To ensure compliance with NPPF para. 16 of the NPPF, the Councils should seek to identify or establish a suitable forum for engaging with the Government for the OxCam Arc.</p>	<p>58655* (The Church Commissioners for England)</p>
<p>Welcome the approach to preparing the preferred development strategy / draft allocations and green infrastructure initiatives in parallel. Consideration has been given, through the Sustainability Appraisal, to the best locations to restore the area’s habitat networks and provide more green spaces for people providing health and wellbeing benefits. Support identification of 14 Strategic Green Infrastructure initiatives.</p>	<p>59968 (Natural England)</p>
<p>No objection in principle to the existing and new allocations, areas of major change or opportunity areas being taken forward subject to:</p> <ul style="list-style-type: none"> • identification of strategic water supply infrastructure and/or feasible interim solutions • establishment of a robust plan to deliver the 14 Strategic Green Infrastructure initiatives ahead of development • need robust requirements to deliver biodiversity net gain and on-site green infrastructure 	<p>59971 (Natural England)</p>

Summary of issues raised in comments	Comments highlighting this issue
Pleased to note the assessment in relation to historic environment, especially HELAA Appendix 4. Welcome commitment to preparation of Strategic Heritage Impact Assessment for site allocations.	59601 (Historic England)
Important that site allocation policies include sufficient clarity (NPPF para 16d). Policy should identify assets on site/nearby, mitigation measures, reference HIA. Suggested wording.	59602 (Historic England)
Combined Authority is consulting on its Sustainable Growth Ambition Statement; considers good growth in context of six 'capitals'. Reflection of six capitals in Plan policies and Sustainability Appraisal is supported.	59313* (Cambridgeshire and Peterborough Combined Authority)
The location and form of new development should fully consider the principles of creating healthy environments.	59114* (Cambridgeshire and Peterborough Clinical Commissioning Group)
ECDC has no objections at this stage. Notes there are no additional major development proposals close to the border and no obvious significant 'cross-border' implications of relevance to East Cambridgeshire.	59859 (East Cambridgeshire DC)
Wide range of spatial options have been tested. Chosen option aids achieving net zero carbon ambitions, particularly relating to transport, by locating homes, employment and services near to one another. Support this approach. Focusing development largely in close proximity to Cambridge City, is also least likely to impact on infrastructure within Suffolk.	59953 (Suffolk Council)

Summary of issues raised in comments	Comments highlighting this issue
Want to produce a joint evidence base to set out the most up to date position and for this to be further updated as the Drainage and Wastewater Management Plan (DWMP) progresses.	60460 (Anglian Water Services Ltd)
The area is too complicatedly organised by local government divisions with no satisfactory overview. We need to work on many existing problems before we fall for Government's hopeful plans for South East and Arc that are not regarding the complications realistically.	60233* (H Warwick)
Supportive of Councils working jointly, aligns with commitment in existing Plans and allows strategic matters to be considered comprehensively in a joined-up manner. Critical to work alongside Cambridgeshire authorities to ensure wider cross boundary issues are addressed. If a Council fails to satisfactorily discharge its Duty to Cooperate a Planning Inspector must recommend non-adoption.	60307* (Gladman Developments)
Be clear how it will deliver on ambitions of Oxford-Cambridge Arc. Support strategic spatial planning approach being applied to Ox-Cam Arc but it appears a substantial amount of housing may be planned for and delivered at an earlier stage due to conflicting timescales.	58640* (National Trust)
Plan assumes coordination with OxCam Arc project, which is now under review by government.	59540* (Campaign to Protect Rural England)
Plan assumes influence by UK Innovation Corridor and Cambridge-Norwich Tech Corridor, which are projects driven by unelected business interests.	59540* (Campaign to Protect Rural England)

Summary of issues raised in comments	Comments highlighting this issue
Opposition to Oxford Cambridge Arc Spatial Framework and East West Rail southern route. Concerns these may lead to central government-imposed rather than locally-agreed development which will be highly detrimental to the area.	59851 (Barrington PC)
The planning authorities should engage with their neighbours under the Duty to Cooperate to ensure they respond to the footprint of the Cambridge economy, including its travel to work area.	60519 (Cambridge Ahead)

Spatial directions for development

Summary of issues raised in comments	Comments highlighting this issue
Proposal that the plan should reflect more strongly the benefits of the Public Transport Corridors Spatial Option	59040 (Axis Land Partnerships)
Comment that new housing should be focused on the south of Greater Cambridge, and limited in the north, given the existing imbalance of jobs with homes.	56803 (M Colville), 58561 (Grosvenor Britain & Ireland)
Note that in previous plans large developments were located to north and jobs to the south of city. This requires increased traffic to work through and around Cambridge City. Expect policies to counter negative effects by putting more stringent requirements on developers for sustainability criteria.	57639* (Histon & Impington PC)

Summary of issues raised in comments	Comments highlighting this issue
Developments are concentrated on the North side of Cambridge due to 'better' transport links, but it would be easy to improve bus services on the South side of Cambridge.	58896* (R Donald)
<p>Comment that the level of development focused in the southern cluster should be increased, to:</p> <ul style="list-style-type: none"> • support the continuing growth of the economic cluster in life sciences and technology related activities, and • provide homes well related to jobs • reduce long distance commuting 	58195 (Terence O'Rourke Ltd), 58503 (Bloor Homes Eastern), 58561 (Grosvenor Britain & Ireland), 58188* (Smithson Hill), 60561 (W Garfit),
South West sustainable transport corridor should be given greater weight than relying on corridors where infrastructure projects are to be decided / proven deliverable.	57343* (HD Planning Ltd)
Comment that the plan should capitalise further on the committed key sustainable transport infrastructure along the A428/E-W Rail/OxCam Arc corridor, and that further development should be proposed here.	58567 (MacTaggart & Mickel), 58622 (Vistry Group and RH Topham & Sons Ltd)
<p>Comment that the strategy should review other sustainable corridors in the same way as the Rural Southern Cluster approach, including</p> <ul style="list-style-type: none"> • the southwest corridor, which benefits from the railway and GCP Melbourn Greenway project. • the A428/E-W Rail/OxCam Arc corridor 	57340 (HD Planning Ltd), 58567 (MacTaggart & Mickel)

Summary of issues raised in comments	Comments highlighting this issue
Comment that the development strategy should revise its focus away from the western A428 corridor of Cambridge to the east where strategic growth locations like Six Mile Bottom can create a more sustainable pattern of development linked to good transport links, supporting the southern cluster.	59082 (L&Q Estates Limited and Hill Residential Limited)

Economy

Summary of issues raised in comments	Comments highlighting this issue
Support for focus on employment uses such as Life Sciences (including healthcare, biotechnology and biomedical activities) associated research and development laboratory space and life science related advanced manufacturing	57316 (Huntingdonshire DC),
It is right for the strategy to be realistic around the locational limits of some new jobs floorspace which is centred upon national and global economic clusters.	58195 (Terence O'Rourke Ltd),
Should be governed by local need. Local jobs to reduce travel to work and be more sustainable.	57639* (Histon & Impington PC)
Plan for a new era of flexible work and location choices, including build to rent as part of diverse housing needs. Failing to manage pressure of future employment flows will result in	60519 (Cambridge Ahead)

Summary of issues raised in comments	Comments highlighting this issue
escalating house occupancies, rents, expanding travel to work areas, and rising congestion levels.	
Concern about the lack of clear information about where employment land is located and to categorise this land into different potential uses	58561 (Grosvenor Britain & Ireland), 60276 (Commercial Estates Group)
<p>Cambridge needs more quality office buildings within Cambridge Prime Central submarket with most severe supply pressures in Greater Cambridge.</p> <p>Supply/demand imbalance is acute and getting worse. Whilst there is need for housing, Grade A commercial floor area should be encouraged, incentivised and make best use of brownfield site.</p> <p>No constraints to development, only what quantum can be accommodated. Allocation should not be prescriptive. Site specific matters will determine what impacts and benefits arise.</p>	58646* (Socius Development Limited on behalf of Railpen)
<p>Comment that the plan should provide allocations to meet demand for warehouse and distribution centres for the following reasons:</p> <ul style="list-style-type: none"> the evidence base for the emerging GCLP underestimates the need for Class B2 and B8 uses, and does not reflect the market demand for these uses in Greater Cambridge 	58585 (Endurance Estates - Caxton Gibbet Site)
Address logistics needs and locational requirements (NPPF); good connectivity to strategic road network, on large flat sites.	60215 (Tritax Symmetry)

Summary of issues raised in comments	Comments highlighting this issue
Plan does not demonstrate how it can meet future jobs targets or needs, particularly for mid tech.	60685 (Trinity College)

Strategic and smaller scale development

Summary of issues raised in comments	Comments highlighting this issue
<p>Support for development at strategic sites for the following reasons:</p> <ul style="list-style-type: none"> • Development can be located close to existing infrastructure • They perform better in transport terms and result in greater internalisation of trips • They can provide large numbers of new homes • They provide long term certainty of delivery • They are at locations which make best use of land while creating well-designed, characterful places 	<p>56861 (Bassingbourn cum Kneesworth PC), 56923 (Cambridgeshire County Council), 57316 (Huntingdonshire DC), 58309 (University of Cambridge), 58359 (Marshall Group Properties), 58523 (Phase 2 Planning), 58808 (R Mervart), 58923 (Clare College, Cambridge)</p>
Comment that all strategic sites need to:	56923 (Cambridgeshire County Council)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • provide sufficient land for educational purposes, taking into account Cambridgeshire County Council's agreed school site sizes • ensure that schools are centrally located and easily accessible to families living within the catchment area by walking or cycling, to support 'healthy schools' objectives 	
<p>Comments regarding strategic sites including new settlements, including the following points:</p> <ul style="list-style-type: none"> • require carefully considered design incorporating suitable levels of facilities and open spaces • locate jobs in these locations to minimise travel and maximise their attractiveness to new residents • Generally, the larger the development the greater the chance of trips being internalised, and the settlement is likely to have a greater chance at being able to provide key services and facilities. • Any development in the Cambourne / Bourn Airfield area needs to have good links to the existing community to enable greater access to services and to reduce the potential transport impacts of any new development 	56803 (M Colville), 56923 (Cambridgeshire County Council)

Summary of issues raised in comments	Comments highlighting this issue
<p>Spatial strategy should focus the larger development sites in locations which offer public transport options to reach major employment centres. Development in rural locations of an appropriate scale should not be deterred as and when more sustainable personal transport options are available, eg electric vehicles using renewable energy.</p>	<p>60044 (Cambridgeshire Development Forum)</p>
<p>Concern that the strategy relies too much on large urban extensions to Cambridge City and new settlements in South Cambridgeshire, for the following reasons:</p> <ul style="list-style-type: none"> • Strategic sites are often complex to bring forward and implement with significant investment in infrastructure often required before dwellings can be delivered • Risk to deliverability of the plan • Does not represent a flexible and balanced approach capable of responding to changing circumstances or providing a mix and variety of sites • will significantly limit the supply of new housing sites being delivered by smaller and mid-sized (SME) housebuilders • Specific infrastructure challenges noted including relocation of Cambridge Waste Water Treatment Plant at 	<p>Individuals</p> <p>56956 (J Swannell), 57301 (Mrs Ann Josephine Johnson), 58146 (J Manning), 57063 (C Meadows)</p> <p>Developers, Housebuilders and Landowners</p> <p>60369 (Critchley Family), 58534 (Martin Grant Homes Ltd), 60458 (P, J & M Crow)</p> <p>60394 (D Wright), 56557 (Bonnell Homes Ltd), 56713 (KB Tebbit Ltd), 56895 (RWS Ltd), 56902 (R. Cambridge Propco Limited), 56995 (Hastingwood Developments), 57056 (Endurance Estates), 57083 (Shelford Investments), 57094 (RO Group Ltd), 57104 (J Francis), 57113 (Cambridge District Oddfellows), 57121 (KG Moss Will Trust & Moss Family), 57150 (Southern & Regional Developments Ltd), 57195</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>North East Cambridge, East West Rail, and relocation of Cambridge Airport</p> <ul style="list-style-type: none"> • Strategic sites often do not deliver policy-compliant levels of affordable housing 	<p>(European Property Ventures (Cambridgeshire)), 57202 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57346 (Clarendon Land), 57348 (Bloor Homes Eastern), 57502 (Cambridgeshire County Council (as landowner)), 57636 (Dudley Developments), 57650 (Endurance Estates - Balsham Site), 57684 (Endurance Estates - Bassingbourn Sites), 58187 (Enterprise Property Group Limited), 58255 (Bletsoes), 58401 (Hawkswren Ltd), 58433 (NW Bio and its UK Subsidiary Aracar Capital Ltd), 58488 (BDW Homes Cambridgeshire & The Landowners (Mr Currington, Mr Todd, Ms Douglas, Ms Jarvis, Mr Badcock & Ms Hartwell), 58503 (Bloor Homes Eastern), 58534 (Martin Grant Homes Ltd), 58534 (Martin Grant Homes Ltd), 58600 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58356* (Hill Residential Ltd and Chivers Farms -Hardington- LLP), 58629 (Hill Residential), 58668 (Wates Developments Ltd), 58693 (Wates Developments Ltd), 58694 (LVA), 58879 (Scott Properties), 58899 (Axis Land Partnerships), 58923 (Clare College, Cambridge), 58929 (Carter Jonas), 58950 (North Barton Road Landowners Group), 58963 (Endurance</p>

Summary of issues raised in comments	Comments highlighting this issue
	Estates), 59082 (L&Q Estates Limited and Hill Residential Limited), 59148 (Silverley Properties Ltd), 59252 (Croudace Homes), 60580 (Martin Grant Homes), 60625 (NIAB Trust – Girton site), 60632 (NIAB Trust), 58948* (Endurance Estates), 59032* (L&Q Estates Limited & Hill Residential Ltd), 60323 (Daniels Bros – Shefford – Ltd), 60329 (Steeplefield), 60345 (FC Butler Trust), 60356 (FC Butler Trust), 60383 (S & J Graves), 60580 (Martin Grant Homes), 60668 (Mill Stream Developments),
<p>Objection to short lead in times assumed for the largest sites include in First Proposals, noting that:</p> <ul style="list-style-type: none"> • these conflict with those recommended in the Housing Delivery Study, and in the Greater Cambridge Local Plan Strategic Spatial Options for Testing – Methodology November 2020 – Appendix 6. • Adopting these would not provide sufficient time for post-adoption supplementary plans or guidance 	58899 (Axis Land Partnerships), 59040 (Axis Land Partnerships)
Objection to assumptions regarding faster housing delivery at strategic sites, for the following reasons:	Individuals

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Should take into account delivery evidence from other locations • No justification for how Waterbeach will achieve increase 	<p>56481 (V Chapman), 56499 (W Grain), 57063 (C Meadows), 57104 (J Francis) 57301 (A Josephine Johnson), 58146 (J Manning) 58639 (R Grain)</p> <p>Developers, Housebuilders and Landowners</p> <p>56489 (D & B Searle), 56517 (RJ & RS Millard), 56995 (Hastingwood Developments), 57051 (Cemex UK Properties Ltd) 57083 (Shelford Investments), 57094 (RO Group Ltd), 57113 (Cambridge District Oddfellows), 57202 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57348 (Bloor Homes Eastern), 57502 (Cambridgeshire County Council (as landowner)), 57636 (Dudley Developments), 57650 (Endurance Estates - Balsham Site), 57684 (Endurance Estates - Bassingbourn Sites), 57893 (Martin Grant Homes), 58187 (Enterprise Property Group Limited), 58401 (Hawkswren Ltd), 58433 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58503 (Bloor Homes Eastern), 58534 (Martin Grant Homes Ltd), 58622 (Vistry Group and RH Topham & Sons Ltd), 58629 (Hill Residential), 58644 (Abbey Properties Cambridgeshire Limited), 58668</p>

Summary of issues raised in comments	Comments highlighting this issue
	(Wates Developments Ltd), 58693 (Wates Developments Ltd), 58805 (Redrow Homes Ltd), 58815 (Great Shelford (Ten Acres) Ltd), 58899 (Axis Land Partnerships), 58950 (North Barton Road Landowners Group), 59040 (Axis Land Partnerships), 60580 (Martin Grant Homes), 57121 (KG Moss Will Trust & Moss Family), 60580 (Martin Grant Homes),
<p>Concern about in delivery rate assumptions for strategic sites:</p> <ul style="list-style-type: none"> • Disparity between sites of similar scale • Inconsistent and contrary to Housing Delivery Study. • Lower average build-out rate to 250dpa, with peak 300dpa in years 1 or 2 if it can be evidenced. • Inconsistent with Lichfields Start to Finish evidence and past delivery 	60271 (Commercial Estates Group), 60323 (Daniels Bros – Shefford – Ltd)
<p>First Proposals plan is heavily reliant on the delivery of a handful of strategic developments, particularly large and complex sites. To ensure that the delivery of industrial space does not stall, and the supply-demand gap for employment space widens as a result, a pipeline of smaller developments which can deliver commercial sites quickly will be needed in the short-to-medium term.</p>	60357 (H. J. Molton Settlement)

Summary of issues raised in comments	Comments highlighting this issue
<p>Comment that more development should be directed to small and medium sized sites on the edge of Cambridge and in the rural area, for the following reasons:</p> <ul style="list-style-type: none"> • support sustainable rural development • enhance vitality of rural settlements including supporting the existing services and facilities, as per NPPF para 79 • meet increasing demand for housing away from larger settlements arising from the COVID pandemic • NPPF para 60 notes the need to allow sufficient amount and variety of land to come forward to support the objective of significantly boosting supply of homes • support stated aim of supporting rural communities • Risk to five year supply and resulting potential impact of speculative development by limiting such sites • The plan should positively plan for development at established rural settlements, including Group Villages • There are a number of sustainable villages including being accessible by sustainable modes of transport, and where development in one village may support services in a village nearby 	<p>Individuals</p> <p>56481 (V Chapman), 56499 (W Grain), 57063 (C Meadows), 57301 (Mrs Ann Josephine Johnson) 58639 (R Grain), 56479* (V Chapman), 56487* (D & B Searle), (W, Grain), 56515* (RJ & JS Millard), 58624* (R Grain), 58771* (S Grain), 57014 (J Francis), 56956 (J Swannell), 56961 (S & D Jevon and Raven)</p> <p>Developers, Housebuilders and Landowners</p> <p>60263 (Gonville & Caius College), 57121 (KG Moss Will Trust & Moss Family), 58355 (Bridgemere Land Plc), 56489 (D & B Searle), 56517 (RJ & RS Millard), 56557 (Bonnell Homes Ltd), 56713 (KB Tebbitt Ltd), 56895 (RWS Ltd), , 56995 (Hastingwood Developments), 57051 (Cemex UK Properties Ltd), 57056 (Endurance Estates), 57083 (Shelford Investments), 57094 (RO Group Ltd), 57113 (Cambridge District Oddfellows), 57150 (Southern & Regional Developments Ltd), 57195 (European Property Ventures (Cambridgeshire)), 57202 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57310 (Deal Land LLP), 57346</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Such sites can deliver policy-compliant levels of affordable housing • provide a flexible, diverse supply of housing sites • facilitate greater space for people • provide opportunities to connect with the surrounding countryside to improve mental and physical health • provide local, smaller housebuilders the opportunity to acquire sites • address NPPF para 62 requirement for housing types and sizes to reflect the needs of the community • NPPF para 105 regarding minimising the need to travel notes that the opportunities will be different in urban and rural areas • Limiting such development conflicts with the Plan’s aim of enhancing existing places • Public transport infrastructure investment should be directed to villages to make them more sustainable • Village employment sites can enhance the sustainability of such settlements by reducing the need to travel 	<p>(Clarendon Land), 57348 (Bloor Homes Eastern), 57374 (Colegrove Estates), 57502 (Cambridgeshire County Council (as landowner)), 57516 (R2 Developments Ltd), 57527 (Mr Henry d'Abo), 57636 (Dudley Developments), 57636 (Dudley Developments), 57650 (Endurance Estates - Balsham Site), 57684 (Endurance Estates - Bassingbourn Sites), 58146 (J Manning), 58187 (Enterprise Property Group Limited), 58255 (Bletsoes), 58285 (Pigeon Land 2 Ltd), 58333 (Simons Developments Ltd, 58370 (D Moore), 58401 (Hawkswren Ltd), 58433 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58488 (BDW Homes Cambridgeshire & The Landowners (Mr Currington, Mr Todd, Ms Douglas, Ms Jarvis, Mr Badcock & Ms Hartwell), 58503 (Bloor Homes Eastern), 58512 (Hill Residential Limited), 58523 (Phase 2 Planning), 58534 (Martin Grant Homes Ltd), 58561 (Grosvenor Britain & Ireland), 58567 (MacTaggart & Mickel), 58600 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58629 (Hill Residential), 58644 (Abbey Properties Cambridgeshire Limited), 58668 (Wates Developments Ltd), 58693 (Wates Developments Ltd), 58694 (LVA), 58805 (Redrow Homes</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Changes in working patterns arising from COVID have enhanced the sustainability of rural living. The Sustainability Appraisal (SA) for the Local Plan does not adequately account for this change in sustainable characteristics. • Can support provision of needed community infrastructure • To maintain smooth delivery of housing throughout plan period • At villages, tightly drawn framework boundaries limit infill opportunities 	<p>Ltd), 58815 (Great Shelford (Ten Acres) Ltd), 58879 (Scott Properties), 58900 (Varrier Jones Foundation), 58923 (Clare College, Cambridge), 58929 (Carter Jonas), 58952 (Varrier Jones Foundation), 58963 (Endurance Estates), 59020 (Peterhouse), 59080 (A P Burlton Turkey's Ltd), 59148 (Silverley Properties Ltd), 59252 (Croudace Homes), 59307 (Countryside Properties) , 59740 (Endurance Estates), 59048 (Emmanuel College), 58613* (MacTaggart & Mickel), 58265* (Pigeon Land 2 Ltd), 56497* 57148* (Southern & Regional Developments Ltd), 57191* (European Property Ventures – Cambridgeshire), 57342* (HD Planning Ltd), 58483* (D Moore), 58564* (Croudace Homes), 58635* (Abbey Properties Cambridgeshire Limited), 58652* (Wates Developments Ltd), 58672* (Artisan* (UK) Projects Ltd), 58875* (St John's College Cambridge), 60217* (Thakeham Homes Ltd), 60545* (Thakeham Homes Ltd), 60295 (Miller Homes – Fulbourn Site), 60302 (Miller Homes – Melbourn Site), 60323 (Daniels Bros – Shefford – Ltd), 60329 (Steeplefield), 60345 (FC Butler Trust), 60356 (FC Butler Trust), 60383 (S & J Graves), 60510 (Taylor Wimpey UK Ltd),</p>

Summary of issues raised in comments	Comments highlighting this issue
	60541 (Beechwood Homes Contracting Ltd), 60563 (Countryside Properties), 60580 (Martin Grant Homes), 60610 (CALA Group Ltd), 60612 (Endurance Estates – Orwell site), 60624 (NIAB Trust – Girton site), 60629 (NIAB Trust), 60633 (NIAB Trust), 60668 (Mill Stream Developments), 60284 (Wheatley Group Developments Ltd),
Support for the Councils’ response to NPPF para 69 - that plans should accommodate at least 10% of their housing on sites no larger than 1 hectare	57316 (Huntingdonshire DC)
<p>Objection to the Councils’ response to NPPF para 69 - that plans should accommodate at least 10% of their housing on sites no larger than 1 hectare, for the following reasons:</p> <ul style="list-style-type: none"> • there are a number of available sites for residential development, located outside of the Green Belt, at sustainable settlements such as Group Villages • all sites relevant to para 69 should be identified within the plan 	56557 (Bonnell Homes Ltd), 56713 (KB Tebbitt Ltd), 56961 (S & D Jevon and Raven), 57340 (HD Planning Ltd), 57346 (Clarendon Land), 58355 (Bridgemere Land Plc), 60284 (Wheatley Group Developments Ltd), 60561 (W Garfit),

Summary of issues raised in comments	Comments highlighting this issue
Need to show meeting NPPF para 69. The plan states that the requirement will be exceeded but includes windfall sites which are unidentified. Must be able to demonstrate it can meet the requirements through allocations or on sites identified on the Brownfield register.	60183 (Home Builders Federation)
Comment that directing self-build to strategic sites will limit this form of development meeting local needs.	57374 (Colegrove Estates)

Water supply and drainage

Summary of issues raised in comments	Comments highlighting this issue
Support recognition that water supply challenge is a serious issue to be resolved.	59970* (Natural England)
Object on grounds of inadequate water supply, effect on national food supply, failure to minimise climate change, likely irreparable damage to ecosystems, carbon emissions from construction, lack of integrated public transport, undermining Levelling Up agenda, democratic deficit in process and evidence base. Support Friends of River Cam objection.	Individuals 59467* (H Alder), 59480* (Jo Ashman), 59501* (Babraham PC), 59503* (J Ayton), 59505* (A Barry), 59509* (L Benedetto), 59511* (N Ashman), 59513* (V Estellers Casas), 59516* (C Fisher), 59518* (S Fisher), 59520* (M Forbes), 59521* (V Fowkes Bolt), 59522* (A Fraser), 59523* (R Fredman), 59524* (C Friend), 59525* (L Garnier), 59526* (Z

Summary of issues raised in comments	Comments highlighting this issue
	<p>Gilbertson), 59538* (F Goodwille), 59539* (C Goodwille), 59552* (R Hegde), 59557* (E Hewitt), 59560* (J Holden), 59561* (G Holland), 59562* (K Hulme), 59564* (J Johnson), 59746* (A Jones), 59748* (T Jones), 59749* (J Kavanagh), 59750* (P Kenrick), 59751* (M Kivlen), 59752* (Anonymous), 59753* (T Knight), 59754, 59756, 59757* (Anonymous), 59758* (R Lambert), 59760* (D Langley), 59763* (J Langley), 59766* (T Levanti-Rowe), 59769* (J Lucas), 59772* (M Majidi), 59777* (M Bijok Hone), 59778* (S Marelli), 59784* (C Martin), 59789* (P Carney), 59790* (A McAllister), 59791* (B Bolt), 59792* (S Mercer), 59793* (C McKay), 59794* (R Meyer), 59795* (I Fourcade), 59796* (B Bruun), 59798* (S Burch), 59800* (M Cassidy), 59802* (B Basheer), 59804* (J Clarke), 59807* (G Offley), 59808* (M Cooper), 59809* (I Page), 59811* (M Patten), 59815* (P Pettitt), 59820* (H Pike), 59822* (M Presa), 59829* (H Price), 59844* (S Ramaiya), 59848* (R Edwards), 59865* (C Wilson), 59873* (J Winterkorn), 59874* (S Worzenkraft), 59875* (J Nilsson-Wright), 59876* (M Zmija), 59884* (J Waterfield), 59885* (P Waterfield), 59887* (E Wayne), 59888* (N Willis), 59889* (L</p>

Summary of issues raised in comments	Comments highlighting this issue
	<p>Ramakrishnan), 59890* (E Reid), 89891* (K Rennie), 59892* (F Crawford), 59893* (K Reti), 59894* (R Savage), 59895* (A Sharpe), 59897* (R Cushing), 59958* (N Deja), 59959* (LC Driver), 59960* (S Sharples), 59961* (S Sinclair), 59962* (R Sorkin), 59963* (F Spalding), 59967* (D Stoughton), 59990* (J Tanner), 59993* (M Taylor), 59994* (H Thomas), 60000* (C Todd), 60039* (A Wilson), 60041* (M Farrington), 60500* (R Doyon),</p> <p>60501* (J Pratt), 60617* (J Toynbee), 60618* (S Loveday), 60621* (I Fowler), 60622* (C A Holloway), 60636* (K Smyth), 60637* (C Redfern), 60638* (D Murrell), 60670* (Anonymous), 60671* (Anonymous), L Whitebread), 60824* (R Bienzobas), 60210 (J V Neal) 60505* (Late representation: C Candeloro), 60820* (Late representation: L Whitebread)</p> <p>Third Sector Organisations</p> <p>59594* (Campaign to Protect Rural England), 60037* (Friends of the Cam Steering Group)</p>
Has the water provision been planned for all these developments? What will be their water source? How will the	57833* (S Sinclair)

Summary of issues raised in comments	Comments highlighting this issue
health of the Cam and its associated chalk streams be maintained?	
Plan does not satisfactorily address inadequate water supply	60234 (P Blythe)
Support for the approach taken to addressing water supply issues	58882 (A Sykes), 59133 (M Berkson)
Further development needs to be phased in line with public water supply availability, if the plan is to meet its environmental objectives.	58970* (RSPB Cambs/Beds/Herts Area)
Comment that the plan's approach to water supply issues should also be taken to permissions and s106 agreements. Queried whether proposed infrastructure projects take into account water demand from construction.	58882 (A Sykes)
Support for the need for the delivery of new strategic water supply infrastructure	58731 (Trumpington Meadows Land Company), 59082 (L&Q Estates Limited and Hill Residential Limited)
The plan does not satisfactorily address issue of inadequate water supply; need to identify strategic water supply solutions and / or interim measures	60188 (J Preston)
There is insufficient capacity for utilities delivery (supply of water and waste water disposal);	59258* (Teversham PC)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Need to await the findings of the Regional Water Plan. Greater Cambridge already has an unsustainable supply of potable water. • The local sewage system is currently inadequate. 	60236* (Federation of Cambridge Residents' Associations)
<p>Comment that water resources should not be seen as a constraint to growth, noting that:</p> <ul style="list-style-type: none"> • the onus is on Water Resources East and the water companies, through their obligations in the Water Industries Act 1991, to plan for and provide water to meet the requirements • Water Resources East have stated that water supply should not curtail development and that the regional plan will offer up a number of solutions to address short-long term needs. • Developments will need to implement integrated water management regimes • If infrastructure is not in place a stepped requirement may be necessary (last resort). Ensure planned housing requirements can still be met within plan period and does not become continually delayed (PPG para 68-021) 	57650 (Endurance Estates - Balsham Site), 58359 (Marshall Group Properties), 58963 (Endurance Estates), 60171 (Home Builders Federation)

Summary of issues raised in comments	Comments highlighting this issue
Comment that work needs to be undertaken to further identify and programme practical interim solutions to a specific timescale to overcome the potential constraint to growth in the area posed by water supply constraints.	58534 (Martin Grant Homes Ltd)
Need to consider how water will be provided for this amount of growth - the chalk aquifer is already being over abstracted	56511 (C Martin)
Concern about water supply impacts of the plan, including the potential carbon impacts of any required water transfer.	56523 (C Martin)
Comment regarding the strategy, noting its dependence on uncertain infrastructure issues, including water supply, East West Rail and relocation of Cambridge airport. Comment that water supply is likely to affect surrounding districts to varying degrees, and that if the issue was not resolved it would be difficult to justify the proposed level and speed of delivery. Suggestion that a stepped trajectory and phased delivery of development might be the best way to respond to these issues.	57316 (Huntingdonshire DC)
The Plan should consider whether there are strategic site allocations elsewhere in the plan area that will benefit from new planned investment in water infrastructure. Provision is currently being	59082 (L&Q Estates Limited and Hill Residential Limited)

Summary of issues raised in comments	Comments highlighting this issue
<p>made for a new pipeline connecting water supplies from the north of Lincolnshire to the Colchester area of Essex, which includes supply to the eastern part of Greater Cambridge near Six Mile Bottom. This £500 million scheme will be delivered by 2025 (early on in the Local Plan period) and will allow water to be moved from areas where it is more plentiful to areas of scarcity across the region.</p>	

Transport and other infrastructure

Summary of issues raised in comments	Comments highlighting this issue
<p>Comment that the preferred strategy performs well in transport terms as demonstrated by the Greater Cambridge Local Plan: Transport Evidence Report October 2021, noting that not all transport mitigation has been tested.</p>	<p>56923 (Cambridgeshire County Council)</p>
<p>Comment that any unresolved issues regarding transport might have impacts on neighbouring districts.</p>	<p>57316 (Huntingdonshire DC)</p>
<p>Support for co-ordinated working. As details of EWR Co's proposals are not yet confirmed, there is a risk of overlap in location of potential development options between EWR Co and Local Plan. Liaise on development proposals at and around Cambourne and Cambridge Stations.</p>	<p>59872* (East West Rail)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>Objection to the plan's perceived implicit support for East West Rail, for the following reasons:</p> <ul style="list-style-type: none"> • Very expensive • City Deal proposals can enhance connectivity between Cambourne and Cambridge • Will cause environmental harm and planning blight • Very low benefit cost ratio 	57035 (W Harrold)
<p>Concern regarding East West Rail including:</p> <ul style="list-style-type: none"> • Will cause environmental harm and planning blight • Protect and enhance Green Belt; • Very expensive • Adverse impact on and need to protect communities; • Will obliterate most objectives including climate objectives; • Our area being sacrificed for Arc but will receive no benefit; • Destroy valuable agricultural land. 	57851* (T Harrold), 57853* (T Harrold), 57854* (T Harrold), 57857* (T Harrold), 57858* (T Harrold), 58256* (Little & Great Eversden PC)
<p>East West Rail is beneficial only if the route approaches Cambridge from the North and connects with the East Coast.</p> <p>Looping South after Cambourne contradicts the policy of limiting development in the Southern Fringe.</p>	59103* (M Berkson)

Summary of issues raised in comments	Comments highlighting this issue
<p>East West Rail has potential to transform the area, maximising sustainable opportunities for growth. Transport impact assessments / modelling should consider cumulative impacts of existing and proposed development at Cambourne, and implications for wider area, including on strategic and local road network within Central Bedfordshire.</p>	<p>59691 (Central Bedfordshire Council)</p>
<p>Moving forward without clear idea how extra housing will impact wider area. Need models showing impact of traffic and public transport use. Proceed as slowly as Government allows until information is available, do not accelerate approved projects. Agree most important factors are environmental impacts and on local traffic. Building near workplaces will only mitigate extra travel. Public transport system will need to be transformed. Without details of impacts of developments my response will be no to them all.</p>	<p>59436* (Anonymous)</p>
<p>Comment noting:</p> <ul style="list-style-type: none"> • Lack of information on transport links required, ensure they are brought forward concurrently • Insufficient provision of public transport 	<p>60188 (J Preston)</p>
<p>Comment regarding potential transport impacts of existing employment sites and the proposed strategy, including the following:</p> <ul style="list-style-type: none"> • employment sites at Duxford, Granta Park, the Wellcome Genome Campus and the Babraham Institute draw car trips from North Hertfordshire 	<p>58650 (North Hertfordshire DC)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Expansion of Cambridge Biomedical Campus will draw more car trips onto the A10, negatively impacting on Royston • Creation of Cambridge South Station will relieve some pressure on the A10, but stations in North Herts will need enhancement to address additional pressures here, including requiring data from Greater Cambridge to help quantify these • Role of Royston as a local centre for communities in the south of South Cambridgeshire should be recognised and responded to, were any development to be proposed in this area 	
<p>Transport links in Cambridge cannot cope with existing demand, leading to congestion, making it dangerous for active travel. Transport proposals do not adequately address this.</p>	56791* (J Kirkbride)
<p>Support for the committed infrastructure proposals that are being progressed by the transport bodies and the objective of seeking to achieve a modal shift away from the use of the private car</p>	58359 (Marshall Group Properties)
<p>Comment that coordination with every organisation involved in transport strategy is absolutely essential</p>	59133 (M Berkson)
<p>Current transport links and proposals are inadequate. Promoting a strategic and sustainable approach to public transport in Cambridgeshire, including a detailed</p>	60051 (Cambridge Connect)

Summary of issues raised in comments	Comments highlighting this issue
proposition for light rail on two main routes: Cambourne-Cambridge city centre-Addenbrooke's-Granta Park-Haverhill; Cambridge Science Park-Trumpington.	
The plan should focus on public transport and cycle connections	57980* (E Osimo)
Concern that all new development will generate vehicle traffic, noting that most people will still want a car, and that even car free development will require servicing by vehicles. Concern at the lack of a fully integrated transport policy	59258* (Teversham PC)
Applaud aim to encourage development in locations not reliant on cars. Also aim to reduce environmental impact of transport; significantly improve public transport to villages. Cars likely to remain mainstay so ensure electric charging infrastructure is provided.	57583* (R Pargeter)
Relying on planned public transport links will leave the Plan vulnerable to challenge if projects are delayed. Focus more on existing infrastructure.	57342* (HD Planning Ltd)
National Highways have been collaboratively engaging regarding the effect of the emerging GCLP on the Strategic Road Network; seeking to ensure the impact of allocated sites are identified and suitably mitigated. Detailed technical modelling validation queries relating to the Transport Evidence Report.	60073 (National Highways)
Ox Cam Arc; creating low carbon transport links between important centres is good but should minimise impacts on natural environment and ecology. Will create a corridor of 'soul-less dormitories'. The only winners are developers not local people.	60075 (C de Blois)
Comments on the transport evidence report, including:	60255 (Cambridgeshire County Council)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Supporting its conclusions • Noting the significant additional traffic generated by the various strategic spatial options previously tested • Welcoming requirement for implementation of trip budgets at strategic sites 	
Comment on the need to deliver timely infrastructure including public transport, broadband, social facilities, retail in new developments,	57645 (Histon & Impington Parish Council)
Comment that Transport Evidence assumes a massive increase in Park & Ride spaces, which could harm landscape and Green Belt.	58241 (Cambridge Past, Present & Future)
Ensure faster delivery of existing new settlements does not impact infrastructure provision and services in surrounding areas.	57314* (Huntingdonshire DC)
Green Infrastructure must be delivered before, or alongside new development	56572 (Gamlingay PC)
No new cultural or provision for other 'city-scale' needs which will put the city centre under even greater pressure.	60236* (Federation of Cambridge Residents' Associations)
Such a large increase in house building in the city requires a significant investment in community facilities and infrastructure to be a benefit to current local communities, not a further strain on resources. Investment in public transport should come before extra housing.	57834* (D Lister)
The plan does not meet the infrastructure needs of new residents	59030* (Great Shelford PC)

Summary of issues raised in comments	Comments highlighting this issue
In areas of significant housing growth, developer contributions for health and care services must be sought to meet growing demand. Planning obligations should address strategic and local priorities.	59114* (Cambridgeshire and Peterborough Clinical Commissioning Group)
The cumulative impacts of residential developments on healthcare infrastructure in the area should be recognised. Planning policies must help finance improved healthcare services and facilities through effective estate management.	59134 (Cambridgeshire and Peterborough Clinical Commissioning Group)
The plan should consider education and hospital needs in greater detail.	58882 (A Sykes)
There is insufficient infrastructure (roads, schools and hospitals in particular) to support delivery of the strategy.	59258* (Teversham PC)
For a plan to be sound the cumulative impact of policies should not undermine its deliverability. Viability assessment must consider all policy costs and benchmark land values accurately. Land values for brownfield sites appear low, should be reconsidered and increased to reflect higher existing use values.	60175* (Home Builders Federation)

Justification for/presentation of the development strategy

Summary of issues raised in comments	Comments highlighting this issue
The plan is not clear what is meant by development having “the least climate impact”, the term is not defined, leading to ambiguity for developers as to what proposals should be seeking to achieve	58676 (The Church Commissioners for England)
Comment that the policy should include greater clarity about the full list of allocations including for employment, and their relationship with adopted allocations.	57340 (HD Planning Ltd)
Comment that the plan does not include a trajectory setting out the anticipated rate of development for specific sites.	58676 (The Church Commissioners for England)
Comment that there isn’t an overarching spatial strategy that explains the rationale behind the distribution of future development, and why the areas and locations identified will help achieve the Vision and Aims. The strategy should be more strongly presented in the context of proposed connectivity enhancements such as East West Rail and Cambourne to Cambridge.	58237 (Hallam Land Management Limited)
<p>Comment that the reasons for selecting the preferred strategy are not clearly set out:</p> <ul style="list-style-type: none"> • the Preferred Option (Spatial Option 9), along with the alternative blended strategy (Spatial Option 10), appear as standalone options without reference to the previous options • Appendix E to the Sustainability Appraisal ostensibly provides the 	58899 (Axis Land Partnerships), 59040 (Axis Land Partnerships)

Summary of issues raised in comments	Comments highlighting this issue
<p>justification for the preferred spatial strategy, however this also does not explain why the preferred spatial strategy is considered to be the best performing option when compared to other spatial options, nor does it give reasons for why other spatial options have been discounted</p> <ul style="list-style-type: none"> • The Councils fail to demonstrate that the conclusions of assessment of the 10 spatial options have led the determination of the best performing strategy for the First Proposals document. Instead, there is the very strong suspicion that a spatial strategy has instead been retrofitted to suit a series of pre-chosen sites • no clear explanation as to why transport corridors option was discounted • there are no SA Objectives where Spatial Option 9: Preferred Option Spatial Strategy clearly performs better than the other Spatial Options • The Sustainability Assessment appraisal only of sites that fitted with the emerging spatial strategy has prevented the allocation of suitable sites that could be included in a more appropriate development strategy • Assessment of site options on 'Public Transport Corridors' source of supply was combined with Villages to create a category of 'Dispersal: Villages / Transport Corridors' for which no clear 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • explanation is provided. In combining the two options, many of the benefits of aligning major development sites (200+ units) to a Public Transport Corridor location are neutralised by the disbenefits of Dispersal Villages. 	
<p>Comment that the plan does not justify why Cambourne is identified for development when the Development Strategy Options – Summary Report noted that the relevant Spatial Option to Cambourne performed ‘relatively poorly within the plan period, as it is unlikely that the full infrastructure to support development will be provided’.</p>	58899 (Axis Land Partnerships), 59040 (Axis Land Partnerships)
<p>Comment that the plan lacks clarity as to how the overall figure for future development at Cambourne during the Plan period accords with the Councils’ development strategy</p>	58676 (The Church Commissioners for England)
<p>Comment that more distinction needs to be given as between consideration of rural settlements as opposed to rural areas, noting that interrelationship with surrounding areas is material and that it is accepted that residents in village locations must rely upon services and facilities outside of their particular settlement to meet all of their needs.</p>	58694 (LVA)
<p>Concern that the rationale for proposing some allocations in in the rural area and for rejecting other available and suitable villages sites is not evidenced robustly, for the following reasons:</p>	56713 (KB Tebbit Ltd), 57346 (Clarendon Land), 58534 (Martin Grant Homes Ltd),

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Suggestion that the approach to rural allocations was site-led rather than being led by an objective process which compares the sustainability credentials of sustainable rural settlements. • Other sites with more positive Housing & Employment Land Availability Assessment (HELAA) assessments were not allocated. • Concern how the strategy has been interpreted into the allocations proposed. 	59252 (Croudace Homes), 60568 (Countryside Properties – Fen Ditton site)
Lack of information how extra housing will impact the city/wider area. Proceed slowly until more information is available.	60673 (Anonymous)
Comment that the plan should show for reference the relocation of Cambridge Waste Water Treatment Plant (CWWTP)	58106 (M Asplin)

Spatial strategy sources of supply

Cambridge urban area, including brownfield sites

Summary of issues raised in comments	Comments highlighting this issue
Support for focus on densification, including: <ul style="list-style-type: none"> • in existing urban areas in locations well served by public transport • making effective use of land 	58053 (Trinity Hall), 58668 (Wates Developments Ltd), 58808 (R Mervart), 59048 (Emmanuel College), 57709 (J Pavey),

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • within Cambridge as a sustainable location for development 	
Support for smaller sites where well-integrated with existing neighbourhoods, including on previously developed sites in the urban area, including for windfall development, especially in such locations	58922 (Metro Property Unit Trust)
Brownfield development should be prioritised	58325* (Linton PC)
Agree that brownfield development should be prioritised and in locally-agreed not nationally targeted locations. Development “around” villages is not considered sustainable.	59851 (Barrington PC)
Plan does not follow ‘brownfield first’ approach; it should encourage urban intensification.	59945 (O Harwood)
Take opportunities to reuse brownfield land to ensure protection of other more sensitive locations in the countryside.	60640 (TTP Campus Limited)
Support for the proposed approach however this should focus sustainable development on under-utilised previously developed sites	58907* (Metro Property Unit Trust)
Existing buildings should be re-used wherever possible before new building is considered.	60677 (Cambridge and South Cambridgeshire Green Parties)
<p>Objection to focus on densification, noting</p> <ul style="list-style-type: none"> • potential harm to quality of life and that is not in keeping with the objectives of Wellbeing & Social inclusion” and “Great Places” 	57798 (M Starkie), 57638 (J Conroy), 57766* (T Elliott); 57582* (C Maynard)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • harm to quality of life and economic growth • Cambridge has reached maximum; more growth will impair quality of life; • Other urban centres should be developed with adequate transport links to avoid permanent gridlock in Cambridge; 	
<p>Comment on the potential challenges of developing on brownfield sites, including that they:</p> <ul style="list-style-type: none"> • can be blighted by contamination, • have complex ownership issues that affect delivery • be too small or inadequately accessed • are usually associated with higher abnormal costs which can sometimes put pressure on viability and the ability to deliver higher standard, sustainable developments 	<p>57150 (Southern & Regional Developments Ltd), 57195 (European Property Ventures - Cambridgeshire), 58676 (The Church Commissioners for England), 58693 (Wates Developments Ltd)</p>
<p>Comment that the setting of the historic centre, and its relationship with the countryside with a network of green spaces complementing the built environment, must be preserved</p>	<p>57938 (North Newnham Residents Association)</p>
<p>Comment in relation to densification, that thought also needs to be given to development of new communities on sites that: facilitate greater space for people; provide a greater variety of housing; increase affordability</p>	<p>58963 (Endurance Estates), 59082 (L&Q Estates Limited and Hill Residential Limited)</p>

Summary of issues raised in comments	Comments highlighting this issue
for those unable to afford urban prices; and provide opportunities to connect with the surrounding countryside to improve mental and physical health	
Question raised whether sites within Cambridge brought forward from the 2018 Local Plan and some of which were previously allocated in the 2006 Local Plan are likely to deliver within the plan period.	58923 (Clare College, Cambridge)
No mention of Covid and city centre opportunities from potential radical changes in retail and office working.	60236* (Federation of Cambridge Residents' Associations)

Summary of issues raised in comments	Comments highlighting this issue
Support identification of North East Cambridge for the creation of a compact city district on brownfield land. Concerned by homes target (page 32); trajectory at odds with that agreed with Homes England as pre-requisite for relocating WWTW. Policy should include 5,600 homes on Core Site by 2041.	60148 (U&I PLC and TOWN)
Anglian Water agrees that North East Cambridge should be listed first in the strategy given it is 'a compact city district on brownfield land already identified for development, including a mix of jobs and homes'.	60444 (Anglian Water Services Ltd)
Support for NEC but object to lack of consideration for accommodating displaced commercial uses	60762 (U&I Group PLC)
<p>Objection to inclusion of North East Cambridge for the following reasons:</p> <ul style="list-style-type: none"> it is premature to include it ahead of Development Consent Order outcome for relocation of Cambridge Waste Water Treatment Plant (CWWTP) 	57798 (M Starkie), 58106 (M Asplin), 57129* (D Lott), 57548* (Save Honey Hill Group), 57632* (J Conroy), 58105* (M Asplin), 59883 (Fen Ditton PC)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Unnecessary and too large. • Relocated WWTW will be insufficient for needs of further growth. • Oversupply of homes within City. • Tall buildings 4 stories max. • 300dph too dense. • Nearest local shops Newmarket Rd • Huge impact Milton Rd, Elizabeth Way, A10 north • next to two of more deprived LSOAs and requires sewage works to relocate to Green Belt rather than upgrading. • No mention of retired for balanced community • Scale and density not supported • Plan and NEC AAP do not require relocation of WWTW • S/NEC reliant on relocation of WWTW in Green Belt • No justification or operational need for WWTW to relocate to Green Belt • Housing development is not supported, focus on employment with public transport • development at the proposed location, on Green belt would result in 'Very High Harm' contrary to the substantial weight. 	

Summary of issues raised in comments	Comments highlighting this issue
<p>Objection to inclusion of North East Cambridge as presented and correspondent lack of draft allocation at Cambridge Science Park, as it conflates the delivery of new homes reliant on the DCO with the ongoing growth of employment associated with the existing Cambridge Science Park cluster.</p>	58400 (Trinity College)
<p>Objection to assumed trajectory for North East Cambridge, noting</p> <ul style="list-style-type: none"> • Likely challenges to the build out rate generated by the requirement for a trip budget • expected DCO outcome timings 	59040 (Axis Land Partnerships)
<p>Objection to the relocation of Cambridge Waste Water Treatment Plant (CWWTP) to enable development at North East Cambridge, for the following reasons:</p> <ul style="list-style-type: none"> • Loss of Green Belt • Development of green spaces • Carbon impact • The current WWTP is still operational • Harm to the current open landscape • Relatively small number of homes enabled by the relocation 	56523 (C Martin), 58106 (M Asplin)

Summary of issues raised in comments	Comments highlighting this issue
Objection to S/C/SMS Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge on basis that loss of off-street parking provision at the garages will harm residents' amenity.	58381 (F Gawthrop)

The edge of Cambridge, and Green Belt

Summary of issues raised in comments	Comments highlighting this issue
Support for the approach of limiting development on the edge of Cambridge beyond already approved sites.	56965 (Trumpington Residents Association), 58241 (Cambridge Past, Present & Future)
Support the delivery of sites on edge of Cambridge given they are sustainable locations to existing jobs, services, infrastructure, and transportation	58731 (Trumpington Meadows Land Company)
Urge greater protection of village separation, noting example of inadequate separation between proposed Cambridge Airport (Land North of Cherry Hinton) site between the settlement and new development.	59258* (Teversham PC)
Support for limited release of Green Belt on the edge of Cambridge	57502 (Cambridgeshire County Council - as landowner)

Summary of issues raised in comments	Comments highlighting this issue
Support for conclusion that housing needs alone do not provide the 'exceptional circumstances' to justify removing land from the Green Belt on the edge of the city	56965 (Trumpington Residents Association)
The additional 11,640 dwellings required to cover a 10% buffer have already been provided for elsewhere, so the high level of need that should be demonstrated before considering any additional Green Belt land release has not been met.	58166* (Dr S Kennedy)
Comment that edge of Cambridge greenfield sites can deliver policy compliant levels of affordable housing	58950 (North Barton Road Landowners Group)
<p>Comment that exceptional circumstances exist to justify release land from the Green Belt in all parts of Greater Cambridge affected by the designation, for the following reasons:</p> <ul style="list-style-type: none"> • the significant need for housing and affordable housing in Greater Cambridge and the need to support economic growth • opportunities exist in the Green Belt to promote sustainable patterns of development 	57063 (C Meadows), 57083 (Shelford Investments), 57121 (KG Moss Will Trust & Moss Family), 57150 (Southern & Regional Developments Ltd), 57636 (Dudley Developments), 58433 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58629 (Hill Residential), 58731 (Trumpington Meadows Land Company), 58929 (Carter Jonas), 58950 (North Barton Road Landowners Group)

Summary of issues raised in comments	Comments highlighting this issue
<p>Comment regarding the reasonable options needing to be explored before considering whether exceptional circumstances exist to justify changes to Green Belt boundaries, including the following:</p> <ul style="list-style-type: none"> • In Cambridge increasing densities and reusing previously developed land is not straightforward and may be inappropriate because of heritage assets and the difficulty of finding alternative sites for existing uses • previously developed land opportunities that are deliverable have already been identified within and on the edge of Cambridge 	<p>57063 (C Meadows), 57083 (Shelford Investments), 57121 (KG Moss Will Trust & Moss Family), 57636 (Dudley Developments), 58629 (Hill Residential), 58929 (Carter Jonas), 58950 (North Barton Road Landowners Group)</p>
<p>Development on GB is not generally acceptable, but to release a small site from the GB which in parallel secures greatly enhanced bio-diversity, and some informal rural public access, is a factor that weighs heavily in favour of the release</p>	<p>60561 (W Garfit)</p>
<p>Support for releasing Green Belt land in Shelford.</p>	<p>58815 (Great Shelford (Ten Acres) Ltd)</p>
<p>Support for releasing Green Belt land in Sawston</p>	<p>57376 (Deal Land LLP)</p>

Summary of issues raised in comments	Comments highlighting this issue
Support for releasing Green Belt land in Coton	60580 (Martin Grant Homes)
Don't build on Green Belt	57980* (E Osimo),
Comment that the plan should include even less focus on the Green Belt and villages	58808 (R Mervart)
Objection to proposed development in the Green Belt, in particular at villages. Place greater focus on new settlements/communities and expansion of existing sites.	56803 (M Colville)
Objection to proposed busways to new settlements as they would harm Green Belt, landscape, ecology and heritage.	58241 (Cambridge Past, Present & Future)
Do not oppose development around Cambridge outside Green Belt provided new green spaces delivered to North East to reduce pressure on Wicken Fen. Any changes to Green Belt must be fully evidenced and justified.	59273 (National Trust)
Oppose proposals to remove further land from Green Belt, particularly Babraham and Hinxtton. Inconsistent with purposes of Green Belt in Great Places Aim.	59595 (Campaign to Protect Rural England)
No exceptional circumstances for releasing Green Belt land in excess of meeting Cambridge's needs, particularly around villages	60310 (Gladman Developments)

Summary of issues raised in comments	Comments highlighting this issue
when there are other non-Green Belt suitable and sustainable sites.	
Concern about the amount of Green Belt land likely to be destroyed, in particular through relocating WWTW to Honey Hill.	60677 (Cambridge and South Cambridgeshire Green Parties)
Support the provision of additional housing on existing allocated land at Eddington.	58297* (University of Cambridge)
Cambridge East represents the largest and most sustainable opportunity to realise this potential.	58335* (Marshall Group Properties)
Comment that development at Cambridge East can support cross-city connectivity through the provision of a transformational transport strategy.	58359 (Marshall Group Properties)
Support for inclusion of Cambridge Biomedical Campus for additional development, noting that the scale of floorspace requirements justifies the full scale development of the district set out in Vision 2050, west as well as east of the West Anglia mainline.	58961 (Jesus College (working with Pigeon Investment Management and Lands Improvement Holdings), a private landowner and St John's College)
Support proposed allocation for Campus. CBC Limited will support landowners deliver a Vision 2050 compatible scheme.	58247* (CBC Limited, Cambridgeshire County Council and a private family trust)
Support the need for growth and to concentrate that growth in sustainable locations.	58251* (CBC Limited, Cambridgeshire County Council and a private family trust)

Summary of issues raised in comments	Comments highlighting this issue
Cambridge Biomedical Campus is one of the best locations to sustainability address future needs.	
Spatial Strategy refers to the desirability of locating homes close to existing and proposed jobs at the cluster of research parks to the south of Cambridge. Strongly support, a similar approach should be adopted at the Cambridge Biomedical Campus, with the provision that this is offered as tied accommodation to create genuine affordable housing.	59770* (B Hunt)
Objection to inclusion of S/CBC/A area for housing.	57933 (F Goodwille)
<p>Objection to proposed Green Belt release at Cambridge Biomedical Campus, for the following reasons:</p> <ul style="list-style-type: none"> • Scale of proposal • Harm to the Green Belt • Loss of high quality agricultural land • Objection to inclusion of housing within the allocation • Employment needs could be met by densification of the existing campus or at off-site research locations • Creates urban sprawl • Harm to biodiversity 	56965 (Trumpington Residents Association), 58090 (D Lister), 58167 (Kennedy)

Summary of issues raised in comments	Comments highlighting this issue
<p>Comments about growing the Cambridge Biomedical campus;</p> <ul style="list-style-type: none"> • Impact on quality of life of residents; • Unclear whether infrastructure to support; • Impacts on green belt and biodiversity, including Ninewells nature reserve; • Accessibility and congestion; • Better, frequent low emission public transport could spread population growth; • Only justification for Green Belt release is affordable housing for hospital workers to reduce commuting, but must remain affordable. 	57628* (M Polichroniadis), 58307 & 58322* (D Lynch)
<p>Releasing Greenbelt land next to Babraham Road: Green Belt land protects countryside. Only justification for releasing it is affordable housing for hospital workers to reduce commuting, but must remain affordable.</p>	59028* (R Stone)

New settlements

Summary of issues raised in comments	Comments highlighting this issue
<p>Support for development at new settlements for the following reasons:</p>	56803 (M Colville), 56965 (Trumpington Residents Association)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • They can be designed with excellent transport links • They offer a blank canvas with which to design climate friendly and enjoyable living spaces within suitable locations • They do not burden existing villages • They can be sited outside of the Green Belt 	
Support for continuing development at the new settlements of Northstowe, Waterbeach and Bourn Airfield allocated in previous plans	56481 (V Chapman), 56489 (D & B Searle), 56499 (W Grain), 56517 (RJ & RS Millard), 58639 (R Grain)
Northstowe, Waterbeach, Bourn and Cambourne are unproven employment markets with demand remaining in and on edge of Cambridge, and encourage unsustainable travel patterns.	60281 (Commercial Estates Group)
<p>Support for expanding Cambourne, for the following reasons:</p> <ul style="list-style-type: none"> • the new East West Rail station will make it a well-connected area • Cambourne was the best performing in transport terms of the free-standing new settlements of those tested at stage one- with the Cambourne to Cambridge public transport scheme and East West Rail included 	56481 (V Chapman), 56489 (D & B Searle), 56499 (W Grain), 56517 (RJ & RS Millard), 56923 (Cambridgeshire County Council), 57893 (Martin Grant Homes), 58585 (Endurance Estates - Caxton Gibbet Site), 58639 (R Grain), 58676 (The Church Commissioners for England), 59833 (MCA Developments Ltd), 59866 (East West Rail)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Opportunity to co-locate homes and jobs, in close proximity to major public transport routes • It is a location capable of higher levels of self-containment and where the options to reduce reliance on private cars is highest • Further develops and enhances a new settlement where the groundwork has already been laid, providing access to services and facilities within Cambourne and likely provision of new services and facilities • One of largest and most sustainable settlements in Greater Cambridge • EWR will provide a sustainable new travel option contributing towards achieving net zero carbon 	
<p>Comment that the delivery of additional employment land at Cambourne must be part of any strategy to make it more vibrant</p>	58585 (Endurance Estates - Caxton Gibbet Site)
<p>Comment that there is little evidence that travel behaviour in Cambourne will shift significantly with the delivery of a railway station given the small take up of employment units in its business park and limited high street offer.</p>	59082 (L&Q Estates Limited and Hill Residential Limited)

Summary of issues raised in comments	Comments highlighting this issue
Comment that the Councils should be planning for a significant extension or new settlement within the Cambourne area	58676 (The Church Commissioners for England)
Comment that no decision on development at Cambourne should be taken until there is confirmation regarding East West Rail	59153 (Cambourne TC)
Comment that the policy for Cambourne should state that planning permission will not be granted until work commences on a Cambourne Station and no new homes will be allowed to be occupied until the station and East West Rail services are operational	59153 (Cambourne TC)
Comment that Cambourne was the best performing in transport terms of the free-standing new settlements of those tested at stage one- with the Cambourne to Cambridge public transport scheme and East West Rail included. Any development in the Cambourne / Bourn Airfield area needs to have good links to the existing community to enable greater access to services and to reduce the potential transport impacts of any new development.	56923 (Cambridgeshire County Council)
Suggestion that the plan should provide greater clarity about the location of growth at Cambourne, and that development can come forward here ahead of East West Rail, supported by	57893 (Martin Grant Homes)

Summary of issues raised in comments	Comments highlighting this issue
Greater Cambridge Partnership's Cambourne to Cambridge Public Transport Scheme	
Concern raised about assumed trajectory at Cambourne given uncertainty over East West Rail delivery and timing	58879 (Scott Properties)
Proposal for additional new settlements, to support the aim of significantly boosting housing supply.	58622 (Vistry Group and RH Topham & Sons Ltd)

Rural area

Summary of issues raised in comments	Comments highlighting this issue
<p>Support for limits on rural development proposed in the plan, for the following reasons:</p> <ul style="list-style-type: none"> • Protecting existing villages • Protecting rural nature of the area • Other locations have equal or better public transport connections • Maintain the character of Cambridgeshire • Particularly protect villages in the Green Belt • Improve public transport using existing road network 	56789 (Shudy Camps PC), 56803 (M Colville), 58345 (Caxton PC), 58350 (Toft PC), 58808 (R Mervart), 59957 (Little Abington PC), 59995 (Steeple Morden PC), 60077 (Guilden Morden PC), 60110 (C Blakeley), 59710 (Caldecote PC), 56521* (R Smith)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Villages have already absorbed significant growth. 	
Villages have endured significant development recently with no infrastructure and facilities.	58039 & 58041* (Great and Little Chishill PC)
Enabling infill development within smaller villages is supported as this will support rural services, the vitality and viability of villages, and their shops and services contributing to overall sustainability.	59691 (Central Bedfordshire Council)
Support for inclusion of allocations for housing and employment in the rest of the rural area as part of the proposed development strategy	58196 (Countryside Properties (UK) Ltd), 58255 (Bletsoes), 58952 (Varrier Jones Foundation)
Support for recognition in the policy DS recognises that appropriate development in the rest of the rural area includes “new employment sites in the countryside meeting specific business needs”	
Comment that the strategy should be more flexible to allow greater scales of development at Group and higher tier villages.	57374 (Colegrove Estates), 59056* (A P Burlton Turkey’s Ltd)
Comment that the strategy for the rural area should also reflect on the merits of planned public transport provision, as this further strengthens the sustainability of villages.	57310 (Deal Land LLP), 57650 (Endurance Estates - Balsham Site), 58647 (Deal Land LLP)

Summary of issues raised in comments	Comments highlighting this issue
Comment that affordable housing in locations requiring car ownership is not affordable.	58183 (Cllr N Gough)
More housing in rural areas should be allowed with the redevelopment of windfall sites.	59056* (A P Burlton Turkey's Ltd)
Comment that Foxton is a more sustainable village given its rail station	57516 (R2 Developments Ltd)
Comment noting the planned improvements to sustainable transport connections that will enhance the sustainability of Papworth, including: East West Rail; GCP proposed bus service enhancements, A428 Black Cat to Caxton Gibbet project, cycle and pedestrian links to Cambourne.	57348 (Bloor Homes Eastern), 58567 (MacTaggart & Mickel), 58900 (Varrier Jones Foundation), 58952 (Varrier Jones Foundation)
Note the improvement to connectivity in Caxton Village created by the proposed Cambourne East West Rail station.	56481 (V Chapman), 56489 (D & B Searle), 56499 (W Grain), 56517 (RJ & RS Millard)
Objection to statement on page 30 of the First Proposals document "Using less land for development reduces our carbon emissions, and allows more space for nature and wildlife". High quality development can also, at suitable lower densities, achieve carbon neutrality and	58668 (Wates Developments Ltd)

Summary of issues raised in comments	Comments highlighting this issue
provide enhancements for nature and wildlife, along with a wealth of other benefits.	
Objection to the limits placed on small new housing sites in, and around smaller settlements	56557 (Bonnell Homes Ltd), 58600 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58644 (Abbey Properties Cambridgeshire Limited), 58694 (LVA), 58899 (Axis Land Partnerships)
Request that the development strategy increases its provision of housing for rural areas where redundant farm buildings exist	59080 (A P Burlton Turkey's Ltd)
The list of permitted categories in the rural area should be amended to include 'horticulture and garden centres.'	58852 (Dobbies Garden Centres Ltd)
Support settlement hierarchy policy as a means of directing development towards most suitable and sustainable locations. Concerned about impact of speculative applications. Suggest the word 'indicative' be removed to strengthen and add clarity. Support the reclassification of Cottenham and Babraham villages.	6011 (C Blakeley)
Support for inclusion of Babraham Research Campus in the Plan, to provide additional space for life science businesses to cluster and grow	58087 (Babraham Research Campus Ltd)
Provisos needed for Babraham Institute being released from Green Belt. "How Many Homes" by CPRE Devon, demonstrates ONS	59501* (Babraham PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>population projections seriously flawed, 40% overestimation of housing needs. Anthony Browne MP survey found very high proportion of residents did not want further housing developments. Green Belt under pressure and been nibbled away. Very high employment so no need for more, and associated housing.</p>	
<p>Support for inclusion of Mingle Lane, Great Shelford within the plan, for the following reasons:</p> <ul style="list-style-type: none"> • close proximity to employment opportunities and the good accessibility by sustainable modes of transport • good range of services and facilities within the village • exceptional circumstances relating to housing need justifies Green Belt release • supports vitality of rural communities • supports a range of housing types and sizes • Opportunity to address identified local housing needs including for affordable housing which won't be met by other means 	57301 (Mrs Ann Josephine Johnson)
<p>Objection to site S/RRA/MF in Oakington, for the following reasons:</p> <ul style="list-style-type: none"> • Removal of Green Belt is not justified in relation to harm to separation between Oakington and Northstowe • Harm to heritage and landscape 	56873 (J Prince)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Floodrisk in the vicinity 	
<p>Concern that development at village sites such as Melbourn will exacerbate existing problems, noting that this village has seen significant development in recent years with no infrastructure and facilities, putting pressure on both schools and roads.</p>	58041* (Great and Little Chishill PC)
<p>Support for approach taken to meeting logistics sector needs along the A14, including the following points:</p> <ul style="list-style-type: none"> Locating logistics facilities close to urban centres enables the use of electric fleet and cargo bikes for last mile deliveries The area has high accessibility to the strategic network The area along the A14 is served by large scale residential development providing a labour pool at short commuting distances 	59053 (Lolworth Developments Limited)
<p>Support for Policy S/RRA identifying two manufacturing and warehousing allocations around the Swavesey junction of the A14</p>	59053 (Lolworth Developments Limited)
<p>Support the proposals which exclude any development in Little Linton and the land between Little Linton and Linton.</p> <p>The settlements of Linton and Little Linton have historically had distinct identities. New development in the area would disrupt the historic open landscape, destroying the separation and damaging the</p>	57914* (H Lawrence-Foulds), 59432* (J Pearson)

Summary of issues raised in comments	Comments highlighting this issue
<p>individual character of each settlement. Land in this area is a valuable environmental resource, which should be protected.</p> <p>The direction of future development to other more sustainable locations is appropriate and will ensure that Little Linton and Linton retain their identity.</p>	

Sites not included in the First Proposals

Summary of issues raised in comments	Comments highlighting this issue
<p>Promotion of specific sites not included in the First Proposals, for a range of reasons including:</p> <ul style="list-style-type: none"> • It accords with the strategy of the plan • Opportunity for development at a sustainable village • Opportunity to address identified local housing needs including for affordable housing which won't be met by other means • Support development of underutilised land and buildings 	<p>Individuals</p> <p>57063 (C Meadows), 57014 (J Francis), 58146 (J Manning)</p> <p>Developers, Housebuilders and Landowners</p> <p>56713 (KB Tebbit Ltd), 56848 (Gonville and Caius College), 56902 (R. Cambridge Propco Limited), 56995 (Hastingwood Developments), 57051 (Cemex UK Properties Ltd), 57056 (Endurance Estates), 57083 (Shelford Investments), 57094 (RO Group Ltd), 57113 (Cambridge District Oddfellows)</p> <p>57121 (KG Moss Will Trust & Moss Family), 57150 (Southern & Regional Developments Ltd), 57195 (European Property Ventures)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Limited contribution to Cambridge Green Belt purposes • Contributions that development will make to local infrastructure and facilities • Will be supported by planned Public Transport provision • Can meet identified employment sector needs • To maintain smooth delivery of housing throughout plan period • Support A10 Cambridge to Waterbeach corridor as a focus for growth • Contribute to NPPF paras 69 & 79 • Performs equitably or better than allocated sites • Provide as much choice as possible in terms of the location, size, type and tenure of housing that the plan can offer • Meets evidenced need for logistics land 	<p>(Cambridgeshire)), 57202 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57310 (Deal Land LLP), 57346 (Clarendon Land), 57348 (Bloor Homes Eastern), 57376 (Deal Land LLP), 57427 (Mission Street Ltd), 57502 (Cambridgeshire County Council (as landowner)), 57557 (Cheveley Park Farms Limited), 57558 (Cheveley Park Farms Limited), 57559 (Cheveley Park Farms Limited) 57565, (Cheveley Park Farms Limited), 57636 (Dudley Developments), 57650 (Endurance Estates - Balsham Site), 57684 (Endurance Estates - Bassingbourn Sites), 57893 (Martin Grant Homes), 58003 (Imperial War Museum/Gonville and Caius College), 58187 (Enterprise Property Group Limited), 58195 (Terence O'Rourke Ltd), 58196 (Countryside Properties (UK) Ltd), 58237 (Hallam Land Management Limited), 58257 (Pembroke College), 58333 (Simons Developments Ltd), 58355 (Bridgemere Land Plc), 58400 (Trinity College), 58401 (Hawkswren Ltd), 58433 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58471 (Cheveley Park Farms Limited), 58488 (BDW Homes Cambridgeshire & The Landowners (Mr Currington, Mr Todd, Ms Douglas, Ms Jarvis, Mr Badcock & Ms Hartwell), 58503 (Bloor Homes Eastern), 58512 (Hill Residential Limited), 58523 (Phase 2 Planning), 58561 (Grosvenor Britain & Ireland), 58567 (MacTaggart & Mickel), 58585 (Endurance Estates - Caxton Gibbet Site), 58600 (Hill Residential Ltd and</p>

Summary of issues raised in comments	Comments highlighting this issue
	<p>Chivers Farms (Hardington) LLP), 58622 (Vistry Group and RH Topham & Sons Ltd), 58629 (Hill Residential), 58647 (Deal Land LLP), 58668 (Wates Developments Ltd), 58676 (The Church Commissioners for England), 58693 (Wates Developments Ltd), 58704 (Grange Farm Partnership), 58899 (Axis Land Partnerships), 58900 (Varrier Jones Foundation), 58922 (Metro Property Unit Trust), 58923 (Clare College, Cambridge), 58929 (Carter Jonas), 58950 (North Barton Road Landowners Group), 58952 (Varrier Jones Foundation), 59020 (Peterhouse), 59040 (Axis Land Partnerships), 59048 (Emmanuel College), 59053 (Lolworth Developments Limited), 59082 (L&Q Estates Limited and Hill Residential Limited), 59100 (Pace Investments), 59148 (Silverley Properties Ltd), 59252 (Croudace Homes), 59307 (Countryside Properties), 60263 (Gonville & Caius College), 60284 Wheatley Group Developments Ltd), 60295 (Miller Homes – Fulbourn Site), 60302 (Miller Homes – Melbourn Site), 60709 (Vistry Group – Linden Homes), 60819 (Gonville & Caius College), 57009* (KWA Architects), 60545* (Thakeham Homes Ltd), 58188* (Smithson Hill), 58297* (University of Cambridge), 58613* (MacTaggart & Mickel), 58652* (Wates Developments Ltd), 57891* (Martin Grant Homes), 58265* (Pigeon Land 2 Ltd), 59053 (Lolworth Developments Limited), 59131* (Lolworth Developments Ltd), 58651* (Wates Developments Ltd), 60561 (W Garfit)</p>

Summary of issues raised in comments	Comments highlighting this issue
Support for the rejection of specific sites promoted to the plan, for the following reasons: <ul style="list-style-type: none"> • Strain on local infrastructure • Traffic • Worsening flooding 	56789 (Shudy Camps PC), 56965 (Trumpington Residents Association)
Objection to perceived incorrect assessment of site within the Strategy topic paper and HELAA	57015 (KWA Architects)
Request for clarity regarding inclusion or not of a specific site within the housing commitments identified in the First Proposals.	57076 (R Wilson)
Comment identifying the need to proactively plan for educational facilities when sites are actively being sought, and most specifically to provide a site for Cambridge Maths School.	57477 (ESFA (Department for Education)), 57494 (ESFA - Department for Education)
Objection to the proposed reclassification of Cottenham to Minor Rural Centre, due to its good services and facilities.	57114 (Cambridge District Oddfellows)

S/SH: Settlement hierarchy

Hyperlink for all comments

Open this hyperlink - [Policy S/SH: Settlement hierarchy](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section: 98

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

There was broad support for the settlement hierarchy policy approach from across the range of respondents. There were mixed views on the approach to limiting the scale of development according to the classification of settlement within the hierarchy. Suggestions for an alternative approach included taking into consideration 'made' Neighbourhood Plans, the context of the local area and available services and facilities and public transport, how settlements interact and support each other, supporting local communities and services, and that it should include business premises as well as housing.

There were mixed views on development thresholds with some supporting the proposed approach, some seeking higher thresholds and others wanting the thresholds removed or replaced. Concerns included that the thresholds are arbitrary, or that the proposed limits were not explained or justified and should better reflect the NPPF ambitions for making best use of land. There was also

concern that the thresholds only applied to individual sites and not the cumulative impacts and overall scale of development permitted within a village. Suggestions for alternative approaches included allowing development within settlement boundaries, using the thresholds as a guide but allowing more development on sustainable sites, replacing the limits with something in line with calculated windfall allowance, allowing more development in smaller villages where it would secure improved services.

A number of representors made village specific comments, including a number of Parish Councils generally supporting their village's classification and several developers suggesting changes to village classifications to a higher tier and greater flexibility on the scale of development permitted, with a number of developers promoting a range of sites for development.

Table of representations: S/SH: Settlement hierarchy

Summary of issues raised in comments	Comments highlighting this issue
Support Policy	<p>Individuals</p> <p>57036 (Dr W Harrold), 58109, (M Asplin), 60648 (P Fletcher)</p> <p>Public Bodies</p> <p>56862 (Bassingbourn-cum-Kneesworth PC), 57318 (Huntingdonshire DC), 57887 (Ickleton PC), 59468 (Shepreth PC), 59812 (Dry Drayton PC), 59852 (Barrington PC)</p>

Summary of issues raised in comments	Comments highlighting this issue
	<p>Third Sector Organisations</p> <p>56667 (The Ickleton Society), 58244 (Cambridge Past, Present & Future)</p> <p>Other Organisations</p> <p>60445 (Anglian Water Services Ltd)</p> <p>Developers, Housebuilders and Landowners</p> <p>58238 (Hallam Land Management Limited), 59834 (MCA Developments Ltd)</p>
Indicative maximum scheme sizes should include business premises as well as housing.	56862 (Bassingbourn-cum-Kneesworth PC)
Support the continuation of a threshold of 30 units of housing developments in minor rural centres.	56573 (Gamlingay PC)
<p>This policy should place limits on the size of individual windfall schemes. These should be:</p> <ul style="list-style-type: none"> in line with an adopted Neighbourhood Plan for the rural centre in question 	56804 (M Colville), 57705 (J Pavey), 57832 (D Lister)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> considered within context of the local area in aggregate of total impact 	
<p>The settlement hierarchy review appears to assess each settlement in terms of the services located within Parish boundaries rather than considering how different settlements interact and support each other (in line with paragraph 79 of the NPPF). For example, the village of Meldreth is closely supported by the facilities of Melbourn.</p>	57339 (HD Planning Ltd), 60311 (Gladman Developments)
<p>This approach fails to take account of situations where it is demonstrated there is a need for a larger amount of growth to support villages and local communities.</p> <p>The sustainability credentials of Group Villages should therefore be further reviewed, and a greater level of development allowed at and adjoining these villages</p>	57375 (Colegrove Estates)
<p>A capacity assessment is needed for all villages in South Cambridgeshire to determine which potential housing sites might be deliverable or developable during the plan period to 2041, and the number of dwellings that might be delivered from each of those sites.</p>	57503 (Cambridgeshire County Council, as landowner)

Summary of issues raised in comments	Comments highlighting this issue
<p>The site size limits for each category of village should be deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised development strategy that allocates suitable sites on the edge of existing sustainable villages.</p>	
<p>The size of individual developments should be subject to limits until the effects of unprecedented growth already in the pipeline can be evaluated in relation to the provision of local services and facilities.</p> <p>Limits could be specified in line with the Windfall allowance calculated.</p>	57553 (Save Honey Hill Group), 57641 (J Conroy),
<p>Confusion over the use/definition of village and town (simply not a matter of size and facilities which are undefined).</p> <p>Concern over the legal definition and suggested ambition of being designated a Town.</p>	57646 (Histon & Impington PC)
<p>S/SH should also recognise and control within the hierarchy brown field sites that require Green Belt land take.</p>	58109 (M Asplin)
<p>Allow development in smaller villages with permission conditional on the provision of better services which often have excellent schools better suited to expansion than Cambridge.</p>	58168 (Dr S Kennedy)

Summary of issues raised in comments	Comments highlighting this issue
<p>The village hierarchy must reflect the provision of quality public transportation that provides a reasonable option to the car to and from places of work and study. That public transportation needs to be assessed by reference to frequency, hours of operation, and speed (relative to the car).</p>	<p>58177 (Cllr N Gough)</p>
<p>Several sewage treatment facilities upstream from Cambridge are unable to cope during periods of high rainfall (discharging raw sewage) contributing towards failing water quality.</p> <p>A policy is needed to ensure development in any villages served by such sewage treatment works should be conditional upon improvements to those facilities.</p>	<p>58244 (Cambridge Past, Present & Future)</p>
<ul style="list-style-type: none"> • Settlement hierarchy should be reconsidered in terms of the roles that settlements play in terms of service provision for neighbouring settlements and a settlement's proximity to other settlements that offer a range of services. <p>Rural settlements should be considered for housing allocations proportionate to the size of the settlements</p>	<p>58246 (Bletsoes)</p>
<p>Support new settlements. Villages and minor rural centres should be the last resort in hierarchy of development which have already</p>	<p>58361 (Linton PC)</p>

Summary of issues raised in comments	Comments highlighting this issue
taken more than their share, to the detriment of community, character and infrastructure.	
The approach to the scale of development in villages needs revisiting. The approach controls the size of individual developments, but not the overall scale of development at a village. E.g., in a Minor Rural Centre, 2 schemes of 29 dwellings are acceptable, but one of 31 is not. There is no logic or justification for such an arbitrary approach to the scale of development of individual sites.	58479 & 58495 (Hill Residential Limited)
<p>Proposed settlement hierarchy is ineffective at delivering required levels of growth to support the vitality of rural villages and gives insufficient weight to the sustainability of villages with railway stations.</p> <p>Current settlement boundaries are drawn too tightly preventing meaningful growth.</p> <p>A more flexible/relaxed approach to settlement boundaries is needed.</p> <p>These villages are not recognised as being considerably more sustainable than other locations despite the clear influence a station has on sustainable commuting patterns.</p>	58593 (Artisan -UK- Projects Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>The settlement hierarchy methodology and tiers are generally supported. Decisions on the status of specific settlements (excluding Cambridge and new settlements) should wait until the spatial strategy has been finalised.</p>	<p>58625 (Vistry Group and RH Topham & Sons Ltd)</p>
<p>Object to policy that will limit the size of schemes within minor rural centres, group villages and infill villages.</p> <p>To set an indicative maximum scheme size fails to recognise the full potential of a site in such locations nor the potential benefits of such schemes in ensuring existing services remains sustainable into the long term. A more appropriate approach would be to reflect paragraph 124 and 125 of the NPPF to make the most effective use of land whilst taking into account housing needs, market conditions, infrastructure and serves as well as the character of the area.</p>	<p>Developers, Housebuilders and Landowners</p> <p>58656 (Abbey Properties Cambridgeshire Limited), 60170 (Home Builders Federation), 60220 (Thakeham Homes Ltd), 60311 (Gladman Developments), 60324 (Daniels Bros - Shefford- Ltd, 60543 (Beechwood Homes Contracting Ltd), 60548 (Thakeham Homes Ltd Land at Comberton Road, Comberton - HELAA site 40497)</p>
<p>The proposed limit of housing for settlements identified in the hierarchy should be reviewed with a view to increasing the development threshold and serve as a guide, with the relative sustainability of the site/settlement providing a basis for increasing the development threshold of a site.</p>	<p>59095 (A P Burlton Turkey's Ltd)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>The size of individual developments should be subject to limits, specified in line with the windfall allowance calculated.</p> <p>The Vision & Aims of the Local Plan are at risk should there be no limit on the size and scale of schemes brought forward and approved.</p>	59886 (Fen Ditton PC)
Growth levels attributed to Infill Villages too restrictive.	58714 (LVA)
<p>The definition of Group Villages should be reinforced to restrict exceptional development of up to 15 dwellings only on brownfield sites.</p>	59852 (Barrington PC)
<p>Caxton, a highly sustainable location for growth with the proposed new railway station should have no limit on the scale of individual developments.</p>	56482 (V Chapman), 56490 (D & B Searle), 56500 (W Grain), 56518 (RJ & JS Millard), 58645 (R Grain), 58714 (LVA)
<p>Development in Teversham – a Group Village - would help facilitate a shift away from car use, and certainly reduce any journey times by car. However, no sites are proposed for allocation within the village.</p>	56896 (RWS Ltd)
<p>West Wickham Parish Council supports the infill village designation for West Wickham and Streetly End and the indicative maximum scheme size.</p>	56908 (Cllr. D Sargeant)

Summary of issues raised in comments	Comments highlighting this issue
<p>Babraham a proposed 'Group Village' has a primary school consistent with infrastructure in other Group Villages. The school is currently full to its capacity of 0.5FE/84 places and operates with four classes (it operates a Published Admission Number (PAN) of 12). The school's site and context mean that it has previously been determined that there is no scope for significant expansion beyond its current size.</p> <p>Some children currently attend from within Sawston catchment, so displacement of places back to Sawston should be borne in mind with development at Babraham.</p>	56924 (Cambridgeshire County Council - Education)
<p>Melbourn & Meldreth should be allocated as a Rural Centre. The villages are performing the role already and should be moved up the hierarchy. High Quality Public Transport links and good range of shops, services/ education facilities and employment opportunities.</p>	57041 (Endurance Estates)
<p>The fourth bullet point restricts 'Minor Rural Centres', such as Linton to an 'indicative maximum scheme size of 30 dwellings'. This is not explained and unjustified. It should have this bullet point removed</p>	57073 (R Wilson)

Summary of issues raised in comments	Comments highlighting this issue
The status of Cottenham in the settlement hierarchy should remain as a Rural Centre. Cottenham is capable of providing larger schemes of more than 30 dwellings.	57115 (Cambridge District Oddfellows), 57151 (Southern & Regional Developments Ltd), 57197 (European Property Ventures -Cambridgeshire)
<p>Objection to Waterbeach being identified as a 'Minor Rural Centre'. Given the growth to the north and the sustainable pedestrian and green links between the settlement and the new town.</p> <p>Existing settlement of Waterbeach can provide larger schemes of +30 dwellings. Should be treated as a new town.</p>	57151 (Southern & Regional Developments Ltd), 57197 (European Property Ventures -Cambridgeshire)
Hardwick should be a Minor Rural Centre because of its location on the public transport corridor between Cambridge and Cambourne, proposed investment in East West Rail and Scotland Farm Park and Ride. Development here would fulfil more policy objectives. The limit on size of development schemes should be based on individual site circumstances.	58298 (Pigeon Land 2 Ltd)
The former Papworth Hospital Site provides an opportunity to deliver a healthcare development, +30 dwellings, in the form of a healthcare use (C2). Papworth Everard should be identified as a 'Rural Centre'.	58339 (DLP Planning Ltd)

Summary of issues raised in comments	Comments highlighting this issue
With existing and emerging considerations including facilities, services and infrastructure including sustainable transport improvements, Hauxton should be re-assessed and placed higher in the settlement hierarchy.	58380 (Bridgemere Land Plc)
We support that Sawston and Great Shelford with Stapleford are proposed to be identified as Rural Centres due to their good access to employment, services and facilities. Stapleford, in the Settlement Hierarchy Review should be amended to reflect that Great Shelford with Stapleford will have two stops on Phase 2 of the SE Cambridge Transport Route.	58386 (Deal Land LLP)
Cottenham should be identified as a Rural Centre to allow consideration for the merits of any future residential proposals towards the village's sustainability.	58491 (BDW Homes Cambridgeshire & The Landowners)
Support Fowlmere's continued identification as a Group Village over and above an infill village. Not clear why the level of housing to come forward has a ceiling of 8 units or exceptionally 15.	58548 (Croudace Homes)
Councils should adopt a highly flexible approach to directing growth to the edge of sustainable villages, especially the Rural Centres. Histon & Impington have sound and robust sustainability credentials.	58549 (Martin Grant Homes)

Summary of issues raised in comments	Comments highlighting this issue
Support the identification of Cambourne as a new town within the emerging settlement hierarchy.	58678 (The Church Commissioners for England), 59156 (Cambourne TC)
<p>Objection: Whittlesford should be a Minor Rural Centre.</p> <p>The settlement hierarchy methodology should increase scoring of locations with excellent public transport, access to the City of Cambridge, employment and services; reinforcing its suitability as a sustainable location for growth.</p>	58706 (Grosvenor Britain & Ireland)
Bassingbourn and Kneesworth should be recognised as a single settlement within the Settlement Hierarchy due to their functional relationship and physical proximity.	58943 (Scott Properties)
Concern over the rate of growth of Cambourne. Landscape and habitat should be significant factors in the assessment of developments in group villages.	59812 (Dry Drayton PC)
Support Steeple Morden, a group village remaining in this category.	59996 (Steeple Morden PC)
Support Guilden Morden, a group village remaining in this category.	60078 (Guilden Morden PC)

Summary of issues raised in comments	Comments highlighting this issue
Fulbourn has a wide range of services & facilities and scores highly on the factors assessed. It should be re-classified as a Rural Centre.	60298 (Miller Homes - Fulbourn site)
Melbourn has a wide range of services & facilities and scores highly on the factors assessed. It should be re-classified as a Rural Centre.	60305 (Miller Homes - Melbourn site)

Table of representations: S/SH: Settlement hierarchy – site related comments

Summary of issues raised in comments	Comments highlighting this issue
<p>Land to the north east of Hurdleditch Road, Orwell (HELAA site 40383) / Land to the south west of Hurdleditch Road, Orwell (HELAA site 40378)</p> <p>Group Villages are capable of accommodating housing growth by virtue of their service provision and status in the settlement hierarchy.</p> <p>Orwell village has access to a number of facilities enabling residents to access services for their day-to-day needs. Orwell is an established sustainable settlement capable of accommodating proportionate levels of new housing growth to assist in preparation of a balanced and varied housing supply which in turn will support the economic growth of Greater Cambridge.</p>	56715 (K.B. Tebbit Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>44 North End and Land at Bury End Farm, North End, Meldreth (HELAA site 40284)</p> <p>Meldreth is a Group Village - Agree</p> <p>Few development opportunities within the settlement boundary for sites of 8 dwellings or more. Only small sites for one or two dwellings. Meldreth is a Group Village</p> <p>Site size thresholds for category of village are largely irrelevant and ineffective. Available sites fall below the threshold where affordable housing is required e.g. less than 10 dwellings.</p>	56998 (Hastingwood Developments)
<p>Land to the west of Malton Road, Orwell (HELAA site 40324)</p> <p>A capacity assessment is needed for all villages in South Cambridgeshire to determine which potential housing sites might be deliverable or developable during the plan period to 2041, and the number of dwellings that might be delivered from each of those sites.</p> <p>The site size limits for each category of village are deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised development strategy that allocates suitable sites on the edge of existing sustainable villages. including at Orwell.</p>	57052 (CEMEX UK Properties Ltd)
<p>Land off Fenny Lane, Meldreth, Royston (HELAA site 40036)</p> <p>A capacity assessment is needed for all villages in South Cambridgeshire to determine which potential housing sites might be deliverable or developable during the plan period to 2041, and the number of dwellings that might be delivered from each of those sites.</p>	57072 (Elbourn Family)

Summary of issues raised in comments	Comments highlighting this issue
<p>The site size limits for each category of village are deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised development strategy that allocates suitable sites on the edge of existing sustainable villages including at Meldreth.</p>	
<p>Land off Hall Lane, Great Chishill (HELAA site 47879)</p> <p>A capacity assessment is needed for all villages in South Cambridgeshire to determine which potential housing sites might be deliverable or developable during the plan period to 2041, and the number of dwellings that might be delivered from each of those sites.</p> <p>The site size limits for each category of village are deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised development strategy that allocates suitable sites on the edge of existing sustainable villages including at Great Chishill.</p>	57096 (RO Group Ltd)
<p>1-3 Lodge Road, Thriplow (HELAA site 47379)</p> <p>A capacity assessment is needed for all villages in South Cambridgeshire to determine which potential housing sites might be deliverable or developable during the plan period to 2041, and the number of dwellings that might be delivered from each of those sites.</p> <p>The site size limit for each category of village should be deleted or marked as indicative so that the policy is sufficiently flexible.</p>	57214 (MPM Properties (TH) Ltd and Thriplow Farms Ltd)
<p>Land off High Street, Little Eversden (HELAA Site 40211)</p>	57309 (Bletsoes)

Summary of issues raised in comments	Comments highlighting this issue
<p>The current adopted Local Plan (2018) identifies Little Eversden as an Infill Village, and this classification is to be carried forward through the GCLP.</p> <p>Little Eversden should be considered for modest scale housing allocations. To help deliver a broader range of housing stock including affordable housing.</p>	
<p>Land to the east of Ridgeway and Old Pinewood Way, Papworth Everard (HELAA site 40439)</p> <p>A capacity assessment is needed for all villages in South Cambridgeshire to determine which potential housing sites might be deliverable or developable during the plan period to 2041, and the number of dwellings that might be delivered from each of those sites.</p> <p>The site size limits for each category of village are deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised development strategy that allocates suitable sites on the edge of existing sustainable villages including at Papworth Everard.</p>	57350 (Bloor Homes Eastern)
<p>Land to the south-east of Cambridge Road, Foxton (HELAA site 40408) / Land to the north and east of Barrington Road, Foxton (HELAA site 40412)</p> <p>The proposed mixed-used development at Site HELAA Ref 40408 will continue to strengthen the village's employment offerings and support the wider rural economy. The scale of residential development proposed at Site HELAA Ref: 40412 is appropriate to the size of the village and would support the long term vitality of the village and provide the local community with housing choice.</p>	57519 (R2 Developments Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>Land adjacent to Babraham (HELAA site 40297)</p> <p>We support this policy. We note that the emerging Plan seeks to classify Babraham as a 'Group Village' as it has a primary school. We consider Babraham has a pivotal role to play in promoting opportunities for employment in the southern cluster and that homes should be located adjacent to such opportunities. We consider that the Local Plan should seize this opportunity to co-locate employment opportunities and housing and allocate the subject site for mixed use development, as per the proposed development at this site. The boundary has not changed.</p>	<p>57573, 57574, 57575, 57576 & 58487 (Cheveley Park Farms Limited)</p>
<p>Land to the east of Ridgeway and Old Pinewood Way, Papworth Everard (HELAA site 40439)</p> <p>A capacity assessment is needed for all villages in South Cambridgeshire to determine which potential housing sites might be deliverable or developable during the plan period to 2041, and the number of dwellings that might be delivered from each of those sites.</p> <p>The site size limits for each category of village are deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised development strategy that allocates suitable sites on the edge of existing sustainable villages including at Balsham.</p>	<p>57652 (Endurance Estates - Balsham Site)</p>
<p>Land off The Causeway, Bassingbourn (HELAA site 40228) & Land off Poplar Farm Close, Bassingbourn (HELAA site 40230)</p>	<p>57685 (Endurance Estates - Bassingbourn Sites)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>A capacity assessment is needed for all villages in South Cambridgeshire to determine which potential housing sites might be deliverable or developable during the plan period to 2041, and the number of dwellings that might be delivered from each of those sites.</p> <p>The site size limits for each category of village are deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised development strategy that allocates suitable sites on the edge of existing sustainable villages including at Bassingbourn.</p>	
<p>Land off Station Road, Willingham (HELAA site 40527): Object</p> <p>A capacity assessment is needed for all villages in South Cambridgeshire to determine which potential housing sites might be deliverable or developable during the plan period to 2041, and the number of dwellings that might be delivered from each of those sites.</p> <p>The site size limits for each category of village are deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised development strategy that allocates suitable sites on the edge of existing sustainable villages including at Willingham.</p>	58147 (J Manning)
<p>Land at Pitt Dene Farm, Meadow Drift, Elsworth (HELAA site 40351)</p> <p>The site size limits for each category of village are deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised</p>	58190 (Enterprise Residential Developments Ltd and Davison Group)

Summary of issues raised in comments	Comments highlighting this issue
development strategy that allocates suitable sites on the edge of existing sustainable villages including at Elsworth	
<p>Land between Balsham Road and Horseheath Road, Linton (HELAA site 40302) - Pembroke College</p> <p>Land north of Cambridge Road (A1307), Linton (HELAA site 51721) - Taylor Wimpey UK Ltd</p> <p>Linton benefits from a breadth of services and facilities</p> <p>The Cambridge South East Transport project seeks to provide better connections between Linton and Cambridge. Linton should therefore be a Rural Centre. New development can support improvement to existing services.</p>	58260 (Pembroke College), 60511 (Taylor Wimpey UK Ltd)
<p>Land west of Linton (HELAA Site 51047)</p> <p>Few opportunities for 30 dwellings within existing Minor Rural Centres settlement boundaries; Linton is an example where there are no opportunities within the boundary for sites of 30 dwellings or more.</p> <p>The site size limits for each category of village are deleted and replaced with a general policy that supports development within existing settlement boundaries, in conjunction with a revised development strategy that allocates suitable sites on the edge of existing sustainable villages including at Linton.</p>	58511 (Bloor Homes Eastern)

Summary of issues raised in comments	Comments highlighting this issue
<p>Papworth Everard, a minor rural centre, is highly sustainable and has real growth potential. Should be allowed to grow, in a sensitive manner, to provide new services and support and improve existing services.</p> <ul style="list-style-type: none"> • Land at Crow's Nest Farm, Papworth Everard (HELAA (2021) Site Reference: 48096) would have excellent transport links and could provide a Rural Travel Hub to optimise and maximise the use of those links, making sustainable travel modes easier and more attractive than car travel for site residents and residents of Papworth Everard more generally. 	58544 (MacTaggart & Mickel)
<p>Land east of Cambridge Road, Hardwick (HELAA site 40414)</p> <p>Based on a current assessment, Hardwick Village should be re-classified as a 'Minor Rural Centre' within the Settlement Hierarchy.</p> <p>If the future development potential of the village is to be taken into consideration (as per Waterbeach New Town and Bourn Airfield New Village), then Hardwick Village should be identified as a 'Rural Centre' and a key location for sustainable development.</p> <p>Our proposed development site at land east of Cambridge Road (Site No. 40414) provides a strategic opportunity for the future sustainable development of the settlement.</p>	58597 (Hill Residential Ltd and Chivers Farms - Hardington- LLP)
<p>Land west side of London Road, High Street, Fowlmere (HELAA site 40116)</p> <p>Development should be assigned across settlement hierarchy. Policy direction includes restrictions on indicative maximum scheme sizes for each settlement tier. Coupled with overall</p>	58686 (Wates Developments Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>development strategy for only small number of allocations within rural area, ability for sustainable developments to come forward is overly restrictive and unjustified.</p> <p>Fowlmere is “Group Village”. Concerned by lack of assessment in terms of its ability to accommodate growth.</p> <p>Failure of evidence base to consider all modes of transport and Fowlmere’s connectivity to surrounding settlements.</p> <p>To ensure employment growth is supported by sufficient housing, Fowlmere should accommodate housing sites, to meet criterion c) NPPF Paragraph 8</p>	
<p>Land South of Newington, Willingham would offer the opportunity for a site that benefits from sustainable travel opportunities, in addition to service and facilities within the village.</p>	59154 (Silverley Properties Ltd)
<p>East of Horningsea Road (HELAA site 47647) / West of Ditton Lane (HELAA site 40516)</p> <p>The adopted South Cambridgeshire Local Plan was supported by the Village Classification Report (2012). At this stage it appears that no similar assessment has been prepared to support the emerging Greater Cambridge Local Plan. It is considered that an updated assessment must be undertaken to support the emerging Plan and to ensure it is both justified and effective.</p>	60569 (Countryside Properties - Fen Ditton site)
<p>Land to the west of Cambridge Road, Melbourn (HELAA site 40489)</p> <p>The village of Melbourn remains as a Rural Centre within this emerging Local Plan and is supported having regard to the acknowledgement that the Council’s recognise the role that the</p>	60643 (Bruntwood SciTech)

Summary of issues raised in comments	Comments highlighting this issue
village can play in accommodating new development and in particular the allocation for a mixed use site on the eastern side of Melbourn Science Park	
<p>Land to the west of Cambridge Road, Melbourn (HELAA site 40490)</p> <p>Development should be assigned across settlement hierarchy. Policy direction includes restrictions on indicative maximum scheme sizes for each settlement tier. Coupled with overall development strategy for only small number of allocations within rural area, ability for sustainable developments to come forward is overly restrictive and unjustified.</p> <p>Support Melbourn as a 'Minor Rural Centre'.</p> <p>Object to restriction on quantum of dwellings for this tier in Settlement Hierarchy, which contradicts its position and identification as largest district within the south west of the district.</p>	58695 (Wates Developments Ltd)

S/SB: Settlement boundaries

Hyperlink for all comments

Open this hyperlink - [Policy S/SB: Settlement boundaries](#)> then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol

Number of Representations for this section: 100

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Broad support was expressed for the principle of the settlement boundaries policy. Elements commended by Parish Councils and individual respondents included the preservation of the character of village settlement edges, preservation of agricultural land and the policy's prevention of encroachment of settlements into the countryside. Suggested improvements to the policy included desire to increase the number and variety of permitted exceptions: garden centres, modern concepts of development such as co-housing and self-build, and employment areas. Additionally, there were aspirations to include minimum green separation between settlements (boundaries) and include parish councils in the development of the policy due their local knowledge.

Criticisms to the policy included suggestions that the policy is not compliant with the NPPF (para 69, 78 & 79). Some suggested that the policy wording needed tightening to avoid ambiguity as to when a settlement boundary would be drawn when building new

settlement. Some developers had concern over the lack of inclusion of proposed sites within the settlement boundaries of many villages and asked that the Cambridge settlement boundary be expanded to accommodate possible future expansions at Cambridge Biomedical Campus and Cambridge East. Other developers suggested a change of approach to create greater flexibility and growth in sustainable village edge locations, including within the Green Belt, with support for a criteria-based assessment and/or undertaking a capacity assessment of all villages to determine potential additional allocations.

Table of representations: S/SB: Settlement hierarchies

Summary of issues raised in comments	Comments highlighting the issue
<p>Support/Strongly support policy, for the following reasons:</p> <ul style="list-style-type: none"> • relating to preserving the character of village settlement edges, as these are being eroded by inappropriate development • Important to reference role of Neighbourhood Plans and Village Design Guides. • helps preserve agricultural land and prevents unsustainable development in the countryside. • control of development in villages • difficult to prevent the encroachment of settlements on the countryside without policy. • Flood plains to be respected. • Support tightly drawn development boundaries to reduce encroachment. • Policy work should include Parish Councils at an appropriate stage in the development of the Policy because of their local knowledge and data. 	<p>56863 (Bassingbourn-cum-kneesworth PC), 56668 (The Ickleton Society), 56574 (Gamlingay PC), 56909 (Cllr D Sargeant), 57642 (J Conroy), 57710 (J Pavey), 58052 (Ickleton PC), 58362 (Linton PC), 59163 (Cambourne TC), 59997 (Steeple Morden PC), 60079 (Guilden Morden PC), 60112 (C Blakeley)</p>

Summary of issues raised in comments	Comments highlighting the issue
<p>Objects to Policy</p> <ul style="list-style-type: none"> • lacks detail on the point at which a new settlement boundary will be drawn which would allow for boundaries to be vague and subject to expedient drift. 	56850 (Save Honey Hill Group)
<ul style="list-style-type: none"> • Policy S/SB would not comply with the aims of the Framework (para 78 NPPF), Policy 79. 	56558 (Bonnel Homes Ltd)
<ul style="list-style-type: none"> • Approach overly restrictive and not accord with paragraph's 69 and 79 of the NPPF • Not allowing sufficient land within settlement boundaries for windfall sites is contrary to Paragraph 69 c) of the NPPF. 	60614 (Endurance Estates – Orwell sites)
<ul style="list-style-type: none"> • Amend policy text to insert 'garden centres' to permitted exceptions outside settlement boundaries (at bullet point 3 in first proposals). 	58973 (Avison Young)
<ul style="list-style-type: none"> • Amend policy: Employment areas in the Countryside should be referenced under the terms of this policy, clearly identify Granta Park. • Include Policy map to with Settlement boundaries drawn with draft submission. 	59289 (BioMed Realty)

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> Policy wording: When developments meet 'sufficient certainty regarding their exact boundaries, new settlement boundaries will be drawn' - careful wording is needed to clarify at what point certainty is attained. 	59898 (Fen Ditton PC)
<ul style="list-style-type: none"> Policy wording: policy S/SB should refer to rural exception sites and first homes exception sites to maintain consistency with policy HE/S. 	60169 (Home Builders Federation)
<ul style="list-style-type: none"> await the detailed maps. consider the implications of any changes in national policy. 	58658 (Abbey Properties Cambridgeshire Ltd)
<ul style="list-style-type: none"> Implications for Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 5. 	56925 (Cambridgeshire County Council)
<ul style="list-style-type: none"> Settlement boundaries are essential for controlling development around villages. 	57585 (R Pargeter)
<ul style="list-style-type: none"> Want permitted development rights restricted in countryside so changes of use becomes conditional, other uses in the countryside require a planning application. 	58245 (Cambridge Past, Present & Future)
<ul style="list-style-type: none"> clear green separation between settlement boundaries. A minimum separation should be given. 	58320 (MA Claridge)

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> • Comprehensively review settlement boundaries. • Allow for limited additional growth. 	56558 (Bonnell Homes Ltd)
<ul style="list-style-type: none"> • Hinders sustainable development at the edge of villages. Growth in village locations contributes to housing delivery and the settlement boundaries policy should provide the flexibility. 	56958 (J Swannell)
<ul style="list-style-type: none"> • Approach is acceptable. • Consider altering the parish boundaries between Sawston and Babraham, at development on the eastern edge of Sawston currently lies in Babraham parish but forms part of the village of Sawston. 	57017 (KWA Architects)
<ul style="list-style-type: none"> • The way Settlement Boundaries have been used historically is out of date, provided an unnecessary restraint on development, • Maximise flexibility to future land supply do not apply settlement boundaries in sustainable locations – Minor Rural Centre and above. 	57059 (Endurance Estates)

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> • consider development in context of the overall suitability of the site when assessed against wider plan policies, not whether inside a settlement boundary. 	
<ul style="list-style-type: none"> • Periodic reviews may need to be made to the policies map to ensure that the boundaries remain up to date in the event of windfall or rural exceptions development. • small clusters of buildings, isolated properties and hamlets should not be provided with a settlement boundary and should be considered as countryside. 	57319 (Huntingdonshire DC)
<ul style="list-style-type: none"> • development boundaries should be removed and replaced with a criterion-based assessment • will add flexibility to the policy and allow for individual sites to be judged on their own merits • Flexible approach to allow for the sustainable credentials of each site to be evaluated rather than preventing development completely just because a site falls outside of a boundary line • Policy should take a flexible approach to development and growth within and on the edge of villages. 	57388 (HD Planning Ltd), 58551 (Croudace Homes), 60212 (Gladman Developments)

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> • a more flexible and tolerant approach is needed towards development in the rural area. • The logical approach is to allocate further sites on the edge of sustainable villages. • Ensure maximum flexibility provided to ensure a pragmatic approach is adopted in drafting of settlement boundaries. 	57090 (C King), 57172 (Southern & Regional Developments Ltd), 57198 (European Property Ventures - Cambridgeshire), 57294 (C Sawyer Nutt), 60336 (F.C. Butler Trust), 60347 (F.C. Butler Trust)
<ul style="list-style-type: none"> • policy severely restricts growth outside settlement boundaries 	58606 (Artisan (UK) Projects Ltd)
<ul style="list-style-type: none"> • policy direction should not preclude growth in sustainable locations, which may include sites well related to settlements previously outside of settlement boundaries • past settlement boundaries have been drawn to tightly, and do not provide for many (if any) windfall opportunities 	60614 (Endurance Estates - Orwell site)
<ul style="list-style-type: none"> • consider modern concepts of development that can be permitted outside of settlement boundaries, such as co-housing and self-build. 	58738 (LVA)
<ul style="list-style-type: none"> • Employment areas in the Countryside should be referenced under the terms of this policy or in supporting text 	58723 (TWI)
<ul style="list-style-type: none"> • No coalescence of settlements 	59813 (Dry Drayton PC)

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> Review settlement boundaries of Minor Rural Centres (Gamlingay) and the provision of additional sites that have been put forward through the call-for-sites. 	56558 (Bonnell Homes Ltd)
<ul style="list-style-type: none"> Green belt villages are relatively more sustainable, particularly Gt Shelford. Identify safeguarding land. 	58825 (Great Shelford (Ten Acres) Ltd)
<ul style="list-style-type: none"> Settlement boundary of Sawston should be amended to include land adjacent Spring House, Church Lane, Sawston. Currently the settlement boundary cuts through client's land. 	57025 (H Kent)
<ul style="list-style-type: none"> review of settlement boundaries, draw around properties that are considered to part of a village. Fowlmere along the west side of Chrishall Road. Appleacre Park, the development of 16 approved entry level house, Lanacre along Chrishall Road, and properties to the west of these properties, should all be included within the settlement boundary of Fowlmere. 	57379 (Colegrove Estates)
<ul style="list-style-type: none"> Extend settlement boundary at Orwell to include built out development as identified in our main representation, (S/3870/18/RM), (S/2379/13/FL). 	56718 (K.B. Tebbit Ltd)

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> • Settlement boundary along Bourn Road at Caxton is out of date. Redraw to include the land to the west of the Telephone Exchange and wrap around the new replacement dwelling of 30 Bourn Road to match the houses on the northern side of Bourn Road. (S/4069/19/FL), (S/4023/18/FL), (21/02839/CLUED). 	56491 (D & B Searle)
<ul style="list-style-type: none"> • Cottenham settlement boundary should be redrawn to include changes taking place to the west of the settlement, development under construction should be included, (S/2413/17/OL and S/1606/16/OL). 	56959 (S & D Jevon & R)
<ul style="list-style-type: none"> • Amend Melbourn settlement boundary to include the 'Birchwood site' (S/2941/18/FL) already granted, north of Melbourn Science Park. 	58470 (TTP Campus Ltd)
<ul style="list-style-type: none"> • Create looser settlement boundaries, to include small sites promoted for development on the edge of villages. • settlement boundaries need to be drawn more loosely, beyond outer Green Belt, to allow for speculative development. • Land to East Side of Cambridge Road offers sustainable location for residential growth Melbourn (HELAA site 47757). 	58606 (Artisan (UK) Projects Ltd), 58701 (Wates Development Ltd), 58702 (Wates Development Ltd), 59130 (Endurance Estates), 59265 (Endurance Estates), 60365 (H. J. Molton Settlement), 60374 (The Critchley Family), 60384 (Stephen & Jane Graves), 60395 (D Wright),

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> • Land West of London Road Fowlmere lies adjacent to existing settlement boundary is suitable Fowlmere (HELAA site 40116) • discourage development of less suitable sites and assist in delivery of affordable housing, such as in Linton • Such as Teversham (HELAA site 40250) • Tight settlement boundary for Orwell artificially constrains development. HELAA site 40496 abuts Orwell settlement boundary and site forms a logical extension. 	60476 (P, J & M Crow), 60614 (Endurance Estates – Orwell site)
<ul style="list-style-type: none"> • settlement boundary for Steeple Morden is unsound, not justified and not consistent with national policy Steeple Morden (HELAA sites 40440 and 40442). 	60325 (Daniel Brothers (Shefford) Ltd)
<ul style="list-style-type: none"> • Development outside of the settlement boundary should be considered via a series of criteria allowing development proposals to be assessed on its respective merits, and therefore consider Cottenham (HELAA site 59409). 	58497 (BDW Homes Cambridgeshire & The Landowners (Mr Currington, Mr Todd, Ms Douglas, Ms Jarvis, Mr Badcock & Ms Hartwell))
<ul style="list-style-type: none"> • Support broad development strategy of bringing jobs and homes closer together. 	58533 (Bruntwood SciTech)

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> • Support the allocation of mixed-use development on east side of Melbourn Science Park, Melbourn (HELAA site 40490) 	
<ul style="list-style-type: none"> • object to the 'high risk' development strategy, dependent upon the delivery of some strategic, complex sites. Strategy should allocate sites that can deliver policy- compliant levels of affordable housing, Teversham (HELAA site 40250), 	59541 (Cheffins), 60268 (The White Family and Pembroke college),
<ul style="list-style-type: none"> • limits the opportunity for suitable sites on the edge of settlements to meet the needs of Extra Care developments for which there is a current and future unmet need which helps tackle the affordability. Comberton (HELAA site 40261), Gamlingay (HELAA site 40030), 	59755 (Endurance Estates), 60285 (Wheatley Group Development Ltd),
<ul style="list-style-type: none"> • Land south of Babraham Road and east of site H1c include within the revised Sawston boundaries, Sawston (HELAA site 40509). 	57017 (KWA Architects)
<ul style="list-style-type: none"> • Supports defined settlement boundaries. • In defining the settlement boundary on the Eastern edge of Cambridge, consider safeguarding land east of Airport Way, in order to accommodate for the relocated park & ride and allow 	58371 (Marshall Group properties)

Summary of issues raised in comments	Comments highlighting the issue
for any future expansion of Cambridge East. Cambridge (HELAA site 40306).	
<ul style="list-style-type: none"> • Objection to the Settlement Boundary for Linton, Linton (HELAA site 40044) 	57078 (R Wilson)
<ul style="list-style-type: none"> • Land at Fulbourn Road, Teversham, RWS Ltd, advocate including site within settlement boundary, Teversham (HELAA site 40295). 	56897 (RWS Ltd)
<ul style="list-style-type: none"> • fig 4, page 22 of the Plan identifies the locations of proposed new housing development for the years 2021 to 2041, wants written confirmation that client's site at Bartlow Road Linton is included within the figure (HELAA site 40044). • Greater Cambridge Local Plan map shows layer 'settlement hierarchy Adopted 2018 Local Plan' with blue notation across the majority of Linton and boundaries to coincide with the settlement boundary which excludes site north and south of Bartlow Road, Linton (HELAA site 40044). • change or modify Plan to revise the settlement boundary around Linton as shown by the green pecked line in Appendix 8, include Linton (HELAA site 40044). 	57078 (R Wilson), 57079 (R Wilson), 57084 (R Wilson)

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> include site within the settlement boundary of Hauxton for the provision of either a significantly increased quantity of housing, employment or a mixture of both. Hauxton (HELAA site 59400). 	58383 (Bridgemere Land Plc)
<ul style="list-style-type: none"> Sawston (HELAA site 40547) and Stapleford (HELAA site 40368) include within the respective settlement boundaries, as agree with proposed policy direction to define the boundaries based on “the present extent of the built-up area as well as planned new development”. 	58403 (Deal Land LLP)
<ul style="list-style-type: none"> settlement boundary should be amended to include this Site Impington (HELAA site 40061). 	58515 (Hill Residential Ltd)
<ul style="list-style-type: none"> Adapt approach to include obvious development opportunities, such as large-scale farm buildings contiguous with existing settlements (HELAA site 40208). 	59112 (A P Burlton Turkey’s Ltd)
<ul style="list-style-type: none"> Include site within Settlement Boundary for Willingham (HELAA site 59349). 	59161 (Silverley Properties Ltd)
<ul style="list-style-type: none"> Submission demonstrates expansion to the SE and SW of the Addenbrookes Campus achieved without undermining Green 	58964 (Jesus College (and Pigeon Investment Management and Lands Improvement Holdings), a private landowner and St John’s College))

Summary of issues raised in comments	Comments highlighting the issue
Belt, and new boundaries for Cambridge set would enhance southern edge (HELAA site 40064).	
<ul style="list-style-type: none"> • case for the settlement boundary amendment at Steeple Morden to include site within the development framework, (HELAA Site 40054). 	60330 (Steeplefield)
<ul style="list-style-type: none"> • site should be included within the settlement boundary of Linton (HELAA site 51721). 	60512 (Taylor Wimpey UK Ltd)
<ul style="list-style-type: none"> • Release site from Green Belt and include within settlement boundary of Fen Ditton as part of the allocation, Fen Ditton (HELAA site 47647), (HELAA site 40516) 	60570 (Countryside Properties - Fen Ditton Site)
<ul style="list-style-type: none"> • Amend Horningsea village development framework to include site, Horningsea (new site 59410). 	60726 (M Asplin)
<ul style="list-style-type: none"> • no objection to principle of settlement boundaries. Existing boundaries have remained largely unchanged, some cases to consider site allocations. Villages development opportunities limited constraints such as heritage assets. • Undertake capacity assessment of all villages in South Cambridgeshire to determine which potential housing sites 	<p>Individuals</p> <p>57064 (C Meadows), 57074 (Elbourn Family), 57105 (J Francis), 58148 (J Manning)</p> <p>Developers, Housebuilders and Landowners</p> <p>57218 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57000 (Hastingwood Developments), 57053 (CEMEX UK)</p>

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> • No council assessment of capacity land within the existing settlement boundaries of villages undertaken. Should seek to allocate suitable sites on edge of sustainable villages and adjust settlement boundary. • If capacity assessment does not identify sites, then additional allocations should be made on the edge of those villages to deliver sufficient housing to meet the affordable housing need. Meldreth (HELAA Site 40284). Orwell (HELAA Site 40234), Meldreth (HELAA site 40277), Great Shelford (HELAA site 40529), Great Chishill (HELAA site 47879), Fen Ditton (HELAA site 48148), Fulbourn (HELAA site 40523), Fulbourn (HELAA site 40522), Papworth Everard (HELAA Site 40439), Balsham (HELAA site 40438), Bassingbourn (HELAA Site 40230), (HELAA Site 40228) and (HELAA Site 40227), Willingham (HELAA site 40527), Linton (HELAA site 40411), Elsworth (HELAA site 40514), Orwell (HELAA site 47890), Linton (HELAA Site 51047), Orwell (HELAA site 40324), Foxton (HELAA site 40159). 	<p>Properties Ltd), 57085 (Shelford Investment), 57097 (RO Group Ltd), 57122 (KG Moss Will Trust & Moss Family), 57352 (Bloor Homes Eastern), 57405 (Cambridgeshire CC (landowner), 57654 (Endurance Estates – Balsham site), 57688 (Endurance Estates - Bassingbourn Sites), 58152 (Hill Residential), 58192 (Enterprise Residential Developments and Davison Group), 58430 (Hawkswren Ltd), 58517 (Bloor Homes Eastern), 58537 (Hill Residential Ltd).</p>

Summary of issues raised in comments	Comments highlighting the issue
<ul style="list-style-type: none"> • include 'Honey Hill' where a large commercial development planned (CWWTPR), area between Fen Ditton and Horningsea. • Described in the NECAPP 	56850 (Save Honey Hill Group), 57609 (J Pratt), 59898 (Fen Ditton PC)
<ul style="list-style-type: none"> • support the expansion of the Cambridge City settlement boundary for growth of Cambridge Biomedical Campus, including land identified to the south of the Campus as the potential Major Area of Change 	58746 (CBC Limited, Cambridgeshire County Council and a private family trust)

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Appendix B: Summaries of Representations – Sites and Policy Areas

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Cambridge Urban Area

Hyperlink for all comments

Open this hyperlink - [Cambridge urban area](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

28 (albeit see note below)

Note

- Whilst the webpage linked above effectively included only general comments on development in the urban area of Cambridge, some comments attached to this webpage relate to specific sites within the urban area. These comments have been moved to the relevant site specific policy: S/NEC: North East Cambridge and S/C/SCL: Land south of Coldham's Lane.

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

General support for developing in the Cambridge urban area, with particular support from Parish Councils, Huntingdonshire District Council and the University of Cambridge for: protection of the historic core, appropriate design for new developments, regeneration of areas that are not fulfilling their potential, re-use of brownfield sites (particularly existing buildings) and enabling a decrease in

climate impacts. Concerns from Teversham PC about the benefits of redeveloping particular sites if these facilities are lost or relocated to rural areas, and about the loss of green spaces for wildlife and quality of life. Concerns from Cambridge Past, Present & Future and Cambridge and South Cambridgeshire Green Parties about the capacity of the urban area to accommodate the scale of the proposed growth. Comments from Parish Councils, Cambridgeshire County Council and University of Cambridge about private car use, and use of alternative forms of transport. Site promoters' comments highlight the need for a better balance of development across Greater Cambridge and the problems of focussing on large sites. Comments that no reference has been made to the pandemic and its implications for future development. Support for protection of historic core, however, Historic England and Cambridge and South Cambridgeshire Green Parties highlight need to consider wider setting and views, and need for more detailed considerations and evidence.

Table of representations: Cambridge urban area

Summary of issues raised in comments	Comments highlighting this issue
Generally and broadly support these developments.	58043 (Great and Little Chishill PC), 58364 (Linton PC)
Support ambition for historic core to be protected and enhanced by appropriate new development of highest design quality and for regeneration of areas that are not fulfilling their potential.	58314 (University of Cambridge)
General support for development of sustainable brownfield sites in and around north east Cambridge, on the basis these will have the necessary infrastructure and a lower carbon footprint.	59469 (Shepreth PC)
Support for proposals making use of brownfield sites, as this will reduce pressure on rural areas. However, need to ensure have	59247 (Teversham PC)

Summary of issues raised in comments	Comments highlighting this issue
character and are not just blocks of flats that do not match the surrounding area.	
Agree new neighbourhoods should be delivered on brownfield sites such as North East Cambridge.	57320 (Huntingdonshire DC)
Question benefits of redevelopment of retail parks and football ground, as will have a detrimental effect on local facilities and will potentially result in current occupiers looking for new sites in rural areas.	59247 (Teversham PC)
Huge challenge to balance wildlife vs people in the urban area. More gardens (rather than relying on parks) are needed to support wildlife.	59247 (Teversham PC)
Loss of grassland has a negative impact on the environment and quality of life. Also results in concerns about flooding as loss of green areas for water to soakaway.	59247 (Teversham PC)
Support any potential for change of use of existing buildings.	59899 (Fen Ditton PC)
Support for good designed, active compact new developments, reuse of brownfield land, and continued development of larger neighbourhoods where possible.	60113 (C Blakeley)
Cambridge urban area needs to be sympathetically developed before considering greenfield sites in South Cambridgeshire.	56722 (Croydon PC)

Summary of issues raised in comments	Comments highlighting this issue
The urban area should be the focus for new homes (alongside new settlements).	56805 (M Colville)
Agree urban area should be focus for new developments, as this will enable the Councils to achieve their vision of a big decrease in climate impacts, minimising carbon emissions, and reduce reliance on the private car. Will have a positive impact on surrounding areas.	57320 (Huntingdonshire DC)
Concerned about the capacity of the urban area to accommodate the scale of the proposed growth – particularly inadequate space in historic streets and city centre for people to move about.	58252 (Cambridge Past, Present & Future), 60189 (J Preston), 60740 (Cambridge and South Cambridgeshire Green Parties)
Adopted Local Plan includes a requirement for a Supplementary Planning Document to address capacity issues within city, but so far limited progress on its preparation.	58252 (Cambridge Past, Present & Future)
Capacity issues need to be tackled, and only if they can be resolved should additional growth be allowed.	60189 (J Preston), 60740 (Cambridge and South Cambridgeshire Green Parties)
Over reliance on proposed development in urban area and to north east of Cambridge to support the housing needs arising from employment areas to south of the city.	58716 (Grosvenor Britain & Ireland)

Summary of issues raised in comments	Comments highlighting this issue
Concerns that transport projects are being led by separate bodies and do not appear to be co-ordinated. Particularly concerned that many of the projects are designed to benefit Cambridge city alone, to the detriment of surrounding villages.	59041 (Great Shelford PC)
Unconvinced that realistic traffic modelling has been used – main roads into Cambridge already have high volumes and are gridlocked in the rush hour and at weekends. Additional development will have a big impact on these roads and the volume of traffic, even with wish to minimise car use.	59247 (Teversham PC)
The term ‘unnecessary private car use’ is very subjective, would recommend a clearer definition.	56926 (Cambridgeshire County Council)
Need to link to Cambourne and East West Rail to maximise the benefits.	56926 (Cambridgeshire County Council)
Need to recognise that some private car use will still be needed. Need to recognise the difference between car ownership and car usage. Try to discourage car usage, but accept there will be car ownership.	57648 (Histon & Impington PC)
Lack of secure parking will lead to on-street parking creating issues for emergency vehicles and inconveniencing those with	57648 (Histon & Impington PC)

Summary of issues raised in comments	Comments highlighting this issue
restricted mobility or vision. Needs to be parking for trades people and to make deliveries.	
Agree Cambridge should be a place where walking, cycling and public transport is the natural choice and where unnecessary private car use is discouraged to help achieve net zero carbon.	58314 (University of Cambridge)
Welcome engagement with Network Rail to ensure that Cambridge South Station maximises use of active travel, provides sufficient drop-off/collection points, and does not cause a negative impact on surrounding area.	56926 (Cambridgeshire County Council)
Recognise that locating development within Cambridge is sustainable, however too much emphasis on this location in the Local Plan as the focus on providing large sites could lead to problems with infrastructure provision and housing delivery.	57154 (Southern & Regional Developments Ltd), 57201 European Property Ventures - Cambridgeshire)
Should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities.	57154 (Southern & Regional Developments Ltd), 57201 European Property Ventures - Cambridgeshire)
More focus on home working since the pandemic, therefore less reliance on needing to be located close to urban areas and less need/desire to be located there.	57154 (Southern & Regional Developments Ltd), 57201 European Property Ventures - Cambridgeshire)

Summary of issues raised in comments	Comments highlighting this issue
No reference to the pandemic and opportunities for city centre residential and other uses resulting from changes in retail.	60189 (J Preston)
Health services and facilities – any new allocations must undertake an assessment of existing health infrastructure capacity and fully mitigate the impact on the proposed development through appropriate planning obligations. Early engagement needed with the NHS to agree the form of infrastructure required.	59140 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Site specific allocations should set out the principles for delivering improvements to general health and wellbeing, and promote healthy and green lifestyle choices through well-designed places.	59140 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Essential that all development is synchronised with the relevant infrastructure.	59150 (M Berkson)
<p>The following should be used as principles for selecting areas for sustainable development:</p> <ul style="list-style-type: none"> • taking opportunities to regenerate areas that are not yet reaching their potential • development carefully designed to respect the historic character of the city 	57928 (E Davies)

Summary of issues raised in comments	Comments highlighting this issue
Welcome the reference to the protection and enhancement of the historic core, but need to consider that the setting of Cambridge is broader than that and includes views into and across the historic city.	59599 (Historic England)
Agree that development must be carefully designed to respect the historic character of the city but this aspiration is not backed up by detailed plans or evidence.	60740 (Cambridge and South Cambridgeshire Green Parties)
Strategic Heritage Impact Assessment claim that "future growth in Cambridge has the potential to strengthen and reinforce these characteristics, enabling the City to meet contemporary environmental, economic and social drivers without undermining its economic identity" is not supported by evidence.	60740 (Cambridge and South Cambridgeshire Green Parties)
Green Belt assessment ignores historic environment designations.	60740 (Cambridge and South Cambridgeshire Green Parties)
Essential to consider transport issues in Cambridge, and to ensure that disabled individuals have the ability to access the city centre including parking for adapted vehicles.	58091 (R Wallach)
No new cultural provision included, or other city scale uses, therefore greater pressure on existing uses.	60189 (J Preston)

Summary of issues raised in comments	Comments highlighting this issue
The map in Figure 14 should include a reference to the proposed relocation site for the Waste Water Treatment Works.	58110 (M Asplin), 58112 (M Asplin)
Should refer to 'regenerating or enhancing' rather than just 'regenerating' parts of the city that are not fulfilling their potential.	58346 (ARU)
Promotion of specific sites not included in the First Proposals, for the following reasons: <ul style="list-style-type: none"> • should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities • over reliance on proposed development in urban area and to north east of Cambridge to support the housing needs arising from employment areas to south of the city 	57154 (Southern & Regional Developments Ltd), 57201 European Property Ventures - Cambridgeshire), 58716 (Grosvenor Britain & Ireland)

S/NEC: North East Cambridge

Hyperlink for all comments

Open this hyperlink - [Policy S/NEC: North East Cambridge](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

64 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the Cambridge urban area or edge of Cambridge headings as the comments were specific to North East Cambridge. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

The majority of comments received were in objection to development at North East Cambridge due to reliance on relocation of the Waste Water Treatment Plant (WWTP) and concerns for the environmental and wellbeing impacts of the relocation of the WWTP to a Green Belt site. Comments raised concern that the relocation of the WWTP was contrary to the protection and enhancement of the Cambridge Green Belt, with the demolition of an operational sewage plant, and relocation causing the destruction of Honey Hill. Concerns for the Development Consent Order (DCO) process were also raised, particularly the deliverability of 4,000 homes being expected to be built in the plan period, given the dependence on a successful DCO, and viability concerns with potential impact on affordable housing and infrastructure delivery. Comments questioned whether the relocation of the WWTP was a 'requirement' of the plan or not, and due to these concerns thought that the North East Cambridge Area Action Plan and this policy should be reconsidered. Some comments suggested that the Cambridge East site at the existing Marshall airport site, presented a realistic alternative for development on brownfield land.

Other comments were in objection to development at North East Cambridge, for reasons including: unsustainability of the location, lack of green open space provision, concern for over-reliance on existing provision such as Milton Country Park and Wicken Fen. Concerns were raised by The Wildlife Trust, Parish Councils, Cambridge Past, Present & Future, National Trust, Campaign to Protect Rural England, Save Honey Hill Group, Federation of Cambridge Residents' Associations, Cambridge and South Cambridgeshire Green Parties, some developers, and other individuals.

There was particular concern for the high density of the development, and heights that are unprecedented in the Cambridge area. However, Historic England were keen to continue to work alongside GCSP on areas that will need to be addressed, including heights, densities, mass, views, light, treatment of heritage sensitivities, including through recommendations of the Heritage Impact Assessment.

There was some support for the policy, with particular support from Historic England, Gonville & Caius College, Anglian Water Services Ltd, some Parish Councils and a number of developers for the following reasons: delivery in a sustainable location, good accessibility along the transport corridor, the exciting opportunity for regeneration, and delivery of a sustainable neighbourhood.

In addition to these representations, question 4 of the questionnaire was also related to the provision of housing, jobs, facilities and open spaces at North East Cambridge. Many responses voiced similar concerns that appeared in the representations to the policy, particularly in relation to the potential impact upon the environment and biodiversity due to the relocation of the WWTP onto a Green Belt site. Additionally, comments thought that the development should be built at lower density, with affordable homes to accommodate families, and provision of retail and leisure facilities within a 15-minute radius to support the local community without having to travel elsewhere.

Table of representations: S/NEC – North East Cambridge

Summary of issues raised in comments	Comments highlighting this issue
General support for the policy, including for the following reasons:	56567 (Croydon PC), 56806 (M Colville),

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Exciting opportunity for regeneration • Highly accessible site • Delivery of homes • Good public and active transport • A sustainable neighbourhood and location • Waterbeach and NEC transport corridor is a focus for growth • This brownfield site is in accordance with the NPPF approach to sustainable development. 	<p>56864 (Bassingbourn-cum-Kneesworth PC), 59268 (Socius Development Limited on behalf of Railpen), 59603 (Historic England), 59870 (East West Rail), 60114 (C Blakeley), 60150 (U&I PLC and TOWN), 60264 (Gonville & Caius College), 60447 (Anglian Water Services Ltd), 60763 (U+I Group PLC), 58565 (Brockton Everlast)</p>
<p>Development in this location is unsustainable, and therefore the policy is not supported, for the following reasons:</p> <ul style="list-style-type: none"> • the number of new houses already committed in the adopted Local Plans is sufficient to meet objectively assessed need • contrary to climate change policies • contrary to biodiversity and green spaces policies • contrary to wellbeing and social inclusion policies • contrary to great places policy, particularly GP/GB: Protection and Enhancement of the Cambridge Green Belt (due to relocation of WWTP) 	<p>59282 (National Trust), 60678 (Cambridge and South Cambridgeshire Green Parties), 57608 (J Pratt), 58115 (M Asplin), 57057 (The Wildlife Trust), 57471 (C Martin), 57649 (Histon & Impington PC), 58295 (Cambridge Past, Present & Future), 58967 (Endurance Estate), 57643* (J Conroy), 57499 (A Martin), 59551 (CPRE), 60190 (J Preston), 59091 (L&Q Estates Limited and Hill Residential Limited) 60698* (The White Family and Pembroke College), (59055 (Axis Land Partnerships), 56837 (Save Honey Hill Group), 59900 (Fen Ditton PC), 60239 (Federation of Cambridge Residents' Associations), 60503 (A de Burgh), 56474 (M Starkie), 56478 (P</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • no operational need to relocate the plant • lack of green infrastructure and open space provision • Site is too high in density • Do not support delivery of homes • Questionable deliverability and viability of homes in the plan period • Concern for relocation of the WWTP and impacts, including on the environment and wellbeing • Concern for DCO process and likely impacts, including on affordable housing delivery. 	Halford), 57664 (J Conroy), 60036 (T Warnock), 58417 (F Gawthrop), 59159 (M Berkson), 58063 (Horningsea PC), 56469 (A Martin),
Development at the Marshall airfield site should be built up before NEC. Marshall will be vacant by 2030, supposedly the construction of NEC will start in 2028. This would be a better option as at Marshall airfield there is one owner and no existing infrastructure, allowing it to be developed with real green spaces.	58353 (C Lindley), 57499 (A Martin), 56837 (Save Honey Hill Group)
St John's College has welcomed the opportunity to engage throughout this process and looks forward to continuing engagement. It is important that developments that will not	58891 (St John's College Cambridge)

Summary of issues raised in comments	Comments highlighting this issue
prejudice the ambitions of the plan continue to be considered on their own merits whilst the specific policies are evolving.	
The exclusion of a draft allocation for Cambridge Science Park North (CSPN) at this stage is regrettable and it is TCC's view that following a review of both the supporting evidence bases for the JLP and North East Cambridge Action Plan (NECAAP), that neither documents current aims are deliverable without CSPN being allocated.	59269 (Trinity College)
Request that GCLP policy for S/NEC is entirely consistent with NEC AAP. A simple policy that specifies reference to NEC AAP will enable GCLP policy to remain up to date, as and when changes are made through the examination and adoption process.	60150 (U&I PLC and TOWN), 60763 (U+I Group PLC)
GCSPS have taken an inconsistent approach in terms of the scoring of North- East Cambridge site within the HELAA than they have for land adjacent to Rectory Farm. Land at Rectory Farm has been deemed unsuitable on the basis of additional traffic pressure on the A14, however Cambridge North- East, which is both a significantly larger development and closer to the A14 has been deemed suitable on transport grounds. It is	60264 (Gonville & Caius College)

Summary of issues raised in comments	Comments highlighting this issue
therefore unclear, why a different approach appears to have been taken between Cambridge North- East and land at Rectory Farm in this regard, which is not justified or sound in planning terms.	
No comment.	58365 (Linton PC)

S/NEC – North East Cambridge (Relocation of the WWTP / Delivery)

Summary of issues raised in comments	Comments highlighting this issue
<p>Object to the relocation of the WWTP as it is contrary to Policy GP/GB: Protection and Enhancement of the Cambridge Green Belt. Particular reasons include:</p> <ul style="list-style-type: none"> • destruction of Green Belt • impact on open spaces • impact on biodiversity • impact on surrounding SSSI's • loss of valuable farmland • impact on local communities • densification is against GP/GB • unsustainable location, creating a brownfield site 	<p>56469 (A Martin), 56474 (M Starkie), 56478 (P Halford), 57471 (C Martin), 57608 (J Pratt), 57664 (J Conroy), 58063 (Horningsea PC), 58115 (M Asplin), 58417 (F Gawthrop), 59159 (M Berkson), 59282 (National Trust), 59591 (CPRE), 59900 (Fen Ditton PC), 60036 (T Warnock), 60239 (Federation of Cambridge Residents' Associations), 60503 (A de Burgh), 60678 (Cambridge and South Cambridgeshire Green Parties) 56837 (Save Honey Hill Group)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • carbon cost of relocating WWTP • destroys buffer between ancient settlements and new developments • Cop26 and the pandemic should change the priority of the move • Destruction of Honey Hill. 	
<p>Object to parts of the policy. The area is described as a significant brownfield site. This is not correct as it is occupied by commercial buildings. It can only become brownfield if vacated by relocating the Cambridge Wastewater Treatment Plant to Honey Hill. The relocation depends on a successful DCO and therefore this policy cannot come into effect if the application fails. There is no operational need to relocate the plant, that would cost at least £227 million of taxpayers money. Other modern works in UK have been amended or built to minimise their odour and traffic footprint and allow a much smaller buffer zone. A realistic alternative would be to amend the works. Therefore, the North East Cambridge Area Action Plan and this policy should be reconsidered.</p>	<p>56474 (M Starkie), 56478 (P Halford), 57664 (J Conroy), 58417 (F Gawthrop), 59900 (Fen Ditton PC), 60239 (Federation of Cambridge Residents' Associations), 60503 (A de Burgh), 60678 (Cambridge and South Cambridgeshire Green Parties), 56837 (Save Honey Hill Group)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>NEC development is predicated on the move of the Waste Water Treatment plant. This was voted for by Councillors without due regard to its possible designation. Anglian Water nominated Honey Hill as the location in the Green Belt.</p>	<p>56469 (A Martin)</p>
<p>The map shown in the plan does not show the destruction of the Green Belt that the WWTP will have.</p>	<p>56469 (A Martin)</p>
<p>There is no mention of the WWTPR moving to Green Belt with the GCSP stating to clarify that the relocation of the Cambridge WWTP is not a “requirement” of the North-East Cambridge Area Action Plan. The plan should not be ambiguous. There is a regulatory requirement that the public and all consultees have sufficient information about any significant effects of the Local Plan in order to make a judgement. Horningsea PC believes that Councils are hiding behind the DCO. The public has the right to know why it is being expected to give up Green Belt (high grade agricultural land with important recreational value).</p>	<p>58063 (Horningsea PC), 59900 (Fen Ditton PC), 60239 (Federation of Cambridge Residents’ Associations)</p>
<p>Greater Cambridge is reliant on 8,350 new homes being delivered at North-East Cambridge under Policy S/NEC. This is a significant level of housing to be provided on a brownfield site, part of which is contaminated and comprises a sewage works.</p>	<p>57155 (Southern & Regional Developments Ltd), 57204 (European Property Ventures – Cambridgeshire), 57321 (Huntingdonshire DC), 60264 (Gonville & Caius College)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>There are likely to be significant costs associated with remediating the site and potential time delays on bringing development forward on the site. It is considered that the Council should look at providing more of a range of smaller and medium sites that have the ability to come forward at a faster rate than strategic sites of this size.</p>	
<p>Careful consideration should be taken to ensure the Councils have additional housing sites to meet housing needs if delivery slows as a result of the relocation of the WWTP. Need to ensure there aren't additional demands on the wider housing market in surrounding areas as a result of under delivery in Greater Cambridgeshire.</p>	57321 (Huntingdonshire DC)
<p>Whilst the approach to the Local Plan and North East Cambridge AAP/DCO is acknowledged, there is a risk that the relocation waste water treatment plant proposals could be delayed, which in turn will influence the remaining stages of the Local Plan process, should the Local Plan continue to be contingent on Anglian Water's DCO. The GCSP should consider accelerating the Local Plan ahead of the DCO if this begins hold up the progress of the Local Plan.</p>	58379 (Marshall Group Properties)

Summary of issues raised in comments	Comments highlighting this issue
Question the deliverability and viability of 4,000 homes being delivered within the plan period given relocation of WWTP and remediation which will be required as part of any development proposal. In view of the average length of time it takes to achieve a DCO consent and the significant remediation that will be required prior to the construction of housing, we have strong reservations with regards to the draft trajectory.	57337 (HD Planning Ltd), 58967 (Endurance Estate), 59091 (L&Q Estates Limited and Hill Residential Limited), 60264 (Gonville & Caius College), 60297 (Miller Homes – Fulbourn site), 60304 (Miller Homes – Melbourn site)
This allocation may cause the plan to be vulnerable to challenge at Examination stage.	57337 (HD Planning Ltd)
Object to the assumed housing trajectory lead in time and build out rates for NEC.	59055 (Axis Land Partnerships)
This site is subject to significant constraints. We consider that the Councils should review both the overall quantum of residential development to be allocated to the NECAAP Area and the ability of the site to deliver within the Local Plan Period to 2041.	58402 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58967 (Endurance Estate), 59091 (L&Q Estates Limited and Hill Residential Limited), 60252 (T Orgee)
Anglian Water claim in their submission to the Planning Inspectorate requesting a Scoping Opinion that it is local planning authority pressure for the developments in North East Cambridge which is forcing the move. However, in	59591 (CPRE)

Summary of issues raised in comments	Comments highlighting this issue
<p>the Scoping Opinion for the proposed relocation prepared by the Planning Inspectorate, on page 6 of Appendix 2, the Shared Planning Service response states: “We would like to clarify that the relocation of the Cambridge WWTP is not a “requirement” of the North-East Cambridge Area Action Plan and must not be referred to as such. This is because we are not requiring the relocation, but the NEC AAP7 and the emerging joint Local Plan have identified the opportunity that the relocation creates for homes and jobs in the North-East Cambridge area.” So, we can only assume that the North East Area Action Plan can be progressed without the financially and environmentally costly move of the WWTP. This is very welcome news.</p>	
<p>Unsustainable as demolition of an operational sewage plant is not included in the sustainability appraisal.</p>	57471 (C Martin)
<p>Page 58 of the First Proposals says that an alternative to Policy S/NEC of retaining a consolidated waste water treatment works on its existing site (either as an indoors or outdoors facility) is not considered a “reasonable alternative” as it is not “deliverable or viable”. It is not clear what information has been taken into account when the Councils formed this conclusion and as a</p>	58967 (Endurance Estate), 59159 (M Berkson)

Summary of issues raised in comments	Comments highlighting this issue
<p>result we have not been able to comment on this in any detail. We request further detail is provided to explain the Councils' decision making in this regard. We also note that Anglian Water's Initial Options Appraisal reported that it "would be technically feasible to consolidate the existing treatment assets and occupy a smaller area of the existing site" which appear to show that this policy option is possible.</p>	
<p>Concerns regarding the viability assumptions behind this site. The First Proposals Viability Appraisal by Aspinall Verdi makes a number of assumptions that we think are not reflective of the real world context in which it will come forward. For example:</p> <ul style="list-style-type: none"> • NEC will be built out by a consortium of housebuilders, whereas it is far more likely a master developer model will be pursued. This has a substantial bearing on scheme viability given no allowance is made for the master-developer profit return. At the very minimum this needs to be tested as a scenario to stress test the assumptions made and ensure a robust approach. • The estimated market revenues require reconsideration. At an average of £452 per square foot these do not 	58967 (Endurance Estate)

Summary of issues raised in comments	Comments highlighting this issue
<p>appear realistic for a development of this density and scale, where market saturation could become an issue. Again, sensitivity testing is required to ensure a robust approach.</p> <ul style="list-style-type: none"> • The market revenues then have a knock-on impact on the affordable revenues, given they are based on the former. As a result, the modelled results show that the plot values of the social rent units are higher than First Homes (which are capped at £250,000 per plot). This does not seem correct and we would ask that more detail is provided around the calculation of affordable values and the evidence to support them. • The appraisal also includes zero S106 contributions, which should be included as a cost within any assessment of this nature. Please could information be provided as to why they are not included, or if they have been, where. <p>More information and viability evidence is also required in relation to:</p>	

Summary of issues raised in comments	Comments highlighting this issue
<p>a) How the calculation of the residential coverage at 32,000sqft per net acre has been provided;</p> <p>b) how the included finance costs have been calculated;</p> <p>c) how the infrastructure costs at £30k per plot has been calculated; and</p> <p>d) how the abnormal costs of £1.15m been calculated and how these relate to any funding that the project has been granted.</p> <p>For a project of this complexity, more detail is needed to understand whether the assumptions are robust.</p>	
<p>Redevelopment of this site requires the relocation of the sewage treatment works and businesses. Development is therefore complex and highly likely to have delays and viability issues, resulting in reduction in affordable housing provided.</p>	60698* (The White Family and Pembroke College)
<p>There is no mention in these plans of how relocation of the wastewater plant will address any of the concerns about all the sewage being dumped in the Cam or how Anglian Water proposes to make the River Cam clean and safe for all users.</p>	60239 (Federation of Cambridge Residents' Associations)
<p>The spatial options review supporting the existing Local Plan (2018) identified a medium growth approach to NEC that did not require the relocation of CWWTP. This focused principally on</p>	56837 (Save Honey Hill Group)

Summary of issues raised in comments	Comments highlighting this issue
<p>employment, 15,000 jobs with homes in the region of 200 close to the station area and outside of the 500m odour buffer zone. These employment targets without the relocation of CWWTP match those of S/NEC in the First Proposals. It is recommended this option is represented as an alternative policy.</p>	
<p>Cambridge Airport now presents as a realistic alternative for major housing development on brownfield. The site fares well in the Sustainability Assessment and it has good links to employment sites. Furthermore, if careful planning was carried out, the 4,000 housing supply could be obtained by other locations, including the Cam airport, the Bio-medical campus and 1000 areas of Major Change.</p>	56837 (Save Honey Hill Group)
<p>The impact of large population increases in Greater Cambridge as a result of an unprecedented amount of new homes already in the pipeline, 30,000 + amounting to a 37% increase homes already existing in 2020, are yet to be known/tested and will not be known until mid-plan period and beyond. This high growth strategy may fail if sustainable solutions do not come to the fore in a timely way and the attractiveness of Cambridge for homes and business is eroded. The Aims of the Local Plan: 'Wellbeing</p>	56837 (Save Honey Hill Group)

Summary of issues raised in comments	Comments highlighting this issue
<p>& Social inclusion' and 'Great Places' are of particular relevance and at risk here.</p>	
<p>If the vision for North East Cambridge level of densification etc., proves not to be popular and sustainable solutions to support the 31,000 homes already committed and yet to be built are not delivered, these homes, including the promise of affordable homes, may not be built in a timely way or the infrastructure promised realised. If Anglian Water's DCO is successful, long before any of the above are known or review of the impact of the high growth housing targets for Greater Cambridge are realised, relocation will have taken place with significant negative impacts on another area of Greater Cambridge in the Green Belt.</p>	56837 (Save Honey Hill Group)
<p>Omitting discussion of DCO planning process from the Local Plan seems quite extraordinary. Including NECAAP/S/NEC in the Local Plan First Proposals but excluding sufficient or significant information about the effects of the fulfilment of the Policy for effective public consultation at Reg 18 is contrary to the principals and regulations of the SA/SEA and will influence the Consultation and could be construed as effecting bias. This</p>	56837 (Save Honey Hill Group)

Summary of issues raised in comments	Comments highlighting this issue
<p>anomaly is further exacerbated given that neither the emerging Local Plan nor NECAAP are dependent on the relocation.</p> <p>If it is regulatory to exclude reference to the site selected for relocation or subjecting the full effect of NECAAP to the SA/SEA within the emerging Local Plan, it is recommended in the interest of an informed and fair public consultation NECAAP is excluded from the Local Plan until after the outcome of the DCO is known and that an alternative is presented in the emerging Local Plan that can be subject to SA/SEA and an informed, evidence based public consultation at Reg 18.</p>	

S/NEC – North East Cambridge (Climate change)

Summary of issues raised in comments	Comments highlighting this issue
S/NEC Policy is contrary to Policy CC/NZ.	57608 (J Pratt), 58115 (M Asplin) 56837 (Save Honey Hill Group)
S/NEC Policy is contrary to Policy CC/CS	56837 (Save Honey Hill Group)
<p>Discussion with Anglian Water on how they might reduce the environmental footprint and physical area of their existing site could still yield some land for industrial and housing development. The Anglian</p>	59551 (CPRE)

Summary of issues raised in comments	Comments highlighting this issue
Water site would form a convenient barrier between new developments and the A14.	
The existing site at Fen Road, Chesterton continues to be a source of ongoing local water quality and environmental health problems due to inadequate foul drainage provision. There have been a number of reports of foul sewage from the site discharging into the River Cam, causing chronic on-going pollution. The relocation of the existing Milton sewage works and extensive redevelopment of North East Cambridge presents the opportunity to incorporate mains drainage connection into the Fen Road site.	59720 (Environment Agency)
The intention of the policy is to set out the place-making vision and a robust planning framework for the comprehensive development of this site. There are both environmental risks and opportunities to developing this site sustainably. Ensuring sustainable water supplies, improving water quality and the effective remediation of land contamination will be key considerations in achieving this. The proposed policy direction anticipates the site (once developed in full, which will extend beyond the Local Plan period of 2041) will deliver 8,350 new	59720 (Environment Agency)

Summary of issues raised in comments	Comments highlighting this issue
homes. The IWMS Detailed WCS will need to provide evidence the new homes (and employment) can be sustainably supplied with water in time for the development phases.	
Since the site election for relocation by AW there has been no public consultation on the consequences or environmental effects of the Councils pursuing NECAAP /S/NEC in the context of the relocation to Honey Hill, nor has any alternative vision for NECAAP been presented in the emerging Local Plan First Proposals.	56837 (Save Honey Hill Group)

S/NEC – North East Cambridge (Biodiversity and green spaces)

Summary of issues raised in comments	Comments highlighting this issue
The AAP has fundamentally failed to provide for the strategic greenspace that the new population will require, with lacking open space provision and green infrastructure.	57057 (The Wildlife Trust), 57471 (C Martin), 57649 (Histon & Impington PC), 58295 (Cambridge Past, Present & Future), 58967 (Endurance Estate), 59282 (National Trust)
The Local Plan HRA identifies the need to provide Suitable Alternative Natural Greenspaces and not rely on existing provision such as <ul style="list-style-type: none"> • Milton Country Park • Wicken Fen 	57057 (The Wildlife Trust), 58282 (H Smith), 58295 (Cambridge Past, Present & Future)

Summary of issues raised in comments	Comments highlighting this issue
It is essential that this policy and the AAP provide for sufficient strategic natural greenspace, which would also benefit other nearby communities with deficiencies in natural greenspace.	
Natural England's ANGSt would require NEC to have a 100ha site within 5km.	58295 (Cambridge Past, Present & Future)
<p>S/NEC Policy is contrary to Policies:</p> <ul style="list-style-type: none"> • BG/GI • BG/RC • BG/PO • BG/EO 	57608 (J Pratt), 58115 (M Asplin), 58967 (Endurance Estate), 59282 (National Trust) 56837 (Save Honey Hill Group)
Highly likely that 20% on site biodiversity net gain will be unachievable and will be dependent on off-site land acquisition or biodiversity credits.	58967 (Endurance Estate)
Allocation policy wording needs explicit objectives, or clear links to other policies on BNG and environmental design.	58984 (RSPB Cambs/Beds/Herts Area)
The proposal to create a country park as mitigation appears to be an underhand attempt at carbon offsetting on what is much needed, productive, carbon sequestering farmland.	59900 (Fen Ditton PC)
Formal sports pitches are required onsite	58282 (H Smith)
Cemetery provision is required	58282 (H Smith)

Summary of issues raised in comments	Comments highlighting this issue
Welcome changes made to green space provision, following the consultation of the AAP.	60678 (Cambridge and South Cambridgeshire Green Parties)

S/NEC – North East Cambridge (Wellbeing and social inclusion)

Summary of issues raised in comments	Comments highlighting this issue
S/NEC Policy is contrary to Policy WS/HS	57608 (J Pratt), 58115 (M Asplin) 56837 (Save Honey Hill Group)

S/NEC – North East Cambridge (Great places)

Summary of issues raised in comments	Comments highlighting this issue
The site is too high in density with large scale overdevelopment of housing focused on a relatively small site.	57499 (A Martin), 58967 (Endurance Estate), 59551 (CPRE), 60190 (J Preston)
High density and heights are unprecedented in the Cambridge area raising significant challenges in terms of townscape impacts and the sites ability to deliver sustainable development.	58967 (Endurance Estate), 59282 (National Trust)
The development appears characterless and lacking in a practical base for a thriving community, so close to the expanded A14.	59551 (CPRE)

Summary of issues raised in comments	Comments highlighting this issue
<p>S/NEC Policy is contrary to Policies:</p> <ul style="list-style-type: none"> • GP/LC • GP/GB • GP/QP • GP/HA 	57608 (J Pratt), 58115 (M Asplin) 56837 (Save Honey Hill Group)
<p>This has potential to be a showcase development if done right. The plan should create high-density dwelling with plenty of green space (of varied kinds), recreation and entertainment facilities. The co-location of retail and dwelling provision should be used to enhance vibrancy</p>	57711 (J Pavey)
<p>Care is needed to ensure mistakes of the development around Cambridge Rail Station are not repeated.</p>	56806 (M Colville)
<p>Early residential phases provide opportunity for redevelopment whilst still being able to respond to local character. They have the potential to create a scheme of high design quality that would make a significant contribution to the emerging city district at Cambridge North. They will both generate the critical mass that generate exciting new places.</p>	59268 (Socius Development Limited on behalf of Railpen)
<p>It will be important that the policy ensures the protection and enhancement of the historic environment including the</p>	59603 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
<p>conservation areas, river corridor and wider city scape. We welcome the preparation of an HIA for the site although as previously discussed we have raised some concerns about some aspects of the HIA. The HIA should inform the policy wording in the Plan as well as the NEC AAP.</p> <p>Look forward to ongoing work over the coming months as the revised Draft Local Plan and AAP are developed. Areas that will still need to be addressed include detailed consideration of heights, densities, mass, views from Anglesey Abbey, views from the south, revised wirelines/photomontages of reduced heights, consideration of issues such as light etc and the general treatment of the edge of City site including heritage sensitivities along the river corridor and from other assets.</p> <p>Ensure Historic environment considerations are included in policy, including recommendations of HIA. On-going discussions in relation to detail.</p>	
<p>The area is within close proximity to three conservation areas and villages; green infrastructure and numerous historical assets. The historical setting of Cambridge will be impacted.</p>	

S/NEC – North East Cambridge (Jobs)

Summary of issues raised in comments	Comments highlighting this issue
A focus on employment growth in the area and improved sustainable public transport from within Cambridge City, Greater Cambridge and the wider region as an alternative is recommended.	56837 (Save Honey Hill Group), 57643* (J Conroy)
The policy should consider a "Plan B" with fewer dwellings, less commercial especially as the policy also fails to consider the changed working and living conditions resulting from the Covid 19 pandemic.	56474 (M Starkie) 56837 (Save Honey Hill Group)
Can't assume everyone will work from home.	57649 (Histon & Impington PC)
Working and living patterns were different before the global pandemic so should be considered in the plan.	58063 (Horningsea PC)
Acknowledgment that the Local Plan will not have included projected new employment numbers on recently acquired sites west and east of Milton Road.	58565 (Brockton Everlast)
Early residential phases provide opportunity to meet identified need for commercial uses.	59268 (Socius Development Limited on behalf of Railpen)
Support densification of existing employment uses.	59900 (Fen Ditton PC)

Summary of issues raised in comments	Comments highlighting this issue
The further expansion of the Trinity Science Park further exacerbates the need of housing in Cambridge and is unnecessary.	58417 (F Gawthrop)

S/NEC – North East Cambridge (Homes)

Summary of issues raised in comments	Comments highlighting this issue
Do not support delivery of homes at North East Cambridge.	57643* (J Conroy)
How many dwellings in Cambridge are a) student accommodation and b) vacant investment properties? If either of these figures are significant and/ or increasing I believe the Local Plan should consider ways to restrict both moving forward. If investors and colleges snap up a high % of property within Cambridge then that pushes residents out & drives the need to build more.	58065 (Horningsea PC)
Support high density development approach within North East Cambridge.	58565 (Brockton Everlast)
DCO process is likely to negatively impact on affordable housing.	58967 (Endurance Estate), 59091 (L&Q Estates Limited and Hill Residential Limited)
Early residential phases provide opportunity to meet identified need for mixed tenure, Build to Rent housing.	59268 (Socius Development Limited on behalf of Railpen)

Summary of issues raised in comments	Comments highlighting this issue
Support for some increases in affordable and social housing on land outside existing and in revised WWTW buffer zone since this will assist shortages in both LA's.	59900 (Fen Ditton PC)
Should offer a residential opportunity for those employed in the technology sectors around Cambridge, including a significant component of affordable housing for market sale, market rent, shared ownership, and social housing.	60046 (Cambridgeshire Development Forum)
We would note that Policy 1 of the NEC AAP proposed Submission states 'approximately 8,350 new homes, 15,000 new jobs', as opposed to 'up to' as set out in S/NEC. S/NEC policy should therefore be amended to refer to 'approximately' and provide a clearer link to NEC AAP	60150 (U&I PLC and TOWN), 60763 (U+I Group PLC)
Challenge the densification strategy, because these dwellings will not be attractive to people beyond young workers, i.e. those in stable relationships seeking family accommodation.	56837 (Save Honey Hill Group)

S/NEC – North East Cambridge (Infrastructure)

Summary of issues raised in comments	Comments highlighting this issue
This many jobs and homes will create an increase in traffic as people will not necessarily work here, and people who work here	57603 (A Martin)

Summary of issues raised in comments	Comments highlighting this issue
will travel in. Not necessarily walking or cycling. Property on this site will attract investors and people who commute to London.	
Support a bus and rail network for convenient use.	56567 (Croydon PC)
Road access to Fen Road, Chesterton should be safeguarded	58282 (H Smith)
The housing mix for the North East Cambridge Area Action Plan will generate approximately 1,362 early years' children, 790 primary-aged pupils (3.8FE) and 205 secondary-aged children (1.4FE). This would require two primary schools on site with early years' provision and additional sites allocated for full day care provision. The Council will confirm its education requirements later in the planning process when the housing mix is finalised. School playing fields should be located on-site to ensure that high-quality PE curriculum can be delivered without the requirement to travel.	56927 (Cambridgeshire County Council)
Council should have regard to the NPPF requirements to allow for sufficient choice of school places (particularly para 94) and provide new school places directly linked to the need from housing growth.	
CMS would be instrumental in diversifying educational opportunities for this new community, the rest of Cambridge and	57476 (ESFA -Department for Education), 57493 (ESFA – Department for Education)

Summary of issues raised in comments	Comments highlighting this issue
<p>the wider sub-region. Cambridgeshire County Council has provided a letter of support, and would also consider supporting alternative sites for CMS provided they are equally accessible by public transport and offer equally good connectivity for students travelling from a wide area. If a site for CMS within the NEC allocation were secured, the department would work closely with the councils to ensure the development accorded with the NEC Trip Budget, making sustainable transport the most attractive option for students and staff.</p>	
<p>NEC relies on a trip budget to manage its transport impacts on the Milton Road Corridor. This means, any new development has to achieve a 0% car driver mode share with the trip budget not allowing any further car trips to be generated. Despite the very good non-car accessibility of the area, this is a very challenging target.</p> <p>Or: Any new development has to commit to reducing the car mode share for existing developments in the area in order to give these new developments some headroom in which they can generate some car trips, albeit the overall car mode share will be significantly less than current mode shares. The issue here is</p>	58967 (Endurance Estate)

Summary of issues raised in comments	Comments highlighting this issue
<p>how new developments are meant to have control over the travel patterns and what would be the mechanism for new development's planning permission that secures this?</p>	
<p>Question of practical monitoring and enforcement of the vehicular trip budget. The monitoring itself would be technically complex, but assuming that it detects that the trip budget for the overall area has been exceeded, how would the system identify the perpetrator?</p>	58967 (Endurance Estate)
<p>Trip budget applies to the pre-Covid conventional weekday AM and PM peak hours. Whether this is still the right approach given the very different working patterns that have emerged since Covid is still up for debate. Since May this year, the Department for Transport has advised on the use of their 'Uncertainty Toolkit' to assess uncertainty over future travel demand, and the use of different future scenarios so decision-makers can see the implications of applying differing assumptions on how travel patterns and characteristics may now change over time. Neither the Local Plan transport evidence base nor the NECAAP consultation mention using this Uncertainty Toolkit.</p>	58967 (Endurance Estate)

Summary of issues raised in comments	Comments highlighting this issue
Development in this location combined with the committed development at Waterbeach will put enormous pressure on existing infrastructure in this area.	59282 (National Trust)
It is also strange that proximity to the existing Guided Busway is given as a positive factor. Are the people living here expected to commute to St Ives? Because from Milton the busway ceases and its vehicles run on the city streets.	59551 (CPRE)
Given its proximity to the existing railway, EWR Co requests that a requirement is included within the proposed wording of the policy allocation to ensure that development of the site does not prejudice the preferred EWR route alignment nor the delivery of EWR.	59870 (East West Rail)
Without significant interventions such as those which may be delivered by Cambridge Science Park North (Land East of Impington (HELAA site 40096)), a reduction in vehicle trips at CSP, sufficient to allow the delivery of the wider NECAAP will be difficult to deliver.	60687 (Trinity College)

S/AMC: Areas of Major Change

Hyperlink for all comments

Open this hyperlink - [Policy S/AMC: Areas of Major Change](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

21

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

General support for the approach towards the identified Areas of Major Change Cambridge urban area, with some suggesting modifications to the approach. These include the inclusion of F1 (education uses) proposed by the Education and Skills Funding Agency - Department for Education. Another comment indicated the need for the policy guidance of these areas to be informed by the impact of both existing and committed housing development.

There was strong opposition from Fen Ditton PC regarding the offsetting of development with a country park on productive, carbon sequestering farmland. Equally, one member of the public objected to the omission in Figure 16: Map showing proposed Areas of

Major Change in Cambridge urban area not displaying reference to the proposed relocation site for the Waste Water Treatment Works in a similar manner to the NEC area, to provide proper context for **North East Cambridge (Policy S/NEC)** in terms of future land use and corresponding Green Belt cost or should exclude both until DCO approved. One member of the public questioned why Cambridge Local Plan Policy 18: Southern Fringe Areas of Major Change, with its important safeguards, was not being brought forward. Equally, another member of the public supported Policy 18 not being taken forward. East West Main Line Partnership's current proposal to approach Cambridge from the South is based on the opportunity for major developments throughout the Southern Fringe, contrary to Cambridge Local Plan Policy 18: Southern Fringe Areas of Major Change limiting such development.

Station Areas West and Clifton Road (S/AMC/Policy 21) was supported, however Trinity Hall and Jesus College objected to the current boundary which should be reviewed to include land to the north of Station Road and south of Bateman Street. Historic England noted the area and surrounding area contained several heritage assets and recommended an Historic Impact Assessment to inform policy wording.

Fitzroy/Burleigh Street/Grafton Area of Major Change (S/AMC/Policy 12) was supported with Croydon PC recommending underutilised areas like The Beehive and the Grafton Centres be used for housing. Historic England noted the area was within the Kite conservation area and there were several listed buildings in this area. It recommended an Historic Impact Assessment to inform policy wording.

South of Coldham's Lane (S/AMC/Policy 16), one member of the public supported the area's development. Historic England noted the Mill Road conservation area adjacent to the north west boundary of the site and recommended an Historic Impact Assessment to inform policy wording.

Table of representations: Policy S/AMC - Areas of Major Change

Summary of issues raised in comments	Comments highlighting this issue
Supports the policy	56865 (Bassingbourn-cum-Kneesworth PC)
Continuation of AMCs noted	56928 (Cambridgeshire County Council)
Support for the proposal not to carry forward the Southern Fringe Areas of Major Change	56967 (Trumpington RA)
No Comment	57406 (Huntingdonshire DC), 58366 (Linton PC)
AMCs should allow the potential inclusion and acceptability of F1 (formerly D1) uses. Education use within these policies would create a more positive policy context for education provision.	57478 (ESFA - Department for Education)
Consideration of the impact of existing/ committed housing in plan in the urban area should inform the policy guidance established for AMCs.	57665 (J Conroy)
Object that suggested mitigation by proposal to turn irreversibly the “Proposed Area of Major Change” into some kind of greenwashed country park. This appears to be an underhand attempt at carbon offsetting on what is much needed, productive, carbon sequestering farm land.	59901 (Fen Ditton PC)
Map Fig 16 should also display for reference the proposed relocation site for the Waste Water Treatment Works in a similar manner to the NEC area, to provide proper context for the	58116 (M Asplin)

Summary of issues raised in comments	Comments highlighting this issue
S/NEC Policy in terms of future land use and corresponding Green Belt cost or should exclude both until DCO approved.	
Why is Policy 18 southern fringe not being brought forward; there is no explanation. Is this because GCSP considers that its job is now done and/or is picked up by the brought forward Policy 17, relating to the biomedical campus (now proposed as Policy S/CBC)?	58889 (A Sykes)
Support Policy 18 southern fringe not being brought forward. In particular, East West Main Line Partnership's current proposal to approach Cambridge from the South is based on the opportunity for major developments throughout the Southern Fringe, contrary to your revised policy of limiting such development.	59173 (M Berkson)

S/AMC/Policy 21: Station Areas West and Clifton Road

Summary of issues raised in comments	Comments highlighting this issue
Support the carry forward of this site	59110 (Pace Investments)
Clifton Road Industrial Estate (HELAA site 48068); USS is preparing a strategy for the delivery of the redevelopment of the Clifton Road Industrial Estate and supports the site as an AMC.	57268 (Universities Superannuation Scheme -Commercial)

Summary of issues raised in comments	Comments highlighting this issue
Object to policy wording; The boundary if the AMC should be reviewed to include the Land to the south of Bateman Street to make sure its long-term future is properly considered to best support the Cambridge Station Area as part of a coordinated and considered AMC.	58054 (Trinity Hall)
Object to policy wording; The boundary if the AMC should be reviewed to include the Land to the north of Station Road to make sure its long-term future is properly considered to best support the Cambridge Station Area.	59066 (Jesus College)
Parts of this area are located within the New Town and Glisson Road Conservation Area. Cambridge Station is also listed at Grade II. Any development of this site has the potential to impact upon the heritage assets and their settings. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. Any development would need to preserve or where appropriate enhance the character or appearance of the conservation area and Development should conserve/ sustain or where appropriate enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of	59604 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
an asset). Prepare an HIA and use findings to inform policy wording.	

S/AMC/Policy 12: Fitzroy/Burleigh Street/Grafton Area of Major Change

Summary of issues raised in comments	Comments highlighting this issue
Areas of old-fashioned retail, like the Beehive and the Grafton Centre should be used for housing. They are currently very underutilised for retail purposes.	56719 (Croydon PC)
There is a high chance of change re Fitzroy/Burleigh Street/Grafton as the Grafton Centre has a currently unknown future.	57651 (Histon & Impington PC)
Parts of this area lie within the Kite conservation area. There are also several listed buildings in this area including the grade II* Arts Theatre Workshop and store and 38 Newmarket Road and 17 Fitzroy Street, both listed at grade II. There are also several listed buildings nearby. Any development of this site has the potential to impact upon the heritage assets and their settings. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the	59605 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
policy wording. Prepare an HIA and use findings to inform policy wording.	

S/AMC/Policy 16: South of Coldham’s Lane

Summary of issues raised in comments	Comments highlighting this issue
Support the site’s development	58058 (B Marshall)
There are no designated heritage assets on this site, but the Mill Road conservation area lies adjacent to the north west boundary of the site. Any development of this site has the potential to impact upon the heritage assets and their settings. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording	59606 (Historic England)

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S/OA: Opportunity Areas in Cambridge

Hyperlink for all comments

Open this hyperlink - [Policy S/OA: Opportunity Areas in Cambridge](#) > then go to the sub-heading ‘Tell us what you think’ > click the magnifying glass symbol

Number of Representations for this section

38

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

General support for the approach towards the identified Opportunity Areas in Cambridge. Those who supported included Bassingbourn-cum-Kneesworth PC, Cambridgeshire County Council, Croydon PC and Cambridge Past, Present & Future. The policy was also supported along with public realm improvements by Trinity Hall, Jesus College and Socius Development Limited on behalf of Railpen. One member of the public also suggested these sites include passivhaus housing, more green spaces and smaller shops.

Histon & Impington PC questioned the evidence to support the Plan's claim that there is already sufficient land assigned for job creation is in the correct place. They noted the business park to the North of Waterbeach on the A10 is still only partially occupied several years after it was opened: many businesses consider the location that far out of Cambridge to be unacceptable. One member of the public objected to the omission in Figure 17: Map of proposed opportunity areas in Cambridge urban area not displaying reference to the proposed relocation site for the Waste Water Treatment Works in a similar manner to the NEC area, to provide proper context for **North East Cambridge (Policy S/NEC)** in terms of future land use and corresponding Green Belt cost or should exclude both until DCO approved. Jesus College indicated Land to the North of Station Road, Cambridge is also a potential allocation for employment in the Local Plan.

Newmarket Road Retail Park (S/OA/NR) was supported by Railpen with Croydon PC recommending underutilised areas like The Beehive and the Grafton Centres be used for housing. Cambridgeshire County Council highlighted the site is within the St. Matthew's Primary School catchment and is a restricted site and cannot expand. The intention to 'improve... infrastructure delivery' in the OAs could enable longer-term solutions for the school's needs, e.g., new-build and relocation as part of the holistic approach outlined. The Education and Skills Funding Agency - Department for Education states the site should allow the potential inclusion of F1 (education use). One member of the public stated any replacement uses should ensure leisure and retail amenities still exist for a growing population. Cambridge Past, Present & Future stated Land at Cheddars Lane should be included in the Opportunity Area. Historic England noted the proximity of several designated heritage assets and recommended an Historic Impact Assessment to inform policy wording.

Fen Ditton PC noted Newmarket Road retail and Beehive areas both fulfil an important function for residents and questioned why the Tesco site had been excluded. The sites' accesses should also be investigated due to road congestion. The Cambridge and South Cambridgeshire Green Parties agreed that Newmarket Road Retail Park and the Beehive Centre are not the best use of this land. The retail park model places great emphasis on access by car, disadvantages small independent businesses, and contributes to the decline of high streets. They supported redevelopment of these areas to meet identified needs.

Beehive Centre (S/OA/BC) was supported by Railpen with Croydon PC recommending underutilised areas like The Beehive and the Grafton Centres be used for housing. Cambridgeshire County Council highlighted the site is within the St. Matthew's Primary School catchment and is a restricted site and cannot expand. The intention to 'improve... infrastructure delivery' in the OAs could enable longer-term solutions for the school's needs, e.g., new-build and relocation as part of the holistic approach outlined. The Education and Skills Funding Agency - Department for Education states the site should allow the potential inclusion of F1

(education use). One member of the public stated any replacement uses should ensure leisure and retail amenities still exist for a growing population. Historic England noted the site is immediately adjacent to the Mill Road Conservation Area and recommended an Historic Impact Assessment to inform policy wording.

Abbey Stadium (S/OA/AS) is supported by Grosvenor Britain & Ireland as an Opportunity Area, however the Plan needs to provide a solid planning policy framework to secure the future of the Club either on site or at a relocation site. Fen Ditton PC assumed a Green Belt relocation site would include worse access links. The RSPB Cambs/Beds/Herts Area had no opinion about Abbey stadium as an opportunity site but had significant concerns regarding any relocation of the stadium to a site near the A14 J.35 with regards to potential adverse impacts on Little Wilbraham Fen SSSI; and noted no such proposed allocation within the First Proposals document. One member of the public noted Abbey Stadium as an opportunity for sustainable development and use of new cycle path access. While another member of the public had concerns about additional access routes into the site, as there is already access from Newmarket Road and Cut Throat Lane. Historic England noted several designated heritage assets immediately opposite the site and recommended an Historic Impact Assessment to inform policy wording.

Cambridge and South Cambridgeshire Green Parties noted Abbey Stadium provides community support and is popular with local residents, however the stadium's location results in significant impact to local residents on match days. Any proposed change of use should consider the entire local impact of the new proposed change of use, specifically how visitors are likely to travel to the site, and how public transport use can be integrated into any change of use.

Brydell Partners indicated **Shire Hall/Castle Park (S/OA/CH)** should not be overly restrictive and include flexibility. Historic England noted the site includes a variety of designated heritage assets including Cambridge Castle Mound, a scheduled

monument, Castle and Victoria Road Conservation Area. It recommended an Historic Impact Assessment to inform policy wording. Cambridgeshire County Council, the landowner clarified the extent of the site being vacated and marketed.

Historic England noted **Mitcham's Corner (S/OA/Policy 22)** includes parts of the Central and Castle and Victoria Road Conservation Areas. It recommended an Historic Impact Assessment to inform policy wording.

Regarding **Eastern Gate (S/OA/Policy 23)**, a member of the public voices their concern to see the north area of St Matthew's Piece and the allotments on New Street identified as 'opportunity areas'. As protected open spaces there should be no question of any 'opportunity' to build on these valuable green spaces. For the avoidance of doubt these areas need to be removed from the classification of an 'opportunity area' and re-classified as untouchable protected open space for the health and well-being of the local community. Metro Property Unit Trust support the continuation of the Eastern Gate Opportunity Area and recommends the SPD is updated to reflect developments that have since come forward, and to confirm the St Matthews Centre site as a proposed site.

The Friends of St Matthew's Piece require the provisions of the **Eastern Gate (S/OA/Policy 23)** to explicitly protect and preserve the northern half of St Matthew's Piece and its invaluable trees. This area still lies within the boundary of the 'Eastern Gate Opportunity Area'. Any ambiguity must be explicitly removed for both for the northern half of St Matthew's Piece and Abbey Ward's New Street Allotments (there are no allotments at all within Petersfield). Reassurances are sought to acknowledge these crucial points have been heard and understood by the Local Plan Team as part of your consultation. Historic England noted the site includes parts of contains parts of the Riverside and Stourbridge Common and Mill Road Conservation Areas. It recommended an Historic Impact Assessment to inform policy wording.

Socius Development Limited on behalf of Railpen supported the proposed retention of **Mill Road Opportunity Area, Mill Road (S/OA/Policy 24)** including the Travis Perkins site on Devonshire Road. The policy should however explicitly attach positive weight to development that helps to meet aims of the Opportunity Area policy. Historic England noted the site includes parts of the Mill Road, Kite and Glisson Road Conservation Areas. It recommended an Historic Impact Assessment to inform policy wording.

This policy approach in **Cambridge Railway Station, Hills Road Corridor to the City Centre (S/OA/Policy 25)** was supported by Trinity Hall, Jesus College and Pace Investments. Historic England noted the site includes parts of the Central and New Town and Glisson Road Conservation Areas and is adjacent to the Botanic Gardens and Emmanuel College. It recommended an Historic Impact Assessment to inform policy wording.

The University of Cambridge questioned why the Old Press Mill Lane site was designation as an Opportunity Area under **Old Press/Mill Lane (S/OA/Policy 26)** and as a site allocation. Historic England noted the many listed buildings on site and recommended an Historic Impact Assessment to inform policy wording.

Table of representations: Policy S/OA – Opportunity Areas in Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Supports the policy	56866 (Bassingbourn-cum-Kneesworth PC), 56929 (Cambridgeshire County Council), 58326 (Cambridge Past, Present & Future), 58665 (Socius Development Limited on behalf of Railpen)
Support housing at the identified sites.	56529 (C Martin)

Summary of issues raised in comments	Comments highlighting this issue
Newmarket Road Tesco site seems underutilised.	56529 (C Martin)
Please consider passivhaus standards and more green spaces, smaller shops incorporated into the design	56529 (C Martin)
Old fashioned/outdated areas should be developed to their full extent.	56721 (Croydon PC)
No Comment	57323 (Huntingdonshire DC), 58369 (Linton PC)
The plan states that there is already sufficient land assigned for job creation. Where is the evidence that this land is in the right place for that development to proceed? We note the Business park to the North of Waterbeach on the A10 is still only partially occupied several years after it was opened: many businesses consider the location that far out of Cambridge to be unacceptable.	57653 (Histon & Impington PC)
Support, including public realm improvements.	58055 (Trinity Hall), 58665 (Socius Development Limited on behalf of Railpen), 59071 (Jesus College)
Map Fig 17 should also display for reference the proposed relocation site for the Waste Water Treatment Works in a similar manner to the NEC area, to provide proper context for the S/NEC Policy in terms of future land use and corresponding Green Belt cost, or neither until the DCO is approved.	58119 (M Asplin)

Summary of issues raised in comments	Comments highlighting this issue
Land to the North of Station Road, Cambridge - potential allocation for employment in the Local Plan.	59164 (Jesus College)

S/OA/NR: Newmarket Road Retail Park

Summary of issues raised in comments	Comments highlighting this issue
Support this Opportunity Area	59051 (Railpen)
Areas of old-fashioned retail, like the Beehive and the Grafton Centre should be used for housing. They are currently very underutilised for retail purposes.	56719 (Croydon PC)
This site is within the St. Matthew's Primary School catchment which is a restricted site and cannot expand. The intention to 'improve... infrastructure delivery' in the OAs could enable longer-term solutions for the school's needs, e.g., new-build and relocation as part of the holistic approach outlined.	56929 (Cambridgeshire County Council)
Site should allow the potential inclusion and acceptability of F1 (formerly D1) uses. Education use within the area can be a complementary use which increases footfall in retail areas.	57479 (ESFA - Department for Education)
Ensure leisure and retail amenities still exist for a growing population when considering any replacement work here	58248 (M Tansini)

Summary of issues raised in comments	Comments highlighting this issue
Land at Cheddars Lane is proposed to be included in the Opportunity Area.	58326 (Cambridge Past, Present & Future)
<p>There are no designated heritage assets within this site boundary.</p> <p>There are several designated heritage assets in proximity, Grade II listed: Seven Stars PH; Cambridge Gas Company War Memorial; The Round House PH, former The Globe PH, and Grade I listed: Chapel of St Mary Magdalene.</p> <p>The site also lies close to Riverside and Stourbridge Common Conservation Area.</p> <p>Any development of this site has the potential to impact upon the heritage assets and their settings. We recommend you prepare an HIA, the recommendations of which should then be used to inform the policy wording.</p>	59610 (Historic England)
Newmarket Rd Retail and Beehive areas both fulfil an important function for residents. Excluding the TESCO site is bizarre. The interaction of these two areas with the City Centre and other existing and future retail centres in GC is hugely complex. The organisation of the sites' accesses should be investigated due to the congestion caused on Newmarket Rd and Coldhams Lane.	59902 (Fen Ditton PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Agree that Newmarket Road Retail Park and the Beehive Centre are not the best use of this land. The retail park model places great emphasis on access by car, disadvantages small independent businesses, and contributes to the decline of high streets. We would welcome proposals to redevelop these areas to meet identified needs.</p>	<p>60680 (Cambridge and South Cambridgeshire Green Parties)</p>

S/OA/BC: Beehive Centre

Summary of issues raised in comments	Comments highlighting this issue
<p>Support this Opportunity Area</p>	<p>59051 (Railpen)</p>
<p>Areas of old-fashioned retail, like the Beehive and the Grafton Centre should be used for housing. They are currently very underutilised for retail purposes.</p>	<p>56719 (Croydon PC)</p>
<p>This site is within the St. Matthew's Primary School catchment which is a restricted site and cannot expand.</p> <p>The intention to 'improve... infrastructure delivery' in the OAs could enable longer-term solutions for the school's needs, e.g., new-build and relocation as part of the holistic approach outlined.</p>	<p>56929 (Cambridgeshire County Council)</p>

Summary of issues raised in comments	Comments highlighting this issue
Site should allow the potential inclusion and acceptability of F1 (formerly D1) uses. Education use within the area can be a complementary use which increases footfall in retail areas.	57479 (ESFA - Department for Education)
Ensure leisure and retail amenities still exist for a growing population when considering any replacement work here	58248 (M Tansini)
There are no designated heritage assets within the site, the site lies immediately adjacent to the Mill Road Conservation Area. Any development of this site has the potential to impact upon the heritage assets and their settings. We recommend you prepare an HIA, the recommendations of which should then be used to inform the policy wording.	59611 (Historic England)
Newmarket Rd Retail and Beehive areas both fulfil an important function for residents. Excluding the TESCO site is bizarre. The interaction of these two areas with the City Centre and other existing and future retail centres in GC is hugely complex. The organisation of the sites' accesses should be investigated due to the congestion caused on Newmarket Rd and Coldhams Lane.	59902 (Fen Ditton PC)
Agree that Newmarket Road Retail Park and the Beehive Centre are not the best use of this land. The retail park model places	60680 (Cambridge and South Cambridgeshire Green Parties)

Summary of issues raised in comments	Comments highlighting this issue
great emphasis on access by car, disadvantages small independent businesses, and contributes to the decline of high streets. We would welcome proposals to redevelop these areas to meet identified needs.	

S/OA/AS: Abbey Stadium

Summary of issues raised in comments	Comments highlighting this issue
No additional access routes be created into the site, as there is already access from Newmarket Road and Cut Throat Lane.	58092 (S Schwitzer)
Support for the identification of an "Opportunity Area" at the Abbey Stadium, however the Plan needs to provide a solid planning policy framework to secure the future of the Club either on site or at a relocation site.	58259 (Grosvenor Britain & Ireland)
Abbey Stadium is a great opportunity for sustainable development that can make use of new cycle path access	58861 (M Tansini)
No opinion about Abbey stadium as an opportunity site. However, we would have significant concerns regarding any relocation of the stadium to a site near the A14 J.35 with regards to potential adverse impacts on Little Wilbraham Fen SSSI and its sensitive priority spp. (including rare breeding birds). We are	58990 (RSPB Cambs/Beds/Herts Area)


Summary of issues raised in comments	Comments highlighting this issue
<p>pleased to see that there is no such allocation proposed within the First Proposals document.</p>	
<p>There are no designated heritage assets within this site boundary.</p> <p>There are several designated heritage assets immediately opposite, Grade II listed: The Round House PH, former The Globe PH, and close to Grade I listed: Chapel of St Mary Magdalene.</p> <p>The site also lies close to Riverside and Stourbridge Common Conservation Area.</p> <p>Any development of this site has the potential to impact upon the heritage assets and their settings. We recommend you prepare an HIA, the recommendations of which should then be used to inform the policy wording.</p>	59612 (Historic England)
<p>Abbey stadium relocation appears to assume a Greenbelt Site with worse access links.</p>	59902 (Fen Ditton PC)
<p>Abbey Stadium provides community support to both individuals and organisations in and around Cambridge and is popular with local residents. The stadium's location and associated infrastructure results in significant impact to local residents on</p>	60680 (Cambridge and South Cambridgeshire Green Parties)

Summary of issues raised in comments	Comments highlighting this issue
<p>match days. Any proposed change of use should consider the entire local impact of the new proposed change of use, specifically how visitors are likely to travel to the site, and how public transport use can be integrated into any change of use.</p>	

S/OA/CH: Shire Hall/Castle Park

Summary of issues raised in comments	Comments highlighting this issue
<p>Policy should not be overly restrictive and include flexibility to:</p> <ul style="list-style-type: none"> • allow for improvements/enhancements of buildings and spaces and redevelopment, to be brought forward in different parts of the OA on different timescales; • make the best use of existing buildings/infrastructure; • encourage a creative approach to enhancing identity. 	58680 (Brydell Partners)
<p>Site includes a variety of designated heritage assets including Cambridge Castle Mound, a scheduled monument, Castle and Victoria Road Conservation Area, the grade II listed Caretaker's House and Social Service Department.</p> <p>The site is very close to other designated assets; the grade II listed Castle Brae, The Castle Inn and other grade II listed buildings on the other side of Castle Street.</p>	59613 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
<p>The grade II* churches of St Peters and St Giles are also close to the site.</p> <p>There may be non-designated heritage assets of archaeological interest, demonstrably of equivalent significance to scheduled monuments (NPPF footnote 68) adjacent to the Castle scheduled monument. The Castle Mound is a key vantage point across the City.</p> <p>We would want to see access to the castle mound maintained and enhanced. Any development of this site has the potential to impact upon the heritage assets and their settings. We recommend you prepare an HIA, the recommendations of which should then be used to inform the policy wording.</p> <p>We welcome the reference to heritage assets on p 66</p>	
<p>The extent of the site being vacated and marketed by the County Council is limited to the southern part of the area shown in Figure 21 (in letter attached).</p>	<p>60602 (Cambridgeshire County Council - landowner)</p>

Summary of issues raised in comments	Comments highlighting this issue
 <p data-bbox="203 927 1122 1018">For clarity it only includes the extent of the land within the redline which was shown on our original submission Site Plan.</p>	

S/OA/Policy 22: Mitcham’s Corner

Summary of issues raised in comments	Comments highlighting this issue
<p data-bbox="203 1230 1111 1378">This site includes parts of the Central and Castle and Victoria Road Conservation Areas and is very close to the grade II listed Victoria Bridge, Jesus Green Lock and Bridge, Jesus Green</p>	<p data-bbox="1144 1230 1503 1265">59614 (Historic England)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>Lock House as well as a pair of K6 telephone Kiosks. Any development of this site has the potential to impact upon the heritage assets and their settings. We recommend you prepare an HIA, the recommendations of which should then be used to inform the policy wording.</p>	

S/OA/Policy 23: Eastern Gate

Summary of issues raised in comments	Comments highlighting this issue
<p>Very concerned to see the north area of St Matthew's Piece and the allotments on New Street are identified as 'opportunity areas'. As protected open spaces there should be no question of any 'opportunity' to build on these valuable green spaces. For the avoidance of doubt these areas need to be removed from the classification of an 'opportunity area' and re-classified as untouchable protected open space for the health and well-being of the local community.</p>	<p>56672 (L Tubb)</p>
<p>Support the continuation of the Eastern Gate Opportunity Area. The SPD should be updated to reflect developments that have since come forward, and to confirm the St Matthews Centre site as a proposed site.</p>	<p>58941 (Metro Property Unit Trust)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>This site includes parts of the Riverside and Stourbridge Common and Mill Road Conservation Areas and the grade II listed Church of St Andrew the Less. There is also a cluster of grade II listed assets to the north of the site centred on Abbey House. The area also includes the Grade II listed 247 Newmarket Road (Seven Stars Pub) and also the grade II listed Cambridge Gas Company War Memorial (in the area of public open space in front of Tesco). Any development of this area has the potential to impact upon the heritage assets and their settings. We recommend you prepare an HIA, the recommendations of which should then be used to inform the policy wording.</p>	59615 (Historic England)
<p>The Friends of St Matthew's Piece therefore seek for the provisions of existing Policy 23 in the New Local Plan to explicitly protect and preserve the northern half of St Matthew's Piece and its invaluable trees. Although partly 'Protected Open Space', and not designated as a potential development site under the 2018 Local Plan, this area still lies within the boundary of the 'Eastern Gate Opportunity Area'. Any possible ambiguity must be explicitly removed for both for the northern half of St</p>	60212 (Dr J. V Neal)

Summary of issues raised in comments	Comments highlighting this issue
<p>Matthew's Piece and also Abbey The Friends of St Matthew's Piece request Policy 23 explicitly protect and preserve the northern half of St Matthew's Piece and its invaluable trees. Although partly 'Protected Open Space', and not designated as a potential development site under the 2018 Local Plan, this area still lies within the boundary of the 'Eastern Gate Opportunity Area'. Any possible ambiguity must be explicitly removed for both for the northern half of St Matthew's Piece and also Abbey Ward's New Street Allotments (there are no allotments at all within Petersfield).</p> <p>For the forthcoming new Local Plan, the following existing Local Plan protections must be retained and/or strengthened:</p> <ol style="list-style-type: none"> 1. the northern half of St Matthew's Piece is not a "potential development site" (superseding the 2011 Eastern Gate SPD) - a protected status that must be strengthened; 2. this must include retention of (or reduction to) the maximum building heights (2+1) along New Street - the northern boundary of St Matthew's Piece, as established in 1898; 3. retention of all the protected open space areas within the footprint of the 2018 'Eastern Gate Opportunity Area'. 	

Summary of issues raised in comments	Comments highlighting this issue
Please provide reassurance that these crucial points have been heard and understood by the Local Plan Team as part of your consultation.	

S/OA/Policy 24: Mill Road

Summary of issues raised in comments	Comments highlighting this issue
<p>Support the proposed retention of Mill Road Opportunity Area; Travis Perkins site on Devonshire Road continues to fall within this opportunity area.</p> <p>Policy should explicitly attach positive weight to development that helps to meet aims of the Opportunity Area policy.</p>	58665 (Socius Development Limited on behalf of Railpen)
<p>The Mill Road Opportunity Area contains parts of the Mill Road, Kite and Glisson Road Conservation Areas. It also includes two grade II listed buildings or structures including a gas lamp and Cambridge City Branch Library. Part of Mill Road Cemetery, a Registered Park and Garden listed at grade II also lies within the opportunity area. Any development of this area has the potential to impact upon the heritage assets and their settings. We recommend you prepare an HIA, the recommendations of which should then be used to inform the policy wording.</p>	59616 (Historic England)

S/OA/Policy 25: Cambridge Railway Station, Hills Road Corridor to the City Centre

Summary of issues raised in comments	Comments highlighting this issue
Support	58055 (Trinity Hall), 59071 (Jesus College), 59117 (Pace Investments)
<p>The site includes parts of the Central and New Town and Glisson Road Conservation Areas. There are numerous listed buildings including the Grade II * Church of our Lady and the English Martyrs, Wanstead House and over 20 grade II listed buildings. The site also lies adjacent to the Botanic Gardens and Emmanuel College, both grade II* Registered parks and gardens. Development within this area therefore has the potential to harm the significance of these assets through development within their settings. We recommend you prepare an HIA, the recommendations of which should then be used to inform the policy wording.</p>	59617 (Historic England)

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S/OA/Policy 26: Old Press/Mill Lane

Summary of issues raised in comments	Comments highlighting this issue
<p>It is unclear why the Old Press Mill Lane site is identified both as an 'Opportunity Area' and as a site allocation.</p>	58324 (University of Cambridge)

Summary of issues raised in comments	Comments highlighting this issue
<p>This site is in the Central Conservation Area and includes over a dozen grade II listed buildings. The site is opposite the grade I listed Pembroke College and Pembroke College Chapel, grade I listed Church of St Botolph and adjacent to the grade II* Little St Marys Church. The site is close to numerous other listed buildings and the grade II Registered Park and Garden of Queens College. Development within this area therefore has the potential to harm the significance of these assets through development within their settings. We recommend you prepare an HIA, the recommendations of which should then be used to inform the policy wording.</p>	<p>59618 (Historic England)</p>

S/LAC: Other site allocations in Cambridge

Hyperlink for all comments

Open this hyperlink - [Policy S/LAC: Other site allocations in Cambridge](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

48 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the Cambridge urban area heading as the comments were specific to S/C/SCL: Land south of Coldham's Lane. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Comments generally support the proposed approach to site allocations in Cambridge. However, Croydon PC suggest that more homes should be identified in Cambridge to reduce the homes identified in rural areas, whereas Save Honey Hill Group suggest that fewer homes should be identified in the urban area in light of the pandemic and need for more personal and recreational space. Site promoters' highlight that existing adopted allocations should be reviewed and not automatically carried forward, and Huntingdonshire DC highlight assurance is needed that additional sites will be found to meet housing need if the two allocations with uncertainty in delivery are carried forward. Support for the rejection of specific sites and de-allocation of sites from an individual and a residents association, and requests for specific sites to be allocated from site promoters.

Consideration of heritage assets, the protection of the mature tree on the edge of the site, and the impact on water/sewerage capacity are highlighted as issues for the new housing allocation at **Garages between 20 St Matthews Street and Blue Moon Public House, Cambridge (S/C/SMS)**.

Objection to employment allocation at **Land south of Coldham's Lane, Cambridge (S/C/SCL)** from The Wildlife Trust as includes development on a City Wildlife Site. Comments suggest site should be used to provide accessible green space. Comments highlight need for flexibility in the uses proposed to enable complementary uses to be provided. Support from the landowner/developer. Cambridge and South Cambridgeshire Green Parties have highlighted a number of concerns to be considered in the policy.

Historic England has highlighted consideration of heritage impacts as issues for the carried forward allocations at **Willowcroft, 137-143 Histon Road, Cambridge (S/C/R2), Henry Giles House, 73-79 Chesterton Road, Cambridge (S/C/R4), Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge (S/C/R5), Travis Perkins, Devonshire Road, Cambridge (S/C/R9), Grange Farm, off Wilberforce Road, Cambridge (S/C/U3), Police Station, Parkside, Cambridge (S/C/M4), Fen Road, Cambridge (RM1 and Policy H7), 315-349 Mill Road and Brookfields, Cambridge (S/C/R21), Clifton Road Area, Cambridge (S/C/M2), 82-88 Hills Road and 57-63 Bateman Street, Cambridge (S/C/M5), Station Road West, Cambridge (S/C/M14), Betjeman House, Cambridge (S/C/M44), Old Press / Mill Lane, Cambridge (S/C/U1), and New Museums Site, Downing Street, Cambridge (S/C/U2).**

Site promoter is seeking amendments to the carried forward allocation at **Travis Perkins, Devonshire Road, Cambridge (S/C/R9)** as consider it appropriate for a mix of uses and a higher number of dwellings.

Landowner is seeking amendments to the carried forward allocation at **Police Station, Parkside, Cambridge (S/C/M4)** to allow flexibility for a mix of uses. Also challenging the Building for Local Interest status.

Site promoter supports continued allocation of **Clifton Road Area, Cambridge (S/C/M2)** and would like to work with the Councils to gather evidence of deliverability.

Landowner is seeking amendments to the carried forward allocation at **82-88 Hills Road and 57-63 Bateman Street, Cambridge (S/C/M5)** to include additional land.

Landowner is seeking amendments to the carried forward allocation at **Betjeman House, Cambridge (S/C/M44)** so that it is for commercial uses only.

Landowner supports continued allocation of **Old Press / Mill Lane, Cambridge (S/C/U1)** and **New Museums Site, Downing Street, Cambridge (S/C/U2)**, and requests that **1 and 7-11 Hills Road, Cambridge (E5)** is carried forward and not de-allocated.

Landowner requests that **Horizon Resource Centre, 285 Coldham's Lane, Cambridge (R11)** and **Cambridge Professional Development Centre, Foster Road, Cambridge (R16)** are carried forward and not de-allocated.

Table of representations: S/LAC – Other site allocations in Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Site allocations in Cambridge should be increased to reduce sites needed in the rural area.	56717 (Croydon PC)
Agree in principle with the allocations.	56855 (Save Honey Hill Group), 56867 (Bassingbourn-cum-Kneesworth PC)

Summary of issues raised in comments	Comments highlighting this issue
Low carbon methods such as conversions of buildings rather than demolition/new builds should be used.	56855 (Save Honey Hill Group)
Number of dwellings should be reduced in light of post covid working practices and need for personal and recreational space.	56855 (Save Honey Hill Group)
Allocations proposed to be carried forward from the adopted Local Plans should be reviewed and not automatically carried forward. Need to ensure deliverability and viability to enable there to be a reliable supply of sites with delivery through the plan period. New allocations needed to replace those that have been delivered.	57156 (Southern & Regional Developments Ltd), 57206 (European Property Ventures – Cambridgeshire)
Other small to medium sites within the surrounding larger settlements needed to ensure housing provision is not limited to a single form, and to maintain housing delivery.	57156 (Southern & Regional Developments Ltd), 57206 (European Property Ventures – Cambridgeshire)
The map in Figure 22 should include a reference to the proposed relocation site for the Waste Water Treatment Works.	58123 (M Asplin)
No comments.	58372 (Linton PC)
Promotion of specific sites not included in the First Proposals, for the following reasons:	57156 (Southern & Regional Developments Ltd), 57206 (European Property Ventures - Cambridgeshire), 57506 (Cambridgeshire County Council – as landowner), 59050 (Emmanuel College), 59212 (Jesus College), 60659

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • other small to medium sites within the surrounding larger settlements needed to ensure housing provision is not limited to a single form, and to maintain housing delivery • need to focus on Cambridge as the most sustainable location • to support of ambition to regenerate brownfield land • need more allocations within Cambridge • to enable clustering and transformation of specific parts of Cambridge 	(Cambridgeshire County Council – as landowner), 58945 (Metro Property Unit Trust)

New allocations – housing

S/C/SMS: Garages between 20 St Matthews Street and Blue Moon Public House, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
<p>No designated heritage assets within the site boundary, but adjacent to Conservation Area and grade II listed buildings. Development has the potential to harm the significance of adjacent heritage assets through development within their settings. Recommend that a HIA is prepared and that this informs the policy wording.</p>	59619 (Historic England)

Need to protect and fully preserve the mature tree at the eastern edge of the site.	60214 (JV Neal)
Need to take account of increased stress created by this development on water and drainage/sewerage.	60214 (JV Neal)

New allocations – employment

S/C/SCL: Land south of Coldham’s Lane, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Proposed use for commercial will not impact on existing education plans for the area.	56930 (Cambridgeshire County Council)
Within Mineral Safeguarding Area for chalk, but as a former landfill site assumed that the mineral has already been extracted.	56930 (Cambridgeshire County Council)
Objection to allocation of the site as it allocates development on a City Wildlife Site. Potential to provide accessible greenspace.	57069 (The Wildlife Trust)
Encourage flexibility in the policy as a range of complementary uses can often benefit industrial areas. Plan should support densification of industrial areas as a sustainable way of meeting increased demand for these uses.	57266 (Universities Superannuation Scheme - Commercial)

Summary of issues raised in comments	Comments highlighting this issue
Retention of significant green spaces within developed areas is vital for mental and physical wellbeing – site should be used for greenspace.	57612 (J Pratt)
Close to land identified as an opportunity for ecological development – risk of harm from pollution and traffic if this area is developed for large intensive commercial units.	58883 (M Tansini)
Concerns about supporting infrastructure if developed for industrial uses, as will add lorries to roads.	59247* (Teversham PC)
Support proposed allocation for commercial uses and opens space, and have recently submitted a planning application in accordance with the direction of the policy.	60508 (Anderson Group)
Previously objected to planning application for this site due to concerns over understanding of impacts (traffic, congestion, pollution, flooding, negative impact on biodiversity) and insufficient information on management and funding of proposed urban country park. Policy will need to address these issues.	60681 (Cambridge and South Cambridgeshire Green Parties)

Continuing existing allocations – housing

S/C/R2: Willowcroft, 137-143 Histon Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
<p>No designated heritage assets within the site boundary, but adjacent to Conservation Area. Development has the potential to impact on the Conservation Area and its setting. Recommend that a HIA is prepared and that this informs the policy wording. Policy should reference the Conservation Area and the need for “Development to preserve, or where opportunities arise, enhance the character or appearance of the Conservation Area and its setting”.</p>	<p>59620 (Historic England)</p>

S/C/R4: Henry Giles House, 73-79 Chesterton Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
<p>No objection to principle of development on this site. However, site is within a Conservation Area, adjacent to a Conservation Area, and opposite the river. Within this sensitive location, development has the potential to impact on the historic environment. Recommend that a HIA is prepared and that this</p>	<p>59621 (Historic England)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>informs the policy wording. Policy should reference historic environment and “Development should conserve/sustain or where appropriate enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of an asset)”.</p>	

S/C/R5: Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
<p>No designated heritage assets within the site boundary, but adjacent to Conservation Area. Development has the potential to impact the Conservation Area and its setting. Recommend that a HIA is prepared and that this informs the policy wording. Policy should reference the Conservation Area and the need for “Development to preserve, or where opportunities arise, enhance the character or appearance of the Conservation Area and its setting”.</p>	<p>59622 (Historic England)</p>

S/C/R6: 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
This site is identified as having uncertainty in delivery. Need assurance that additional sites will be found to meet housing need if this site is not carried forward.	57324 (Huntingdonshire DC)

S/C/R9: Travis Perkins, Devonshire Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Support the continued allocation of this site, but should be a mixed use allocation – can accommodate more dwellings and ideally suited for commercial uses as well. Important to have all types of commercial space in locations well served by public transport.	58673 (Socius Development Limited on behalf of Railpen)
No designated heritage assets within the site boundary, but adjacent to Conservation Area. Development has the potential to impact on Conservation Area and its setting. Recommend that a HIA is prepared and that this informs the policy wording. Policy should reference the Conservation Area and the need for “Development to preserve, or where opportunities arise,	59623 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
enhance the character or appearance of the Conservation Area and its setting”.	

S/C/U3: Grange Farm, off Wilberforce Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Site is within a Conservation Area. Development has the potential to impact on Conservation Area and its setting. Recommend that a HIA is prepared and that this informs the policy wording. Policy should reference the Conservation Area and the need for “Development to preserve, or where opportunities arise, enhance the character or appearance of the Conservation Area and its setting”.	59624 (Historic England)

S/C/M4: Police Station, Parkside, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Supports continued allocation of the site for redevelopment, but wording should be amended to allow for a mix of uses (rather than just housing) to reflect its central location. Alongside	58209 (Cambridgeshire Constabulary)

Summary of issues raised in comments	Comments highlighting this issue
housing, proposed uses could include hotel, apart hotel or offices. Building of Local Interest status is challenged.	
Site is within a Conservation Area and adjacent to grade II listed buildings. Welcome reference to retention of Building of Local Interest. Development has the potential to impact on nearby heritage assets and their settings. Recommend that a HIA is prepared and that this informs the policy wording. Policy should reference the nearby heritage assets and “Development should conserve/sustain or where appropriate enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of an asset)”.	59625 (Historic England)

RM1 and Policy H7, Fen Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Wish to know more about the archaeological potential of this site and its potential significance before providing comments on suitability of the site, especially as any remains will not be able to be retained in situ. Site is adjacent to Conservation Areas. Development has the potential to affect heritage assets and their	59626 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
settings. Recommend that a HIA is prepared and that this informs the policy wording.	

Continuing existing allocations – mixed use

S/C/R21: 315-349 Mill Road and Brookfields, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Part of site within Conservation Area. Development has the potential to impact on Conservation Area and its setting. Recommend that a HIA is prepared and that this informs the policy wording. Policy should reference the Conservation Area and the need for “Development to preserve, or where opportunities arise, enhance the character or appearance of the Conservation Area and its setting”.	59627 (Historic England)

S/C/M2: Clifton Road Area, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Support for continued allocation of the site – highly sustainable location, well connected to public transport, proposal to connect to Cambridge Rail Station. Preparing strategy for delivery of	57266 (Universities Superannuation Scheme - Commercial), 57269 (Universities Superannuation Scheme - Commercial)

Summary of issues raised in comments	Comments highlighting this issue
redevelopment of this site. Would like to work collaboratively with the Council to gather evidence to show delivery by 2041.	
This site is identified as having uncertainty in delivery. Need assurance that additional sites will be found to meet housing need if this site is not carried forward.	57324 (Huntingdonshire DC)
No designated heritage assets within the site boundary, but adjacent to Conservation Area. Development has the potential to impact on Conservation Area and its setting. Recommend that a HIA is prepared and that this informs the policy wording. Policy should reference the Conservation Area and the need for “Development to preserve, or where opportunities arise, enhance the character or appearance of the Conservation Area and its setting”.	59628 (Historic England)

S/C/M5: 82-88 Hills Road and 57-63 Bateman Street, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Support for continued allocation of the site for commercial led mixed uses, but it should also include 90 Hills Road. Important to have all types of commercial space in locations well served by public transport.	58060 (Trinity Hall)

Summary of issues raised in comments	Comments highlighting this issue
<p>Site is within Conservation Area and adjacent to grade II* Registered Park and Garden. Development has potential to impact on nearby heritage assets and their settings.</p> <p>Recommend that a HIA is prepared and that this informs the policy wording. Policy should reference the nearby heritage assets and “Development should conserve/sustain or where appropriate enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of an asset).”.</p>	59629 (Historic England)

S/C/M14: Station Road West, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
<p>Majority of site is within a Conservation Area and includes grade II listed railway station. Development has the potential to impact on nearby heritage assets and their settings. Recommend that a HIA is prepared and that this informs the policy wording. Policy should reference the heritage assets and “Development should conserve/sustain or where appropriate enhance the significance of heritage assets (noting that significance may be harmed by development within the setting of an asset).”.</p>	59630 (Historic England)

S/C/M44: Betjeman House, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Support for allocation of the site, but wish for it to be a commercial allocation only (with retention of Flying Pig). Proposed land uses should recognise key opportunities that can be provided by this site.	59125 (Pace Investments), 59404 (Pace Investments)
Site is within a Conservation Area and adjacent to grade II* Botanic Gardens, and grade II listed war memorial and milestone. Potential to affect the significance of these assets through development within their settings. Recommend that a HIA is prepared and that this informs the policy wording.	59631 (Historic England)

S/C/U1: Old Press / Mill Lane, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Support the continued allocation of the site - development will come forward during the plan period.	58337 (University of Cambridge)
Site within a Conservation Area, includes grade II listed buildings, and is adjacent to other listed buildings and Registered Park and Garden. Potential to affect the significance of these assets through development in their settings.	59632 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
Recommend that a HIA is prepared and that this informs the policy wording.	

S/C/U2: New Museums Site, Downing Street, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Support the continued allocation of the site - development will come forward during the plan period.	58337 (University of Cambridge)
Site within a Conservation Area and includes grade II listed buildings, and is adjacent to other listed buildings. Potential to affect the significance of these assets through development in their settings. Recommend that a HIA is prepared and that this informs the policy wording.	59633 (Historic England)

Allocations not proposed to be carried forward – housing

R11: Horizon Resource Centre, 285 Coldham’s Lane, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Requests this allocation is carried forwards – can be made available for residential development within the plan period as it has been declared surplus to operational requirements.	60660 (Cambridgeshire County Council – as landowner)

R14: BT Telephone Exchange and Car Park, Long Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Support for deallocation of this site due to uncertainty about availability	56968 (Trumpington Residents Association)

R16: Cambridge Professional Development Centre, Foster Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Support for deallocation of this site due to uncertainty about availability	56968 (Trumpington Residents Association)
Requests this allocation is carried forwards – can be made available for residential development within the plan period as	60661 (Cambridgeshire County Council – as landowner)

Summary of issues raised in comments	Comments highlighting this issue
current temporary consent for office uses expires in 2026 and building is nearing the end of its economic life.	

Allocations not proposed to be carried forward – employment

E5: 1 and 7-11 Hills Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Do not support the de-allocation of this site – 7-9 Hills Road has the potential for redevelopment during the plan period once the existing lease has expired, and 1-3 Hills Road will be brought forward for redevelopment in the early part of the plan period.	58337 (University of Cambridge)

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
Bellerbys College, Arbury Road, Cambridge (HELAA site 40172) – should be allocated for residential development	57506 (Cambridgeshire County Council – as landowner)
Hawthorn Community Centre, Haviland Way, Cambridge (HELAA site 40166) – should be allocated for residential development	60659 (Cambridgeshire County Council – as landowner)

Summary of issues raised in comments	Comments highlighting this issue
St Matthews Centre, Sturton Street, Cambridge (New site 59405) – should be allocated for mixed use education and student accommodation facilities	58945 (Metro Property Unit Trust)
Emmanuel College Sports Ground, 15 Wilberforce Road, Cambridge (HELAA site 40380) – should be allocated for residential development and open space	59050 (Emmanuel College)
Land on north side of Station Road, Cambridge (HELAA site 40133) – should be allocated for employment uses	59212 (Jesus College)

Support for sites rejected

Summary of issues raised in comments	Comments highlighting this issue
Emmanuel College Sports Ground, 15 Wilberforce Road, Cambridge (HELAA site 40380) <ul style="list-style-type: none"> • Support for rejection as protected open space. • Comments made on HELAA assessment in relation to biodiversity and geodiversity, flood risk, landscape and townscape, and historic environment. 	57935 (E Davies), 57975 (North Newnham Residents Association)
Triangle Site, Stacey Lane, Cambridge (HELAA site 40396) <ul style="list-style-type: none"> • Support for rejection as protected open space. 	57935 (E Davies), 57975 (North Newnham Residents Association)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Comments made on HELAA assessment in relation to biodiversity and geodiversity, flood risk, landscape and townscape, and historic environment. 	
<p>Land off The Lawns, Cambridge (HELAA site 40425)</p> <ul style="list-style-type: none"> Support for rejection as protected open space. Comments made on HELAA assessment in relation to biodiversity and geodiversity, flood risk, landscape and townscape, and historic environment. 	57935 (E Davies), 57975 (North Newnham Residents Association)
<p>Land south of 8-10 Adams Road, Cambridge (HELAA site 40391)</p> <ul style="list-style-type: none"> Support for rejection as development would affect the Conservation Area and bird sanctuary, and would be out of context with surrounding area. 	57935 (E Davies)

The edge of Cambridge

Hyperlink for all comments

Open this hyperlink - [The edge of Cambridge](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

31 (albeit see note below)

Note

- Whilst the webpage linked above effectively included only general comments on development on the edge of Cambridge, some comments attached to this webpage relate to specific sites within the urban area or at new settlements. These comments have been moved to the relevant site specific policy: S/NEC: North East Cambridge, S/CE: Cambridge East, S/NWC: North West Cambridge, S/CBC: Cambridge Biomedical Campus, S/WC: West Cambridge, S/CB: Cambourne, and S/NS: Existing new settlements.

Abbreviations

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Executive Summary

General support for developing on the edge of Cambridge, but that encroachment into the Green Belt should be minimal and the setting of Cambridge needs to be preserved. Concerns about the effects on traffic congestion of new developments in this location, and the impacts on those travelling into Cambridge from the villages. Comments outline that there should be clear requirements for new developments in terms of open space, provision of services and facilities, and affordable housing. Site promoters' comments highlight that there are too few sites allocated to meet the long term demand, and that given the significant sustainable infrastructure on the edge of Cambridge there are more sites that could be allocate to provide sustainable developments. Site promoters' comments also highlight the need for a better balance of development across Greater Cambridge and the problems of

focussing on large sites. Requests for specific sites to be allocated from site promoters. Comments that no reference has been made to the pandemic and its implications for future development. Cambridge and South Cambridgeshire Green Parties highlight need particular concerns about assessment of Green Belt and heritage assets.

Table of representations: The edge of Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Generally and broadly support these developments.	56575 (Gamlingay PC), 58043 (Great and Little Chishill PC), 58374 (Linton PC), 59903 (Fen Ditton PC), 60115 (C Blakeley)
Too few sites allocated to meet long term demand – more land must be allocated if growth us to be effectively enabled for the wider benefits of residents and the economy.	58753 (CBC Limited, Cambridgeshire County Council and a private family trust), 58974 (Jesus College, a private landowner, and St John’s College)
Given significant investment in new sustainable infrastructure, there is additional land on the edge of Cambridge that offers opportunity to accommodate demand in a sustainable and inclusive way.	58974 (Jesus College, a private landowner, and St John’s College)
Encroachment into the Green Belt must be minimal.	58374 (Linton PC), 59471 (Shepreth PC)
Preservation of semi rural quality of West Cambridge and Green Belt between the Backs and M11 is vital for unique setting of Cambridge.	57940 (E Davies)

Summary of issues raised in comments	Comments highlighting this issue
Support for completion of new neighbourhoods on the edge of Cambridge as well as bringing forwards new opportunities for sustainable developments.	58343 (University of Cambridge)
Education – will work closely with Cambridge City Council and South Cambridgeshire DC to develop action plans and policies for education provision to ensure timing of delivery, connectivity and integration into the community.	56931 (Cambridgeshire County Council)
Health services and facilities – any new allocations must undertake an assessment of existing health infrastructure capacity and fully mitigate the impact on the proposed development through appropriate planning obligations. Early engagement needed with the NHS to agree the form of infrastructure required.	59145 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Site specific allocations should set out the principles for delivering improvements to general health and wellbeing, and promote healthy and green lifestyle choices through well-designed places.	59145 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Traffic congestion could prevent those in villages reaching education and work in Cambridge, therefore must be part of an integrated public transport system.	58374 (Linton PC)

Summary of issues raised in comments	Comments highlighting this issue
Recognise that locating development on the edge of Cambridge is sustainable, however too much emphasis on this location in the Local Plan as the focus on providing large sites could lead to problems with infrastructure provision and housing delivery.	57157 (Southern & Regional Developments Ltd), 57213 European Property Ventures - Cambridgeshire)
Should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities.	57157 (Southern & Regional Developments Ltd), 57213 European Property Ventures - Cambridgeshire)
Object to the high risk nature of the development strategy which is dependent on the delivery of some strategic, complex sites which are likely to have delays in delivery and viability issues. Need greater certainty regarding delivery within the plan period, and that those sites will provide affordable housing.	60698 (The White Family and Pembroke College)
To generate the investment for significant infrastructure and to meet the housing and employment needs, it is necessary to adopt a strategy that combines different locations for focussing growth. Directing development to edge of Cambridge is the only option likely to generate the quantity of land in a sustainable location that is suitable for development.	58391 (Marshall Group Properties)

Summary of issues raised in comments	Comments highlighting this issue
More focus on home working since the pandemic, therefore less reliance on needing to be located close to urban areas and less need/desire to be located there.	57157 (Southern & Regional Developments Ltd), 57213 European Property Ventures - Cambridgeshire)
Over reliance on proposed development on the northern edge of Cambridge compared to existing and proposed developments to south of Cambridge.	58724 (Grosvenor Britain & Ireland)
Concentrating development in northern and eastern quadrants will have significant local benefits.	59182 (M Berkson)
Concerned about over development of the eastern edge of Cambridge and impacts on Teversham.	59251 (Teversham PC)
Green Belt assessment ignores historic environment designations and landscape character constraints.	60191 (J Preston), 60682 (Cambridge and South Cambridgeshire Green Parties)
Policies in the Local Plan must take a holistic view of the combination of different elements, including historic and natural environment that make up the character of Cambridge.	58328 (Cambridge Past, Present & Future), 60191 (J Preston)
When identifying land for development, must consider how it performs against the functions of the Green Belt and also its built and natural heritage value.	58328 (Cambridge Past, Present & Future)

Summary of issues raised in comments	Comments highlighting this issue
Green Belt function of preventing urban sprawl to protect the setting of Cambridge is irreconcilable with continued development on the edge of Cambridge.	60682 (Cambridge and South Cambridgeshire Green Parties)
Councils should be committed to completing the new developments, with continued support beyond s106 funding to ensure community development and youth services.	56969 (Trumpington Residents Association)
No limit set out for individual scheme sizes on edge of Cambridge.	57981 (Cambridge Doughnut Economics Action Group)
Should set out more clearly the requirements for new developments to provide open space, access and community areas. Lessons should be learnt from existing developments (e.g. GB1 and GB2), where proposals permitted are not compatible with aims of minimising transport and building new communities.	57981 (Cambridge Doughnut Economics Action Group)
Developments should be of a sufficient size to cater for daily needs and with good access to public and active transport.	60115 (C Blakeley)
Would like assurances that affordable housing in these new developments will include real social housing and key worker housing.	59251 (Teversham PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Although no significant growth in the Green Belt surrounding Coton, the destruction of the rural environment and way of life of the village has been given low priority by South Cambridgeshire DC and Greater Cambridge Partnership (GCP) for many years. Arguments for protecting this area from development include:</p> <ul style="list-style-type: none"> • would be destruction of natural environment on a high point overlooking Cambridge • disregard for heritage of American Cemetery • breaching the Green Belt would open it up to further development • refusal by GCP to look at East West rail as a more sustainable form of travel and to look at adapting existing infrastructure 	57800 (Coton PC)
The map in Figure 25 should include a reference to the proposed relocation site for the Waste Water Treatment Works.	58126 (M Asplin)
No comment.	57325 (Huntingdonshire DC)
Promotion of specific sites not included in the First Proposals, for the following reasons:	57157 (Southern & Regional Developments Ltd), 57213 European Property Ventures - Cambridgeshire), 58724 (Grosvenor Britain & Ireland), 58739 (Trumpington Meadows Land Company), 58753 (CBC Limited, Cambridgeshire County

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities. • over reliance on proposed development on the northern edge of Cambridge compared to existing and proposed developments to south of Cambridge • edge of Cambridge is a sustainable location • site can be delivered within the first five years of the new plan period • too few sites allocated to meet long term demand • Local Plan's aims are not deliverable without additional sites to meet its future jobs requirements • need greater certainty regarding delivery within the plan period, and that those sites will provide affordable housing • will provide a sustainable expansion of a successful hi-tech research and development cluster 	<p>Council and a private family trust), 58974 (Jesus College, a private landowner, and St John's College), 60684 (Trinity College), 60698 (The White Family and Pembroke College), 60719 (Commercial Estates Group)</p>

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
North of Barton Road Landowners Group proposals for development of south west Cambridge (HELAA site 52643) – should be allocated for urban extension	58343 (University of Cambridge)
Land north of M11 and west of Hauxton Road, Trumpington (HELAA site 40048) – should be allocated for residential development, primary school, other uses and open space	58739 (Trumpington Meadows Land Company)
Land south east and south west of Cambridge Biomedical Campus (HELAA site 40064) – should be allocated for mix of housing and employment uses with supporting facilities	58974 (Jesus College, a private landowner, and St John's College)
Land East of Impington (HELAA site 40096) – should be allocated for employment uses	60684 (Trinity College)
Land east of Gazelle Way and west of Teversham Road (HELAA site 40250) – should be allocated for housing and employment uses	60698 (The White Family and Pembroke College)
Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East (HELAA site 40058) – should be allocated for housing and employment uses	60719 (Commercial Estates Group)

S/CE: Cambridge East

Hyperlink for all comments

Open this hyperlink - [Policy S/CE: Cambridge East](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

37 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the edge of Cambridge or new settlements headings as the comments were specific to Cambridge East. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

There was general support for the development at Cambridge East, particularly the relocation of the airport to allow for the delivery of a mixed-use site, providing open spaces, housing (including affordable housing), employment, retail, and cultural facilities with high quality and comprehensive transport networks. Supporters of the proposed policy direction included: Huntingdonshire DC, Cambridge Past, Present & Future, National Trust, Anglian Water Services Ltd, Marshall Group Properties, and some individuals. There was encouragement for transport improvements on already congested access routes, provision of public transport to improve connectivity, and support for separate designated cycle and walking infrastructure.

There was some concern for the relocation of the current airfield, particularly the uncertainty of timing of the relocation of airport and related uses, unforeseen delays in relocation affecting the delivery of housing within the plan period (including affordable housing), reliance on the GCP Cambridge Eastern Access scheme, and deliverability and viability development risks leaving the plan vulnerable at examination stage. Campaign to Protect Rural England were concerned with the loss of existing jobs on the site, with a large number of representations to question 3 also raising concern for the displacement of a skilled workforce and engineering jobs that had been part of the airport for decades.

Some comments including those from Historic England, Save Honey Hill, Cambridge Past, Present and Future, Parish Councils, and individuals were in opposition to the development as they thought the character and landscape of the surrounding areas should be retained with likely pressures on areas including Teversham village, the Green Belt land, Eastern Fens and Fen Ditton. This was also reflected in the responses to question 3 of the questionnaire.

In addition to these representations, question 3 of the questionnaire was also related to the provision of housing, jobs, facilities and open spaces at Cambridge East. Many responses voiced concerns for impacts on water supply and aquifers at high demand. Other responses raised concerns for the provision of biodiversity and green spaces through a range of landscaping of all scales.

Additionally, comments on question 3 thought that the development should be built with a range of well-designed and climate friendly homes (including affordable housing) to accommodate families with provision of a range of job opportunities, retail and leisure facilities within a 15-minute radius to support the local community without having to travel elsewhere. These responses also supported the need for design of safe, and cohesive communities that support the mental health and wellbeing of people living there.

Although responses to the policy were generally in support of improvements to existing road infrastructure and provision of public transport, cycle and walking infrastructure, a high number of responses to question 3 were concerned for impacts on infrastructure from development at Cambridge East. Some comments suggested that congestion will be increased even with improvements due to reliance on cars to travel into town by older people and disadvantaged groups and expressed the need for parking on-site for people who need a car. However, most responses to question 3 were in support of creating a car-free development and the provision of zero carbon transport options, with separate cycling and walking infrastructure. Lastly, some comments suggested the provision of a light railway, metro or underground as an alternative to bus use.

Table of representations: S/CE – Cambridge East (Relocation of Airport and delivery of Cambridge east)

Summary of issues raised in comments	Comments highlighting this issue
<p>Support in general, for the proposed policy direction and relocation of the existing airport uses to Cranfield Airport to allow for:</p> <ul style="list-style-type: none"> • affordable housing • mix of uses • employment • commercial • retail • open spaces • appropriate green infrastructure • cultural facilities • high quality and comprehensive sustainable transport connections • opportunity to meet growth aspirations. 	<p>56473 (M Starkie), 56827 (Save Honey Hill Group), 57327 (Huntingdonshire DC), 57607 (J Pratt), 57666 (J Conroy), 58404 (Marshall Group Properties), 58531 (Cambridge Past, Present & Future), 59218 (M Berkson), 59285 (National Trust), 59904 (Fen Ditton PC), 60045 (Cambridgeshire Development Forum), 60251 (Tony Orgee), 60448 (Anglian Water Services Ltd), 59903* (Fen Ditton PC)</p>
<p>This is the only side of Cambridge that is not constrained and which can accommodate significant levels of housing and employment, whilst also being close to existing employment centres and transport infrastructure.</p>	<p>58391* (Marshall Group Properties)</p>

Summary of issues raised in comments	Comments highlighting this issue
Concern for the uncertainty of deliverability in the Development Strategy Topic Paper (2021) that states ‘this gives a reasonable level of confidence’ / ‘there should be sufficient evidence to demonstrate that the plan can be delivered by the time it reaches the later formal stages and so the position will be kept under review during the plan making process’.	59229 (Wates Development Ltd.), 59248 (Wates Developments Ltd.)
The relocation of the airport is a significant undertaking and an ‘option agreement’ does not provide sufficient justification that the site will be available by 2031.	60296 (Miller Homes – Fulbourn site)
<p>Concern for the relocation of the Airfield, particularly:</p> <ul style="list-style-type: none"> • uncertainty of timing of relocation of airport and related uses • unforeseen delays in relocation, affecting delivery of housing within the plan period (including affordable) • reliance on GCP Cambridge Eastern Access scheme • deliverability and viability development risks leaving plan vulnerable at examination stage. 	575158 (Southern & Regional Developments Ltd), 57217 (European Property Ventures - Cambridgeshire), 57336 (HD Planning Ltd), 60698* (The White Family and Pembroke College)
The policy proposals should not depend on complete integration with or extension to the proposed North East Cambridge Area Action plan which predicates on the relocation of Cambridge	56473 (M Starkie), 56827 (Save Honey Hill Group), 57607 (J Pratt)

Summary of issues raised in comments	Comments highlighting this issue
Waste Water Treatment Plant to an area of Green Belt at Honey Hill which is the subject of a Development Consent Order.	
Council should provide more of a range of smaller and medium sites to come forward at faster rate than strategic sites of this size.	575158 (Southern & Regional Developments Ltd), 57217 (European Property Ventures)
In the case that Marshalls Airfield does not relocate, alternative sites should be identified and reserved in the plan.	57327 (Huntingdonshire DC)
Contingency sites should be included at this early stage in the plan process to ensure deliverability over the plan period.	59229 (Wates Developments Ltd.), 59248 (Wates Developments Ltd.)
<p>Alternative proposal for land at Marshalls should be considered including:</p> <ul style="list-style-type: none"> • Re-wilding with 400 acres of country parks, planted woods, nature reserves • 1 acre 'Village Square' with communal inside and outside space • Natural skills centre for growing, land health, wildlife protection • 500 homes – genuinely zero carbon, good sized private and public gardens, minimum 50% affordable homes 	60683 (Cambridge and South Cambridgeshire Green Parties)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Vehicles kept outside the village, existing local and new residents have access to shared EVs. • Protected wildlife corridor to Coldham's Common. 	
Oppose any larger release of land in the Green Belt; the Airport site is large enough for significant development.	57844 (D Lister), 58127 (M Asplin)

S/CE: Cambridge East (Climate Change)

Summary of issues raised in comments	Comments highlighting this issue
Cambridge East and other developments will create unsustainable demand on water during building and completion of new homes, from open and green spaces (needing water for plant/tree life).	60231 (H Warwick)
Relocation of the WWTP to Honey Hill will have carbon impacts.	56514 (C Martin)

S/CE: Cambridge East (Biodiversity of green spaces)

Summary of issues raised in comments	Comments highlighting this issue
Maintenance of the green corridor providing green separation as adopted in the Local Plan should be retained (linking the countryside with areas such as Coldham's Common).	56473 (M Starkie), 56827 (Save Honey Hill Group), 57666 (J Conroy), 58531 (Cambridge Past, Present & Future)
Relocation of the WWTP provides opportunity to deliver green infrastructure in Cambridge East including improved connectivity to recreation and open space.	60448 (Anglian Water Services Ltd)
Relocation of the WWTP to Honey Hill does not accord with the policy intention to provide additional wildlife habitat as part of Eastern Fens GI initiative.	56473 (M Starkie), 57607 (J Pratt)
Recreational disturbance will cause significant risk to important species and designated nature conservation sites.	58531 (Cambridge Past, Present & Future)
New 'Country Park' provision should be in an area that can divert pressure from ecologically sensitive sites and to tie in with plans of environmental NGO's.	58531 (Cambridge Past, Present & Future)
Biodiversity 20% targets should be referenced in supporting text, objectives and headline targets not only in the AAP but also in allocation policy relating to water demand, GI, SUDs and climate change/great places policies.	58995 (RSPB Cambs/Beds/Herts Area)

Summary of issues raised in comments	Comments highlighting this issue
Cambridge East should benefit local people with good quality green and community spaces.	60683 (Cambridge and South Cambridgeshire Green Parties)
Important to include space to grow food.	60231 (H Warwick)

S/CE: Cambridge East (Great Places)

Summary of issues raised in comments	Comments highlighting this issue
Cambridge East should be a distinct place with its own character.	60045 (Cambridgeshire Development Forum)
Opposed to development due to loss of Green Belt.	59088 (F Gawthrop)
Should retain/maintain/extend the character of surrounding areas including: <ul style="list-style-type: none"> • Teversham village • The Green Belt (inc. at Honey Hill) • Eastern Fens • Fen Ditton 	56473 (M Starkie), 56514 (C Martin), 56827 (Save Honey Hill Group), 57468 (C Martin), 57607 (J Pratt), 57666 (J Conroy), 58531 (Cambridge Past, Present & Future), 59634 (Historic England), 59904 (Fen Ditton PC)
Concern for the potential impact on heritage assets and their settings including: <ul style="list-style-type: none"> • on-site Marshalls Airport Control and Office buildings (Grade II listed) 	59634 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Teversham Conservation Area and associated listed buildings including Church of All Saints (Grade II listed) • Moated site at Manor Farm to east of site is a scheduled monument with the Manor Farmhouse (Grade II listed) • Several Grade II listed buildings to the south (Cherry Hinton Road) with St Andrews Church (Grade I listed). 	
<p>Should prepare an HIA to inform the policy wording and settle concerns for significant densities and heights on the edge of Cambridge. It should consider:</p> <ul style="list-style-type: none"> • the likely density and scale of development • implications of capacity, height and density on overall setting of the city (should provide evidence). 	59634 (Historic England)
<p>Relocation of the WWTP to Honey Hill is too close to conservation areas and new development of Marleigh and Airport site.</p>	56514 (C Martin)

S/CE: Cambridge East (Jobs)

Summary of issues raised in comments	Comments highlighting this issue
<p>Employment uses need to reflect post-Covid working and living conditions.</p>	56473 (M Starkie)

Summary of issues raised in comments	Comments highlighting this issue
Support for the new development enhancing access to services, facilities and employment opportunity of Teversham and RWS Ltd's site Land at Fulbourn Road.	56898 (RWS Ltd)
Where will skilled engineering staff from the existing airport find employment?	59553 (Campaign to Protect Rural England)
Concern that the move of the Airport will result in a reduction in the range of job opportunities.	60251 (Tony Orgee)

S/CE: Cambridge East (Homes)

Summary of issues raised in comments	Comments highlighting this issue
Delivery of 2,900 homes out of proposed 7,000 by 2041: <ul style="list-style-type: none"> • is unambitious • should deliver more housing in the plan period. 	56473 (M Starkie), 56514 (C Martin), 56827 (Save Honey Hill Group), 57468 (C Martin), 57666 (J Conroy)
Concern for the deliverability of 350 homes per year from 2031/32 as set out in the assumed housing trajectory if Cranfield Airfield is available from 2030 at earliest.	59229 (Wates Development Ltd.), 59248 (Wates Developments Ltd.), 59060 (Axis Land Partnerships)
Homes built ahead of 2041 should prioritise affordable and social housing to ensure housing available for the employment mix proposed.	56473 (M Starkie)

Summary of issues raised in comments	Comments highlighting this issue
<p>Housing should be provided that is suitable for a range of users, including:</p> <ul style="list-style-type: none"> • young workers • key workers. 	60045 (Cambridgeshire Development Forum), 60231 (H Warwick)

S/CE: Cambridge East (Infrastructure)

Summary of issues raised in comments	Comments highlighting this issue
<p>Cycle and walking infrastructure should be fully optimised to enable safe foot-cycle access, including routes and locations:</p> <ul style="list-style-type: none"> • across Coldham's Common • National Cycling route No.11 • National Trails e.g., Harcamlow Way • SSSI Quy Fen • SSSI Wilbraham Fen • Wider network of PRow's. 	56827 (Save Honey Hill Group), 57666 (J Conroy),
<p>Transport assessment should be done for Newmarket Road:</p> <ul style="list-style-type: none"> • if 7,000 homes and 9,000 jobs are planned • and should be in place/delivered before the development happens. 	57657 (Histon & Impington PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Concern for the existing local infrastructure, transport connections and use of public transport on access roads due to:</p> <ul style="list-style-type: none"> • resulting traffic/congestion, • weather related dependencies on cars (rather than walking/cycling routes), • transport issues • rat-running on side streets • already dangerous roads on Airport Way (despite lowering the speed limit) • will there be another access off it (as well as from the Gazelle Road roundabout)? 	<p>57657 (Histon & Impington PC), 59771 (B Hunt), 60231 (H Warwick), 59088 (F Gawthrop), 56477* (M Mckenzie-Davie)</p>
<p>What public transport solutions will be provided to link new housing at Cambridge East to employment centres like CBC to private car use on roads at capacity?</p>	<p>57844 (D Lister)</p>
<p>Transport network should include provision of accessible and cheap public transport for essential car use e.g., people with disabilities.</p>	<p>59218 (M Berkson)</p>
<p>Connectivity and road links between Cambridge East and the three southern campuses should be improved. Particularly:</p> <ul style="list-style-type: none"> • Road structure beyond the Robin Hood crossroads 	<p>59771 (B Hunt)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Access to the Cambridge Biomedical Campus (limited to Queen Edith's Way) • Access to Babraham and Genome Campuses via Lime Kiln Road. 	
Should consider access links in the North East corner of the Airport site to have direct access to the roundabout and avoid congestion.	59904 (Fen Ditton PC)
Some complicated scenarios relating to education provision to be considered.	56931* (Cambridgeshire County Council)
Education needs required by proposed 2,900 dwellings until 2041: <ul style="list-style-type: none"> • 2FE/two 3FE schools • further possible 3FE school (630 places) for 1,600 dwellings after 2041 • land allocated for full day care (Early Years provision) • land for secondary provision closer to 2041 and post 2041 residual build-out. 	56932 (Cambridgeshire County Council)
Need for adoption of an up-to-date AAP for the Cambridge East development to:	56932 (Cambridgeshire County Council)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> allow for coordination of delivery of education infrastructure. 	
Challenges and costs of bringing Coldham's Lakes into public use is only likely to be viable as part of the Cambridge Airport development and could be used by new residents.	58531 (Cambridge Past, Present & Future)
Biomedical and high tech opportunities should be encouraged to relieve pressure on existing road networks in existing clusters such as Cambridge Science Park, Cambridge Business Park, Cambridge Biomedical Campus and by-passing the City Centre. Also, relieving pressure on Southern Fringe from expansion of Cambridge Biomedical Campus.	59218 (M Berkson)
Cambridge East should be connected directly to the City centre, Biomedical campus, North Cambridge and the Science Park, Eddington, and West Cambridge.	60045 (Cambridgeshire Development Forum)
County Council Highways Committee determined that a separate and integrated policy should be created for Mill Road to prevent volumes of traffic and accidents. This should be noted in the policy on development to the East of Cambridge.	60074 (C de Blois)

Summary of issues raised in comments	Comments highlighting this issue
Opportunity to connect to the Wicken Fen Vision Area and create high quality green infrastructure, delivering high level ambitions of the Local Plan.	59285 (National Trust)
Why would Cambridge not need its own airport providing national and international travel for significant international business?	59553 (Campaign to Protect Rural England)
The new wastewater plant will be able to support the water recycling needs of the mix of employment uses, services and retail.	60448 (Anglian Water Services Ltd)

S/CE: Cambridge East (Other)

Summary of issues raised in comments	Comments highlighting this issue
Land at Cambridge Airport, Newmarket Road, Cambridge (HELAA site 40306): The Preferred Options rightly recognises the importance of Cambridge East to the growth strategy of Greater Cambridge through the allocation of the site for a significant mixed-use development. Marshall strongly supports the principle that the Local Plan should allocate Cambridge East and optimise the potential of the land to meet housing, employment and cultural needs in the City. It presents the	58404 (Marshall Group Properties)

Summary of issues raised in comments	Comments highlighting this issue
opportunity to plan for forms of development that cannot be accommodated within the historic core and it is capable of providing the key missing links in a comprehensive sustainable transport network for the City.	
Continue to work with Marshalls, Hill and South Cambridgeshire DC to develop the community at Marleigh.	59903* (Fen Ditton PC)
Is Teversham going to remain a village and be screened from the noise and pollution generated by this development?	56477* (M Mckenzie-Davie)
<p>Ecological issues around Biomedical Site will have a negative impact on biodiversity, including:</p> <ul style="list-style-type: none"> • loss of insects and wildlife • loss of plants • loss of farming bird populations. 	60231 (H Warwick)
CE/R45: Land north of Newmarket spatial extents unresolved.	59904 (Fen Ditton PC)
Should link S/AMC/Policy 16: South of Coldham's Lane to S/CE: Cambridge East	58531 (Cambridge Past, Present & Future)
Object to moving Newmarket Road Park & Ride as an alternative Greenbelt site will be needed.	59904 (Fen Ditton PC)
Wish to engage throughout progression of the Local Plan and development of Cambridge East (James Littlewood –	58531 (Cambridge Past, Present & Future)

Summary of issues raised in comments	Comments highlighting this issue
Cambridge Past, Present & Future, Paul Forecast – National Trust, Martin Baker – Wildlife Trust BNC).	
Site is alongside A14 causing a problem with noise and pollution	57468 (C Martin)
Green belt is being imposed on with the WWTP	57468 (C Martin), 58127 (M Asplin)
Capital carbon / climate change impacts	58127 (M Asplin)
Cambridge East is more suitable in size and can provide sufficient and suitable housing	58127 (M Asplin)
Object to moving WWTW to Green Belt as open space will become important to future residents.	59904 (Fen Ditton PC)
No comments.	58375 (Linton PC)

S/NWC: North West Cambridge

Hyperlink for all comments

Open this hyperlink - [Policy S/NWC: North West Cambridge](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

13 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the edge of Cambridge heading as the comments were specific to North West Cambridge. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

There were a mix of views on the proposed policy direction. For those that opposed concerns were expressed over whether the site could accommodate the additional housing, air pollution created by the development and its visual impact on local residents and the character of the area.

The potential infrastructure needs generated by additional development at Eddington were highlighted by a number of respondents. These included early years, day care and schools provision with requests for co-location and the provision of free plots of serviced land or purpose-built buildings. Green infrastructure and medical and pharmacy needs were also referenced. Confirmation was sought regarding whether the University would continue with the water efficiency measures that had been used on the site.

Cambridge University owns the site and support the allocation of additional housing on site although not the single site approach suggested in the policy direction. The position on affordable housing was supported, and they would be updating their needs assessments.

Table of representations: S/NWC – North West Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Supports additional housing, confirms there is sufficient capacity and will continue to develop this site.	58354 (University of Cambridge), 58343* (University of Cambridge)
Reflects Cambridge’s specific strengths.	59903* (Fen Ditton PC)
Support the policy direction for a minimum 50% key worker housing provision. The University’s housing needs assessment will be updated in order to support the evidence base for the new Local Plan	58354 (University of Cambridge)
Do not support the single policy approach with West Cambridge.	58354 (University of Cambridge)
There is little basis to conclude that the site can accommodate the amount of additional homes identified. It is surprising at this stage of Plan making that the capacity of the site has not yet been tested before consultation with the public.	58630 Vistry Group and RH Topham & Sons Ltd
The loophole in the First Proposals document whereby if need is not evidenced the minimum 50% affordable housing stated in Policy S/NWC will reduce to the 40% required in Policy H/AH should be removed. All new developments over a certain size should provide a minimum of 50% affordable housing.	60741 (Cambridge and South Cambridgeshire Green Parties)
Further major development in this area is unwise as:	59554 (Council for the Protection of Rural England)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • It will cause development to completely dominate this green space between Huntingdon Road and the M11. Important for the existing residents and to the character of the area. • The area will be polluted by the M11 and A14 and their major intersection. 	
<p>The intensification of the site will place additional demands on infrastructure, and on the associated contributions to deliver it.</p> <ul style="list-style-type: none"> • It may be necessary for a 2-3 form entry primary school, with on-site early years provision. • It will also be necessary to allocate and market additional sites suitable for full day care provision to ensure sufficient provision, promote choice and for families who are not entitled to funded childcare. • Provision of strategic GI, including natural greenspace, as it is highly likely that the current on-site provision will represent a significant shortfall with the increased population. 	56933 (Cambridgeshire County Council), 57060 (The Wildlife Trust), 60741 (Cambridge and South Cambridgeshire Green Parties)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> A medical centre and pharmacy (imperative also for the existing population). 	
<p>Where possible, the Council would:</p> <ul style="list-style-type: none"> encourage the co-location of education establishments to promote partnership working. actively encourage developers to provide free plots of serviced land or purpose-built buildings. 	56933 and 56934 (Cambridgeshire County Council)
<p>Would like:</p> <ul style="list-style-type: none"> evidence on whether Eddington is succeeding in maintaining water usage to 100 litres/person/day. Information on how greywater will be managed and how much land use will be required to support an increase in 1000-1500 housing units. 	60741 (Cambridge and South Cambridgeshire Green Parties)
<p>Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan applies as most the site lies within a Mineral Safeguarding Area for sand and gravel and the Southeast section is nearly all within a MSA for chalk and is within the settlement boundary.</p>	56933 and 56934 (Cambridgeshire County Council)
<p>No designated heritage assets within the site boundary, but adjacent to two Conservation Areas, several grade II* listed</p>	59635 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
<p>buildings/structures and grade I listed park and gardens. Any development has the potential to affect these heritage assets and their settings. Recommend that a HIA is prepared and that this informs the policy wording.</p> <p>Given the proposal to increase the number of dwellings, the HIA should also explore issues of capacity, height and density with careful consideration of landscape, townscape and heritage impacts.</p>	
<p>This development site contains an ancient tree. Appropriate measures should be taken to retain and protect the tree and its root system; i.e. by putting in place appropriate buffering around the tree.</p>	58999 (Woodland Trust)
<p>Clarification required on the status and proposed use of the area generally described as an ecologically sensitive area (known as 19 acre field).</p> <p>If this area is to be opened for public access, safeguards are required to prevent any resultant threats to the wildlife or environment e.g. a decline in the condition of the habitat.</p>	60741 (Cambridge and South Cambridgeshire Green Parties)
<p>The relocation of Madingley Road Park and Ride needs to be seriously considered.</p>	57658 (Histon and Impington PC)

Summary of issues raised in comments	Comments highlighting this issue
Eddington - development for Colleges and keyworkers. Total of 4,500 homes on the M11 side.	59864 (Dry Drayton PC)
No comment	57328 (Huntingdonshire DC), 58377 (Linton PC)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)

Hyperlink for all comments

Open this hyperlink - [Policy S/CBC: Cambridge Biomedical Campus \(including Addenbrooke's Hospital\)](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

83 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the edge of Cambridge heading as the comments were specific to Cambridge Biomedical Campus. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

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Executive Summary

Several respondents supported the proposal, with Fen Ditton PC noting that it reflected Cambridge's specific strengths. However, some respondents added caveats to their support, for example, the University of Cambridge argued that the proposed growth requirements were too restrictive. Other respondents argued that the site's design needs refinement, and the Wildlife Trust stressed the continuing importance of protecting the city's green edge. One respondent argued that currently on the site there is an imbalance in the availability of facilities for research organisations compared to the general hospital, but they noted that planning gain from the proposal could be used to address this.

Some respondents submitted neutral comments, including citizens who asked for an assessment of whether the expansion was necessary after Covid-19. Other respondents requested for the masterplan to be redrafted to improve things such as cycle and pedestrian permeability. Several respondents used their feedback to focus upon technical elements of the proposal such as measurements and policy wording. Developers also submitted representations arguing that the proposal necessitated the delivery of additional housing.

Some respondents objected to the proposals. Reasons for opposition included environmental concerns, specifically relating to the perceived threat of flooding, carbon emissions potentially produced by the proposal and the adverse impact that the expansion could have upon red-listed farm birds which currently frequent the site. Other objections were justified on the basis that the proposal would negatively impact green belt land and harm the city's green edge. Some people felt that the proposal would be more suitable in other parts of Cambridge, or if it was in another area of the country.

In addition to these representations, question 5 of the questionnaire was also related to the extension of the Biomedical Campus. Many responses voiced similar concerns that appeared in the representations to the policy, particularly in relation to the proposal's potential impact upon the environment, green spaces, and flooding. Some comments asked for the proposal to improve the layout, traffic flow, and amenities of the Campus as well as the need to provide affordable housing for key workers. There were also different opinions about the types of jobs that should be delivered, specifically whether there should be an emphasis upon healthcare or research.

Table of representations: S/CBC – Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Support)

Summary of issues raised in comments	Comments highlighting this issue
Support	56807 (M Colville), 57659 (Histon & Impington PC), 58453 (University of Cambridge), 58790 (CBC Limited, Cambridgeshire County Council and a private family trust), 59905 (Fen Ditton PC), 60047 (Cambridgeshire Development Forum), 60449 (Anglian Water Services Ltd), 60564 (Countryside Properties), 60611 (CALA Group Ltd), 60616 (Endurance Estates – Orwell Site) 60626 (NIAB Trust – Girton Site), 60634 (NIAB Trust)
Reflects Cambridge's specific strengths.	59903* (Fen Ditton PC)
Offers the opportunity to accommodate demand in a sustainable and inclusive way. Agree that additional development is possible without undermining the wider function of the Green Belt or impacting on landscape.	58753* (CBC Limited, Cambridgeshire County Council and a private family trust)

Summary of issues raised in comments	Comments highlighting this issue
<p>Support the policy position that the first priority should be to reassess the existing campus land, however:</p> <ul style="list-style-type: none"> • the First Proposals, set out an inappropriately restricted approach to growth requirements which have been demonstrated in the Vision 2050. The Local Plan needs to provide a more comprehensive response • the allocated land will be exhausted in the site early on in the Plan's lifespan. • Aware that the existing proposed land release may be insufficient to address all the pertinent matters, including employment, landscape and amenity issues. 	<p>58453 (University of Cambridge), 58790 (CBC Limited, Cambridgeshire County Council and a private family trust), 58982 (Jesus College (working with Pigeon Investment Management and Lands Improvement Holdings), a private landowner and St John's College)</p>
<p>Support with caveats, including:</p> <ul style="list-style-type: none"> • The importance of providing Green Belt enhancement in neighbouring areas is welcome. • Important to emphasise expansion will not go beyond Granham's Road • There should still be a 'green edge' to Cambridge • Issue of water is still a potential 'show-stopper' • Issue of Lime Kiln Road needs to be addressed 	<p>57058 (The Wildlife Trust) 57667 (J Conroy), 58382 (Linton PC) 59774 (B Hunt)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Activities need to be monitored to avoid inappropriate development • CBC should include members of the Queen Edith's Community Forum on their liaison group • Discussion should start with CBC and southern campuses to explore how life-sciences can be accommodated in south-east Cambridge. • Care will need to be taken over site design to limit the impact of buildings/homes on landscape and natural environment • CBC needs to explore the topic of collaboration with the incoming businesses, i.e. who will collaborate with how and how depended is it on being on same site? 	
<p>Considers the loss of Green Belt to be justified and the loss can be offset by public environmental and biodiversity gains.</p>	60449 (Anglian Water Services Ltd)
<p>Support the proposal not to build south of Granhams Road.</p>	57667 (J Conroy)
<p>At CBC, there is a growing imbalance between the facilities available to the research partners on the site and the public hospital. 'Vision 2050' fails to examine this imbalance and uncritically supports proposals that will place significant further</p>	58250 (S Davies)

Summary of issues raised in comments	Comments highlighting this issue
<p>demands on hospital facilities. The hospital should be vigorously pursuing the argument that some of the planning gain from further CBC development must be ringfenced for hospital renewal. This must be in addition to reliance on HIP, prospects for which appear increasingly uncertain. The Local Plan offers an exceptional opportunity for such an approach.</p>	

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Objections)

Summary of issues raised in comments	Comments highlighting this issue
<p>No development due to concerns about Sustainability issues, including:</p> <ul style="list-style-type: none"> • Carbon emissions from construction • Loss of biodiversity • Effect on national food security • Flooding • Concerns about flooding • Water supply makes development untenable. • Area has high-quality agricultural land, developing here undermines Policy J/AL. • Concerns about pollution/ increase in congestion 	<p>56522 (H Donoghue), 56817 (M Guida), 56814 (R Sorkin), 56966 (C Archibald), 57126 (R Cushing), 57130 (M Majidi), 57153 (J Nilsson-Wright), 57313 (J Buckingham), 57584 (M Jump), 57589 (J Jump), 57629 (M Polichroniadis), 57699 (S Wilkie), 57826 (M Thorn), 57830 (S Marelli), 57885 (M Brod), 58030 (K Rennie), 58031 (D Blake), 58042 (F Waller), 58045 (J Carroll) 58077 (S Kennedy), 58078 (J Stapleton), 58089 (D Lister), 58095 (A Hobbs), 58120 (P Edwards), 58144 (D Brian), 58352 (R Edwards), 58411 (Cambridge Past, Present & Future), 58450 (F Gawthrop), 58768 (J Lister), 58916 (A Sykes), 59046 (Great</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Proposal for a country park is 'greenwashing' 	Shelford PC), 59254 (C Goodwille), 59493 (J Hunter), 59555 (Campaign to Protect Rural England), 59739 (S Steele), 59816 (A Thompson) 60230 (Heather Warwick), 60238 (Federation of Cambridge Residents' Associations), 60400 (V F Bolt), 60559 (J Buckingham), 60742 (Cambridge and South Cambridgeshire Green Parties)
<p>No development, due to concerns including:</p> <ul style="list-style-type: none"> Impact on views Impact on Green Belt + would weaken the urban/ rural divide Area should be designated as a country park/ Land including Nine Wells LNR must be protected Areas for accessing nature are being pushed further away beyond walking reach of Queen Edith's Commercial gain from releasing Green Belt land not strong enough justification for development The Council's planners' Site Assessment Survey for the Land at Granham's Road, deems the suitability of the site as 'RED' Contradicts the aim of Policy 17 of the 2018 Local Plan 	56522 (H Donoghue), 56734 (Croydon PC), 56796 (R Elgar), 56817 (M Guida), 56814 (R Sorkin), 56966 (C Archibald), 56970 (Trumpington Residents Association), 57126 (R Cushing), 57130 (M Majidi), 57584 (M Jump), 57589 (J Jump), 57629 (M Polichroniadis), 57699 (S Wilkie), 57826 (M Thom), 58077 (S Kennedy), 58089 (D Lister), 58095 (A Hobbs), 58120 (P Edwards), 58144 (D Brian), 58342 (F Goodwille) 58352 (R Edwards) 58411 (Cambridge Past, Present & Future) 58450 (F Gawthrop) 58768 (J Lister), 58916 (A Sykes) 59046 (Great Shelford PC) 59254 (C Goodwille) 59267 (M Berkson), 59493 (J Hunter), 59555 (Campaign to Protect Rural England), 59739 (S Steele) 59816 (A Thompson) 60238 (Federation of Cambridge Residents' Associations), 60400 (V F Bolt) 60559 (J Buckingham)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Would contravene Policy 18f) of 2018 Plan • Ninewells houses were sold on idea they would be at the boundary of the city • Any large development should have been planned at the 2018 Local Plan. Ninewells, GB1 + GB2 have already been approved and development will now be piecemeal rather than integrated • Contradicts the Council's own policies on Green Belt and entrance into the city policies • Would produce several commercial structures unsuitable for area • Would undermine Cambridge's 'special character' • The soft edge of the city should be defended + it would give the city a hard, commercial edge 	
<p>Object due to reasons including:</p> <ul style="list-style-type: none"> • Brownfield sites in north Cambridge would be more suitable • Spreading services around surrounding areas would reduce travel burden for patients, airport area is suggested. 	<p>57153 (J Nilsson-Wright), 58042 (F Waller), 58144 (D Brian) 58768 (J Lister) 59739 (S Steele) 60400 (V F Bolt)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Undermining of government's policy of 'levelling-up' • Not developing the site will mean less need for houses on other sites • Not developing would mean that it could go to another part of the city 	
<p>Object due to reasons including:</p> <ul style="list-style-type: none"> • Concerned about developing poor quality housing • Traffic is already bad on-site. There is a lack of consideration given to how transport will operate on site, leading to an increase in traffic • Lack of consideration about civic facilities • Lack of consideration about amenities for campus users • Lack of consideration about school facilities 	<p>56817 (M Guida) 56814 (R Sorkin), 56970 (Trumpington Residents Association), 57126 (R Cushing), 57313 (J Buckingham), 57699 (S Wilkie), 57826 (M Thom), 57830 (S Marelli), 58030 (K Rennie), 58031 (D Blake), 58042 (F Waller), 58077 (S Kennedy), 58078 (J Stapleton), 58089 (D Lister), 58095 (A Hobbs), 58120 (P Edwards), 58144 (D Brian) 58342 (F Goodwille) 58352 (R Edwards) 58768 (J Lister) 59046 (Great Shelford PC) 59254 (C Goodwille) 59739 (S Steele) 59816 (A Thompson), 60400 (V F Bolt), 60559 (J Buckingham)</p>
<p>Object due to reasons including:</p> <ul style="list-style-type: none"> • It will make wealthier residents flee which will lead to further development. • Plan will have negative effect on lives of residents/ not improve their lives 	<p>56814 (R Sorkin), 56970 (Trumpington Residents Association), 57584 (M Jump), 57589 (J Jump), 57699 (S Wilkie), 58089 (D Lister),</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>Object due reasons including:</p> <ul style="list-style-type: none"> • Increasing use in technology undermines need to expand • The evidence that justifies the need for development beyond the CBC's current boundary has not been demonstrated • There are limits to land which Campus can expand. Why not build a new campus in a different location now as part of this Plan? • Question the need for facilities to be next to each other • Why are nearby employment sites already identified sites not sufficient? • The Biomedical Campus should first be required to optimally utilise its existing space • Proposed growth exceeds that which is projected • Why expand when research buildings are empty? • Bottleneck for filling existing space is not lack of housing, but Brexit, so more development is not needed. • Indication companies will not move to UK after Brexit which lessens need for development. • It is unclear what kind of development would be allowed 	<p>56814 (R Sorkin), 56970 (Trumpington Residents Association), 57584 (M Jump) , 58030 (K Rennie), 58045 (J Carroll) 58077 (S Kennedy), 58089 (D Lister), 58095 (A Hobbs), 58144 (D Brian), 58164 (S Kennedy 2nd comment) 58342 (F Goodwille) 58352 (R Edwards) 58120 (P Edwards), 58411 (Cambridge Past, Present & Future), 58419 (S Marelli) 58450 (F Gawthrop) 58768 (J Lister), 58916 (A Sykes) 59046 (Great Shelford PC) 59254 (C Goodwille) 59267 (M Berkson), 59555 (Campaign to Protect Rural England) 59816 (A Thompson) 60230 (Heather Warwick)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Land is smaller than CBC want to build in their '2050' vision. So where do we draw the line? • Significant amount of southern Green Belt land was taken out because of the 2006 and 2018 Local plans / The campus has enough land to run to the end of the Plan's current period • Importance of hospital buildings not recognised in 2050 vision document. • No indication in 2018 Plan of these changes 	
Why should we trust an organisation – CBC - which has consistently failed to plan their campus.	58342 (F Goodwille) 59254 (C Goodwille)
Above all, don't allow a speculative sprawl now. Don't give permission that depends on conditions being met, but make it part of a future Local Plan with all of the consultation and consideration that entails.	58164 (S Kennedy 2 nd comment)
It puzzles me why the air ambulance doesn't go straight to a dedicated helipad on the roof of the hospital. This would free up land and undermine the need for building in the Green Belt.	58077 (S Kennedy)

Summary of issues raised in comments	Comments highlighting this issue
There has been a lack of consideration for resident's views/ a democratic deficit in the process and evidence-base/ an appreciation on how the proposal will impact residents	57629 (M Polichroniadis), 58030 (K Rennie), 58042 (F Waller) 58095 (A Hobbs) 59816 (A Thompson), 60400 (V F Bolt), 60559 (J Buckingham)
Angered by proposal to change the junction of Granham's Road as this was recently modified, including a hedgerow which was cut down and still hasn't been restored.	58077 (S Kennedy)
I support the letter of objection sent to you by Friends of the Cam	58042 (F Waller)
Need to sort out other problems before developing and pursuing Ox-Cam Arc	60230 (Heather Warwick)
We have previously objected to the expansion of CBC that was included in the current Local Plan (S/CBC/Policy E/2), as far as we are aware, no plans have been put forward for the use of the growth area that was included in the current Local Plan.	56970 (Trumpington Residents Association)
Restrict housing to south of the present line of Granham's Road (which is apparently to be rerouted to the south anyway) and use S/CBC/A for recreational purposes. A boating lake would help with drainage both north and south of the field	57885 (M Brod) 58095 (A Hobbs)

Summary of issues raised in comments	Comments highlighting this issue
Infrastructure improvements need to be delivered before further development permitted (within existing boundary) to reduce impact and improve wellbeing of surrounding communities.	58089 (D Lister)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Neutral)

Summary of issues raised in comments	Comments highlighting this issue
No comment	57335 (Huntingdonshire DC)
There needs to be an assessment of whether the expansion is needed in the post-Covid context	58095 (A Hobbs) 58342 (F Goodwille) 59254 (C Goodwille) 59739 (S Steele), 59774 (B Hunt) 59816 (A Thompson)
Accept the desirability of expanding the campus, but there are more pressing issues, such as the inadequate public transport and the need to 'green' the campus.	57596 (C Maynard)
You have already allocated extra land on Dame Mary Archer Way, and that has been accepted. If more land is required definitely required, that area could be extended round Ninewells, which would have to be carefully landscaped	60559 (J Buckingham)
If Campus expansion is deemed to be inevitable there would appear to less environmental impact from development of the land south of Addenbrooke's Road, between Hobson's brook	58144 (D Brian)

Summary of issues raised in comments	Comments highlighting this issue
and the railway line, or indeed land further to the West, between Addenbrooke's road and the M11.	
Who will judge whether the existing CBC site (including its current allocations) has been properly utilised before releasing development land at S/CBC/A?	58342 (F Goodwille) 59254 (C Goodwille)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Deliverability)

Summary of issues raised in comments	Comments highlighting this issue
GCSP should ask for a review of the 2020 Vision, the existing master plan, outline planning permission for the Biomedical Campus and the more detailed subsequent applications to pull together things proposed, or conditions imposed which have not yet been fulfilled	58916 (A Sykes) 59254 (C Goodwille)
The masterplan document is key, it should: <ul style="list-style-type: none"> • Coordinate in time and space with all the local and regional transport, housing and industrial proposals. • The masterplan must cover the whole Campus and the effects on the surrounding region. 	59267 (M Berkson)
A revised 2050 document is needed, it needs to:	58916 (A Sykes)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • begin with the hospitals and set out their renovation and expansion plans, and explaining expected timing and funding. This is likely to highlight that, among other things, s106 funding will be needed to make them achievable. • The hospitals should, in this suggested revised 2050 Vision, along with their partners on the biomedical campus, identify what the clinical areas which support further expansion are. • The revised 2050 Vision needs to review other employment sites identified in Appendix H of the Greater Cambridge Economic Development and Employment Land Evidence Study close to the Biomedical Campus and, if appropriate, explain why they cannot be used for its proposed expansion. • It should also be scaled back to address the more limited allocations already in SCDC's Local Plan and, if appropriate, the additional allocation in the First Proposals 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> The hospitals should also lead the revision of this document. 	
<p>Attached in their representation, the commenter included a list of tasks which they assert will need to be completed with GCSP to deliver the site. This long list includes outputs such as an environmental strategy and placemaking strategy. It is not copied here but is attached with the representation. In their representation, the commenter also offers to formalise this approach with the Council</p>	58790 (CBC Limited, Cambridgeshire County Council and a private family trust)
<p>An effective series of Town Planning controls is essential to guide development, help realise Vision 2050 and deliver benefits for local communities. CBC seeks to work with the Planning Authority to agree a suite of planning framework controls to safeguard the 2050 Vision.</p>	59129 (Cambridge Biomedical Campus Ltd.)
<p>The establishment of a formal review forum to review and influence any proposed campus planning applications and Planning Gain discussions would ensure that all those with a material interest in the campus had a say. A similar forum could also engage in negotiations on Community Infrastructure Levy, Section 106 or other 'Planning Gain' mechanisms.</p>	59129 (Cambridge Biomedical Campus Ltd.)

Summary of issues raised in comments	Comments highlighting this issue
<p>If it has to be delivered, there is a case for phasing it well into the future beyond 2041 after the current site's area has been maximised and requiring a design code that restricts its visual impact, removing homes and instead prioritising functions that need to be on campus.</p>	<p>56970 (Trumpington Residents Association)</p>
<p>Argue that a more rigorous set of criteria should be agreed so that new enterprises and activities have to demonstrate why co-location within the Campus is absolutely essential for their operation.</p>	<p>58411 (Cambridge Past, Present & Future)</p>
<p>The commentator points out mistakes in the site allocation including:</p> <ul style="list-style-type: none"> • “There are no apparent priority habitats within the site”. This is not so: please see John Meed's Response to Local Plan Policy S/CBC. • That the development would “not have a detrimental impact on the functioning of trunk roads and/or local roads”. This is highly improbable. • “Distance to City ... Centre: Less than or Equal to 2,000m”. This is incorrect. The distance from Ninewells to the City centre is more than 4,000m. 	<p>58342 (F Goodwille) 59254 (C Goodwille)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • “Distance to Rapid Public Transport: Less than or Equal to 1,800m”. This is incorrect. The distance from Ninewells to the Central Railway Station is 3,300m 	
If the Campus must be extended, do it in-line with the present permission on Dame Mary Archer way to the south creating a park round Ninewells and maintaining and adding to existing greenery.	57313 (J Buckingham)
If the proposal is brought ahead, other features could include enhancing sustainable access routes towards the Gog Magog Hills	57058 (The Wildlife Trust)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Climate Change)

Summary of issues raised in comments	Comments highlighting this issue
Relocation of the WWTP to Honey Hill will have carbon impacts.	56514 (C Martin)
The area between the Ninewells estate and Granham’s Road is prone to significant flooding which presents challenges to development in this area.	56814 (R Sorkin), 56966 (C Archibald)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Biodiversity and green spaces)

Summary of issues raised in comments	Comments highlighting this issue
<p>We should be protecting the Campus which is already constructed including the new children’s hospital with a “natural based” solution / wetland area, which will hold back the water. These areas could be “Green Belt Enhancement”</p>	<p>59493 (J Hunter) 58342 (F Goodwille) 59254 (C Goodwille) 59816 (A Thompson)</p>
<p>Ideally for biodiversity the proposed housing between Worts Causeway and Babraham Road should be an extension to the green belt.</p>	<p>59493 (J Hunter)</p>
<p>Land should be set aside to protect to Nine Wells Reserve/ The area should be designated a country park/ the Reserve should be restored</p>	<p>56797 (R Elgar), 57126 (R Cushing), 58352 (R Edwards) 58916 (A Sykes), 60742 (Cambridge and South Cambridgeshire Green Parties)</p>
<p>We welcome the significant Green Belt enhancement which will come with the proposal. In addition to this, policy drafting must ensure that:</p> <ul style="list-style-type: none"> i). Any development is contingent on green infrastructure and biodiversity improvements in the adjoining area. ii). The scale and type of improvements are spelt out clearly so that both the developer and community understand what is expected. 	<p>58411 (Cambridge Past, Present & Future)</p>

Summary of issues raised in comments	Comments highlighting this issue
The area has a remarkable population of red-listed farmland bird species, water voles and other species. Mitigation measures are needed on this area and adjacent land to mitigate and compensate for the loss of biodiversity. These changes would need to be built into the Local Plan, via some form of agreement, and be regularly monitored through surveys.	56962 (J Meed), 57058 (The Wildlife Trust), 58042 (F Waller) 58214 (J Meed 2 nd comment) 58411 (Cambridge Past, Present & Future) 60230 (Heather Warwick)
It is unrealistic to expect that Policy S/CBC/A, will achieve a minimum 20% biodiversity net gain, leave the natural environment better than it was before or help halt the decline in species abundance. Proper Green Belt enhancement will require substantially more land.	56814 (R Sorkin), 56962 (J Meed), 57699 57699 (S Wilkie), 58042 (F Waller) 58214 (J Meed 2 nd comment) 58342 (F Goodwille) 59254 (C Goodwille), 60559 (J Buckingham)
Policy S/CBC does not specify how the area would be managed to achieve a net gain in biodiversity. Even with enlightened habitat management, there would still be difficult decisions to be taken about which species would be favoured and which management measures to implement.	56962 (J Meed), 58042 (F Waller) 58214 (J Meed 2 nd comment) 58342 (F Goodwille) 59254 (C Goodwille)
A walk within a development is not the same as walking in a green field with open views.	58342 (F Goodwille)
Should instead create a green wildflower meadow between Cambridge centre to Magog Down.	58342 (F Goodwille)

Summary of issues raised in comments	Comments highlighting this issue
Habitat creation is harder work than maintaining existing habitat. Retaining the existing fields would be a less risky option.	56962 (J Meed) 58042 (F Waller) 58214 (J Meed 2 nd comment)
Development would likely entail rerouting of helicopter which would lead to visual and noise pollution of green spaces around site.	58342 (F Goodwille)
There is already a very easily accessible large green public space close to the Campus near to and surrounding the Hobson's Park bird reserve, which is currently under-utilised and could be made more accessible by providing easier access by foot and cycle to cross the railway line	58144 (D Brian)
The area could better be enhanced by increasing the green infrastructure either side of the railway line and towards the Shelfords.	58144 (D Brian)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Great Places)

Summary of issues raised in comments	Comments highlighting this issue
There are no designated heritage assets within the boundary of the Cambridge Biomedical Campus or extension. However, there are nearby listed monuments and long- range views from Wandlebury and the Gogs across the site and City. Any	59607 (Historic England), 59636 (Historic England 2 nd comment)

Summary of issues raised in comments	Comments highlighting this issue
development of this site has the potential to impact upon the heritage assets and their settings. Therefore we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording.	
In relation to Policy S/CBC - A Possible future expansion adjoining Babraham Road- there are important views of the edge of the city from the higher land to the south and in particular from heritage assets including the scheduled monuments of Little Trees Hill (on Magog Down) and Wandlebury. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. Furthermore, careful consideration should be given to development because the city edge in this area is currently screened by mature trees, whereas the site itself is much more exposed in views from the south.	59637 (Historic England 3 rd comment)
In relation to policy S/CBC/PolicyM15 Cambridge Biomedical Campus (Main Campus), development of this site should ensure the protection and enhancement of the wider setting of the city, with buildings of an appropriate height, scale and mass for this edge of city	59638 (Historic England 4 th comment)

Summary of issues raised in comments	Comments highlighting this issue
location. These considerations should be included in the policy for this area.	
In relation to S/CBC/Policy E2 Cambridge Biomedical Campus Extension existing committed expansion, it is noted that the site lies close to scheduled monuments and long-range views are also a potential issue. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. Development in this location will need to conserve and enhance the significance of heritage assets including any contribution made to that significance by setting. Opportunities should be taken to enhance the setting of these assets through the wider strategic green infrastructure proposals in the area.	59639 (Historic England 5 th comment)
In relation to Policy 17 –Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change, Historic England welcomes the proposals for green infrastructure and biodiversity improvements. We suggest that this is widened to include historic environment enhancements given the scheduled monument and other archaeological finds in the area as well as	59640 (Historic England 6 th comment)

Summary of issues raised in comments	Comments highlighting this issue
<p>the monument at Nine Wells. The opportunity should be taken to enhance the setting of these assets. This could be informed by the HIA for the area. As with other sites along this edge of the City long range views are also a potential issue, affecting the setting of the City.</p>	

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Jobs)

Summary of issues raised in comments	Comments highlighting this issue
<p>There is a sufficient supply of employment land elsewhere, as detailed in the Employment Land and Economic Evidence Base (Appendix H).</p>	<p>56970 (Trumpington Residents Association)</p>
<p>Benefits that come from life science jobs will outweigh the cons</p>	<p>59774 (B Hunt)</p>
<p>The Preferred Option for future expansion does not support CBC Ltd and the landowners' projections on future demand for life sciences space in Greater Cambridge. We are concerned that the Council's preferred jobs forecast is based on an assumption that jobs growth for life sciences to 2041 will be lower than that achieved between 2001-2017. A common set of growth projections for the CBC needs to be agreed in order to inform the next stages of local plan preparation.</p>	<p>58453 (University of Cambridge)</p>

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Homes)

Summary of issues raised in comments	Comments highlighting this issue
<p>It is considered important that substantial housing growth is provided:</p> <ul style="list-style-type: none"> • in close proximity to the Biomedical Campus to support its growth and so it can be accessed by sustainable transport means. • to the south-west of Cambridge, with access to the railway • South-east of Cambridge • It is imperative that a proportion of new housing growth is located along sustainable transport corridors from the Biomedical Campus/ has sustainable transport links to the Campus 	<p>60626 (NIAB Trust – Girton site) 60611 (CALA Group LTD) 60616 (Endurance Estates – Orwell Site) 60564 (Countryside Properties), 60634 (NIAB Trust)</p>
<p>A proper plan for hospital infrastructure needs to support expected housing and economic growth and the ageing population in the region.</p>	<p>59267 (M Berkson)</p>
<p>Given land is constrained in this area, we question whether there should be any housing/ healthcare, research, and technology uses should be prioritised</p>	<p>58411 (Cambridge Past, Present & Future) 58916 (A Sykes) 60047 (Cambridgeshire Development Forum)</p>

Cambridge Biomedical Campus – to improve and develop this site for the two hospitals and research is sensible. However, need accommodation at affordable prices for those working on the site.	57210* (D Lott)
A high proportion of Key Worker accommodation for the Addenbrookes site is needed	57659 (Histon & Impington PC) 58144 (D Brian), 58740 (Trumpington Meadows Land Company), 59774 (B Hunt)
Appropriate housing is needed, is there no aims to build a new settlement in this area similar to Northstowe or Cambourne?	56807 (M Colville)
The proposed use of this land is for employment space, won't this intensify the imbalance between jobs (too many) and housing (too little)?	56814 (R Sorkin)
Policy implies there will be no market housing. If affordable housing is limited to campus employees to support the expansion of the Campus, it would have limited impact on the existing shortfall in affordable housing.	56970 (Trumpington Residents Association)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Infrastructure)

Summary of issues raised in comments	Comments highlighting this issue
The Policy states 'Development is dependent on the successful implementation of a Trip Budget approach, to ensure that the level of vehicle trips is limited to an appropriate level for the	56814 (R Sorkin)

Summary of issues raised in comments	Comments highlighting this issue
<p>surrounding road network.’ If that is the case, then unless the level is ‘zero’, no development should be sanctioned because the road network is already overloaded.</p>	
<p>The previous expansion of the CBC and Addenbrookes has impacted negatively on the surrounding communities, specifically by an increase in illegal parking, smoking and traffic. CBC cannot manage the unintended consequences of their growth. How can they expand without robust prevention? Examples to improve this situation for the Red Cross residents could include:</p> <ul style="list-style-type: none"> • Signage direct footfall/vehicles away from RedCross Areas • Module filters slowing through traffic • Signage not allowing no motorbikes into CBC through cycle path • Add P&R with cycle route into CBC site • Move cycle path around Ninewells so it does not direct traffic through Greenlands which was a cul-de-sac only has 32 houses only 4 road side taking thousands passing by weekly 24/7 letters to patients/staff/contractors /visitors 	60377 (RedCross Areas Residents Association)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • no waiting or parking in RedCross Area • A multi-agency approach is necessary to address these issues • CCTV • CBC need to better communicate with their staff the issues and enforce policies • Funding for community rangers to resolve traffic issues 	
A significant number of people who cannot use bicycles or even walk easily and they must be provided for.	59267 (M Berkson)
<p>A redesigned masterplan should provide:</p> <ul style="list-style-type: none"> • All the facilities required on a campus of this size, before any further land allocation is considered. • Redesign must additionally address inadequate cycle and pedestrian permeability through the campus and to the new station and busway. • Safer walking routes including more street and key area lighting, pavement bollards. • Adequate smoking areas to stop smokers going into neighbouring areas. 	59254 (C Goodwille) 59267 (M Berkson) 58144 (D Brian), 60377 (RedCross Areas Residents Association)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Extend Ninewells Cycle path around Ninewells (not through it) and connect to cycle path by Helicopter pad – linking Park & Ride/Trumpington and give a Safer Active Travel Route for the increasing numbers of staff going into the Biomedical Campus • Discourage cars to trail/ illegally park on campus by offering adequate parking on-site. • Better signage on the site • Must take account of historic mistakes in design of campus which has caused parking issues • It is essential that there is a comprehensive network of rapid, accessible and cheap public transport provisions both within the Campus and along the feeder routes. No development can be permitted before such a network is operational. 	
CBC needs a station	60377 (RedCross Areas Residents Association)
Consult with the neighbours who will be impacted by infrastructure changes	60377 (RedCross Areas Residents Association)
Should the expanded site for CBC be allowed, GSPC believes that an alternative busway along the route of the A1307 would	59046 (Great Shelford PC)

Summary of issues raised in comments	Comments highlighting this issue
better serve CBC whilst minimising the significant ecological damage that CSET would create.	
Schemes such as the light rail concept proposed by Cambridge Connect also demonstrate some attractive aspects that could benefit the whole of the GCSP area	59046 (Great Shelford PC)
One of the transport proposals made in the context of the more extensive Cambridge South proposals for Biomedical Campus expansion was to close Granham's Road to through traffic. This would be very damaging to Great Shelford and Stapleford and should not be taken forward.	58916 (A Sykes)
Better signposting is needed on the campus for cycling paths	58916 (A Sykes)
Expect to see some workable, affordable, transport solutions in place before any more major building takes place. Charging people for access to Cambridge would be good for the Council but not for anyone else, and we would all like to see a real commitment from the planners for a top class transport system.	60559 (J Buckingham)
The expansion will lead to increased trips from North Hertfordshire and potentially negatively impact Royston. North Hertfordshire will need data from GCPS to understand the pressures on Royston, so it can respond positively. North	58663 (North Hertfordshire DC)

Summary of issues raised in comments	Comments highlighting this issue
Hertfordshire also asks that the central role of Royston is recognised and the policies in the Greater Cambridge Local Plan will allow for appropriate contributions to be made for sustainable travel projects which will support commuters in Royston.	
We would welcome further discussions about potential longer term cross boundary issues as both the Greater Cambridge and North Hertfordshire plans progress.	58663 (North Hertfordshire DC)
An efficient, high density development will be more effective than a sprawl. Use less space for car parks and keep cars off the Campus more effectively.	58164 (S Kennedy)
(Minerals and Waste) Most of Consultation Area (CA) for Addenbrooke's energy from waste Management Area (WMA) is within the Proposed Area of Major Change. S/CBC/E/2 is partly within the CA. All of the PAMC is within a MSA for chalk and parts are within a MSA for sand & gravel.	56935 (Cambridgeshire County Council)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – Other)

Summary of issues raised in comments	Comments highlighting this issue
<p>In relation to CBC, Land north west of Balsham Road, Linton (HELAA site 60562) would provide vital housing for the new campus and enable sustainable transport. Linton is one of the largest settlements in South Cambridgeshire that will be served by the CSET route and would therefore reduce travel trips. Linton is situated outside of the Green Belt and therefore it is considered that Linton should be the focus for growth ahead of settlements that lie within this designation such as Sawston.</p>	<p>60564 (Countryside Properties)</p>
<p>In relation to CBC, HEELA Site 40247 'Land off Water Lane, Melbourn, Cambridgeshire' would fulfil some of the key housing needs which will be created by the new Campus and be accessible by the Cambridge South Station once it is built. Growth in Melbourn would be consistent with one of the key objectives of the Local Plan, which seeks to minimise car travel by focusing growth on locations with good transport infrastructure.</p>	<p>60611 (CALA Group Ltd)</p>
<p>In relation to CBC, the site 'Land Rear of Fisher's Lane, Orwell' would fulfil some of the key housing needs which will be created by the new Campus and that can benefit from the Cambridge</p>	<p>60616 (Endurance Estates – Orwell Site)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>South Station. Growth in this area would be able to ensure sustainable travel to the CBC, especially due to its proximity to Cambridge South Station via Shepreth which is a short cycle from Orwell</p>	
<p>In relation to CBC, the site 'Land East of Redgate, Girton' would fulfil some of the key housing needs which will be created by the new Campus whilst linking with sustainable forms of transport. The site is within half an hour cycling distance of the Campus and bus links are also available. Growth in Girton would be consistent with one of the key objectives of the Local Plan, which seeks to minimise car travel by focusing growth on locations with good transport infrastructure.</p>	60626 (NIAB Trust – Girton Site)
<p>In relation to CBC, their site 'Land West of South Road' in Impington would fulfil some of the key housing needs which will be created by the new Campus whilst linking with sustainable forms of transport. The site is within half an hour cycling distance of the campus and bus links are also available.</p>	60634 (NIAB Trust)
<p>In relation to CBC, as with the release of Green Belt land at Babraham (Policy S/BRC) Anglian Water consider the role of the Green Belt should be re- assessed and modified where</p>	60449 (Anglian Water Services Ltd)

Summary of issues raised in comments	Comments highlighting this issue
necessary to enable crucial services and public functions to continue, expand and be delivered when location options are constrained.	

S/WC: West Cambridge

Hyperlink for all comments

Open this hyperlink - [Policy S/WC: West Cambridge](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

13 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the edge of Cambridge heading as the comments were specific to West Cambridge. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

The University of Cambridge support the continued development of the site as an Innovation District. They do not consider the policy should include residential development. Cambridgeshire County Council and Huntingdonshire District Council identified that housing should be considered. There was some support for a single policy approach with North West Cambridge. Historic England highlight the need for continued consideration of the historic environment. The university state that they recognise the need for the site to provide good walking and cycling connections. North Newnham Residents Association expressed concern about whether linkages would be provided.

Table of representations: S/WC – West Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Supported	57668 (J Conroy)
Will continue to develop this site as an Innovation District as per the existing outline planning permission with a mix of complementary uses to support research activities including a Shared Facilities Hub with a high-quality urban environment.	58461 (University of Cambridge), 58343* (University of Cambridge)
The forthcoming outline planning permission for West Cambridge does not include the development of additional residential units, and that part of policy should be deleted. The University is focussing its delivery of housing at North West Cambridge.	58461 (University of Cambridge)

Summary of issues raised in comments	Comments highlighting this issue
Reflects Cambridge's specific strengths.	59903* (Fen Ditton PC)
The policy does not appear to acknowledge the East-West rail route and its consequences.	56716 (Croydon PC)
West Cambridge is considered a suitable site to capitalise on the employment uses associated with its aim as an innovation district.	57345 (Huntingdonshire DC)
It is essential that the balance of residential to employment use is carefully considered to ensure that the aim of the site as an innovation district is not compromised.	57345 (Huntingdonshire DC)
The addition of housing to West Cambridge is supported in principle as allowing affordable housing for key workers to reduce commuting, traffic congestion and carbon emissions. This would be especially beneficial to those who are most affected by lower wages who have to live further away.	57345 (Huntingdonshire DC)
Recommend a plan to incorporate likely dwelling numbers and density at an early date.	56936 (Cambridgeshire County Council)
Affordable housing would be especially beneficial to key workers who are most affected by lower wages associated with the site.	57345 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Innovation District planned by University - Eddington would be the closest place to employ people from, so could even more growth or density be expected?</p>	<p>59814 (Dry Drayton PC)</p>
<p>Support the single policy approach with West Cambridge as this would help ensure social and community infrastructure assets, including early years and education provision, are included as necessary and shared across sites of a similar community character.</p>	<p>56936 (Cambridgeshire County Council)</p>
<p>The grade II* listed Schlumberger Gould Research Centre is located within the West Cambridge site. There are two adjacent Conservation Areas and their associated listed buildings. Any development has the potential to affect these heritage assets and their settings. Recommend that a HIA is prepared and that this informs the policy wording. Any policy for the site should refer the need to conserve and enhance the significance of these assets including any contribution to that significance by settings.</p>	<p>59641 and 59608 (Historic England)</p>
<p>It is not adequately responding to off-site locations or neighbouring context. The development must:</p> <ul style="list-style-type: none"> • Integrate 	<p>57131 (North Newnham Residents Association)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Enhance neighbouring communities • Acknowledge the character of the West Cambridge Conservation area. • Improve pre consultation with communities. <p>The existing West Cambridge development is self- centred, ignoring residents and changing the road network without understanding the Conservation Area and capacity issues with several areas badly affected and causing visual harm to Madingley Road – an historic approach road.</p>	
<p>Development of West and North West Cambridge and proposed densification of West Cambridge means that is more important than ever that the intervening pattern of remaining green spaces with the views and vistas they afford on the way in and out of the historic centre and the Conservation Area are preserved from development</p>	57942 (E Davies)
<p>A small part of site is within a Minerals Safeguarding Area for chalk. Within settlement boundary.</p>	56936 (Cambridgeshire County Council)
<p>Recognise that the development should provide high quality walking and cycling connections and maximising the opportunity for public transport improvements, e.g., the proposed Greater</p>	58461 (University of Cambridge)

Summary of issues raised in comments	Comments highlighting this issue
Cambridge Partnership Cambourne to Cambridge scheme and the proposed Comberton Greenway.	
<p>Existing section 106 obligations have not been implemented, for example, providing a dedicated cycle route east from the site to Grange Road.</p> <p>Realistic commitments to new dedicated cycle infrastructure to deal with the massively increased traffic flow should be a priority in a new Section 106 agreement.</p>	57131 and 57877 (North Newnham Residents Association)
No comments	58384 (Linton PC)
Support the expansion of Cambourne as a sustainable location for an enhanced public transport hub. It is a sustainable location for an EW Rail station. If EW Rail does not happen, however, there is still a need for Cambourne to be a public transport hub to serve its residents and the residents living in the rural hinterland.	56577 (Gamlingay PC)

S/EOC: Other existing allocations on the edge of Cambridge

Hyperlink for all comments

Open this hyperlink - [Policy S/EOC: Other site allocations on the edge of Cambridge](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

30

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Comments from Parish Councils outline need to prevent urban sprawl and that any new developments must be sensitive to the landscape and natural environment. Site promoters' highlight that existing adopted allocations should be reviewed and not automatically carried forward, and that sustainable villages on the edge of Cambridge should be considered for more growth. Site promoters' comments also highlight the problems of focussing on large sites. Requests for specific sites to be allocated from site promoters. Historic England set out need to consider any heritage assets.

Specific concerns raised for **Darwin Green (S/EOC/R43 & S/EOC/SS/2)** in relation to access, drainage and loss of green space. Specific concern raised for **land south of Wort's Causeway (S/EOC/GB2)** in relation to trees and hedgerows. Comment highlights need for new student accommodation at **Bell School (S/EOC/R42d)** to take account of local area and new standards. Specific concerns raised for **Fulbourn Road East and Fulbourn Road West 1 & 2 (S/EOC/E/3 and S/EOC/GB3 & GB4)** in relation to loss of highly productive farmland and traffic problems. Comment highlights need for continued support for residents at **Cambridge Southern Fringe (R42a: Clay Farm, R42b: Trumpington Meadows, and R42c: Glebe Farm 1 & 2)** to ensure they become part of an integrated community.

Table of representations: S/EOC – Other existing allocations on the edge of Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Danger of creating urban sprawl around Cambridge.	56733 (Croydon PC)
Strategy for edge of Cambridge is focussed on strategic allocations and ignores sustainable villages located in this area. Growth of more sustainable villages should be part of the development strategy.	57106 (J Francis), 57637 (Dudley Developments)
Allocations proposed to be carried forward from the adopted Local Plans should be reviewed. If they have not already been developed there may be some issues with viability, and therefore they should not be relied on to meet housing need.	57159 (Southern & Regional Developments Ltd), 57220 (European Property Ventures – Cambridgeshire)
No comments.	57347 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
Support for limited release of land on the edge of Cambridge – as most are already included in adopted plans. However, need to allocate some smaller greenfield sites that can be built out faster.	57507 (Cambridgeshire County Council – as landowner), 60656 (Cambridgeshire County Council – as landowner),
Policy needs clarifying – Policy S/CE is shown on the map but there is no detail on the proposed development. Important to include these developments to prevent encroachment into the Green Belt and to retain the character of Teversham.	57611 (J Pratt), 57783 (Save Honey Hill Group)
Support proposals which exclude any development in the area of Little Linton. The settlements of Linton and Little Linton have distinct identities and new development would harm this. Directing development to other more sustainable locations is appropriate.	57840 (S Nickalls), 57869 (A Nickalls), 57894 (S Foulds), 57920 (H Lawrence-Foulds), 57944 (C Mackay)
The map in Figure 31 should include a reference to the proposed relocation site for the Waste Water Treatment Works.	58129 (M Asplin)
Developments must be sensitive to the landscape and impact on natural environment.	58385 (Linton PC)
Key parts of the strategy include the delivery of complex developments that require delivery of transport and community infrastructure, therefore reducing provision of affordable	58960 (North Barton Road Landowners Group)

Summary of issues raised in comments	Comments highlighting this issue
<p>housing. Housing delivery rates on these sites are challenging. Sufficient residual value in greenfield sites on the edge of Cambridge to support planning obligations and policy requirements in full, including affordable housing. Exceptional circumstances exist to release land from the Green Belt – need for affordable housing and need for housing to support economic growth.</p>	
<p>Principle of development of these sites has already been established. For any sites carried forward that have heritage assets on site or nearby, these assets should be referred to in the policy and supporting text. HIA may be needed, depending on heritage sensitivity.</p>	59642 (Historic England)
<p>Broadly supportive but would object if any of these developments further encroach into the Green Belt or endanger the character of the surrounding villages of Fen Ditton, Horningsea or Teversham.</p>	59906 (Fen Ditton PC)
<p>Promotion of specific sites not included in the First Proposals, for the following reasons:</p> <ul style="list-style-type: none"> • strategy for edge of Cambridge should include the sustainable villages in this area 	57106 (J Francis), 57507 (Cambridgeshire County Council – as landowner), 57637 (Dudley Developments), 58742 (Trumpington Meadows Land Company), 58960 (North Barton Road Landowners Group), 58980 (Scott Properties), 60656

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • need to allocate some smaller greenfield sites that can be built out faster • aspirations for development accord with the goals of the Local Plan • site can be developed within the first five years of the plan period • sufficient residual value in greenfield sites on the edge of Cambridge to support policy requirements in full, including affordable housing • exceptional circumstances exist to release land from the Green Belt • insufficient sites to meet housing needs 	<p>(Cambridgeshire County Council – as landowner), 57159 (Southern & Regional Developments Ltd), 57220 (European Property Ventures – Cambridgeshire)</p>

Continuing existing allocations – housing

S/EOC/R43 & S/EOC/SS/2: Land between Huntingdon Road and Histon Road, Cambridge (Darwin Green and Darwin Green 2/3)

Summary of issues raised in comments	Comments highlighting this issue
<p>Plan for access into Darwin Green from Cambridge Road, Impington (not Histon Road, Cambridge as often stated) is</p>	<p>57660 (Histon & Impington PC)</p>

Summary of issues raised in comments	Comments highlighting this issue
inadequate and such a simple junction so close to the Kings Hedges junction will cause traffic disruption.	
Drainage from Darwin Green development must be designed so that the baseflow in existing drains is not diminished. Reduced baseflow would cause environmental harm.	57729 (J Pavey)
Concerned about retention of two allocations at Darwin Green as they are significant areas of green space which help with the integration of Cambridge with its rural surroundings.	59556 (Campaign to Protect Rural England – CPRE)
No heritage assets on this site.	59609 (Historic England)

S/EOC/GB2: Land south of Wort's Causeway, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Should ensure that the green hedgerow and tree lined footpath along Worts Causeway is maintained through this development.	57846 (D Lister)

S/EOC/R42d: Bell School, Babraham Road, Cambridge

Summary of issues raised in comments	Comments highlighting this issue
New student accommodation, if delivered, should be sensitive to the evolving local area and meet the standards of the new plan.	57846 (D Lister)

Continuing existing allocations – employment

S/EOC/E/3 and S/EOC/GB3 & GB4: Fulbourn Road East and Fulbourn Road West 1 & 2

Summary of issues raised in comments	Comments highlighting this issue
Concerned about further development at Fulbourn Road East on highly productive farmland.	59556 (Campaign to Protect Rural England – CPRE)
Concerned about amount of development proposed in this area and potential for traffic problems, especially when considered alongside Cambridge East development. Full assessment of impact of traffic is needed.	59775 (B Hunt)

Allocations not proposed to be carried forward – housing

R42a: Clay Farm, R42b: Trumpington Meadows, and R42c: Glebe Farm 1 & 2

Summary of issues raised in comments	Comments highlighting this issue
Text refers to developments in Trumpington being built out and so do not need a policy framework. Construction work is still underway and there is need for continued support for residents to ensure that these developments become part of an integrated community.	56971 (Trumpington Residents Association)

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
Land at Ditton Lane at junction with High Ditch Road, Fen Ditton (HELAA site 48148) – should be allocated for residential development	57106 (J Francis)
Land at Chandos Farm, Shelford Bottom (HELAA site 40141) – should be allocated for employment uses	57507 (Cambridgeshire County Council – as landowner)
Land at Newbury Farm, Worts Causeway (HELAA site 40139) – should be allocated for residential development	60656 (Cambridgeshire County Council – as landowner)
Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge (HELAA site 40528) – should be allocated for residential development	57637 (Dudley Developments)
Cambridge Science Park North (HELAA site – should be allocated for employment uses	57863 (Histon & Impington PC)
Land north of M11 and west of Hauxton Road, Trumpington (HELAA site 40048) – should be allocated for residential development, primary school, other uses and open space	58742 (Trumpington Meadows Land Company)
Land north of Barton Road and Land at Grange Farm, Cambridge (HELAA site 52643) – should be allocated for residential development	58960 (North Barton Road Landowners Group)

Summary of issues raised in comments	Comments highlighting this issue
Land to the east of Ditton Lane, Fen Ditton (HELAA site 40217) – should be allocated for specialist accommodation for older people and open space	58980 (Scott Properties)

New settlements

Hyperlink for all comments

Open this hyperlink - [New settlements](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

25 (albeit see note below)

Note

- Whilst the webpage linked above effectively included only general comments on development at new settlements, some comments attached to this webpage relate to specific sites or the overall amount of jobs and homes proposed. These comments have been moved to the relevant site specific policy: S/CE: Cambridge East, S/CB: Cambourne, and S/NS: Existing new settlements, or to the housing and jobs requirement policy: S/JH: New jobs and homes.

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Broad support for new settlements, while noting the need to ensure that they have their own identity and provide the necessary services, facilities, public transport and other infrastructure. Sport England highlight need to provide significant on-site facilities for sport and physical activities, with requirements identified through evidence. Parish Councils support the use of brownfield sites, and reduction of allocations on greenfield sites. Some site promoters' comments highlight the potential for further new settlements to be identified, including by creating new settlements around existing infrastructure and services. Other site promoters' highlight the need for a better balance of development across Greater Cambridge and the problems of focussing on large sites. Requests for specific sites to be allocated from site promoters.

Table of representations: New settlements

Summary of issues raised in comments	Comments highlighting this issue
Broadly supportive as Northstowe, Waterbeach, Cambourne and Bourn are major opportunities to meet growth aspirations with good or potential sustainable travel opportunities.	59907 (Fen Ditton PC)
New settlements are the best way of achieving an increased housing stock.	56808 (M Colville)
Support Councils aspirations of ensuring new settlements mature into great places to live and work, that make the most of existing and planned transport infrastructure, that are real	58684 (Church Commissioners for England)

Summary of issues raised in comments	Comments highlighting this issue
communities with their own distinctive identity, and with the critical mass to support businesses, services and facilities.	
Potential for further new settlements to be allocated with the Local Plan. Identification of a further new/expanded new settlement would provide greater certainty over housing supply.	58634 (Vistry Group and RH Topham & Sons Ltd)
New settlements should not be viewed in isolation from existing infrastructure and communities – need to consider opportunities for creating new settlements around existing infrastructure and services.	58634 (Vistry Group and RH Topham & Sons Ltd)
Local Plans sustainability and climate change objectives mean that spatial strategy must optimise sustainable locations adjacent to Cambridge, rather than dispersing growth and travel.	58409 (Marshal Group Properties)
New settlements should include public transport hubs to serve their surrounding rural areas.	56578 (Gamlingay PC)
Support for new settlements of a substantial size to cater for more than local needs.	60116 (C Blakeley)
Crucial that Northstowe, Waterbeach, Cambourne and Bourn Airfield provide significant on-site facilities for sport and physical activities. Requirements should be identified in the emerging Playing Pitch Strategy and Sports Facilities Strategy.	56853 (Sport England)

Summary of issues raised in comments	Comments highlighting this issue
Should provide a variety of homes and at different densities, including homes with sizeable gardens, to create an environment and homes that are different from the urban developments in Cambridge and on its fringes.	57827 (W Wicksteed)
Develop mechanisms to ensure social facilities and amenities (e.g. schools, shops, green spaces) are provided early in the delivery of the new settlement. If necessary, encouraged by initial lower rent / rent-free premises – could s106 contributions be secured for this?	57827 (W Wicksteed)
Must be sustainable with sufficient transport, water, electricity and other infrastructure.	58388 (Linton PC)
Vital that new settlements are served by low carbon transport options and existing major road networks so that the Local Plan can meet its aims for climate change and biodiversity.	58997 (RSPB Cambs/Beds/Herts area)
Health services and facilities – any new allocations must undertake an assessment of existing health infrastructure capacity and fully mitigate the impact on the proposed development through appropriate planning obligations. Early engagement needed with the NHS to agree the form of infrastructure required.	59151 (Cambridgeshire and Peterborough Clinical Commissioning Group)

Summary of issues raised in comments	Comments highlighting this issue
Site specific allocations should set out the principles for delivering improvements to general health and wellbeing, and promote healthy and green lifestyle choices through well-designed places.	59151 (Cambridgeshire and Peterborough Clinical Commissioning Group)
New settlements are well places to meet the economic needs of the wider area, and so these areas should not be reused for other uses even if take up is slow.	57827 (W Wicksteed)
Sufficient employment land for mix of businesses, including for smaller manufacturing businesses that are being pushed out of Cambridge.	57827 (W Wicksteed)
Attractive and easily accessible public transport provision needed to workplaces and leisure uses.	57827 (W Wicksteed), 58388 (Linton PC)
Reducing allocation of greenfield sites is supported.	56578 (Gamlingay PC)
Strongly support new settlements, especially those on brownfield sites.	58388 (Linton PC)
No objection to the three existing new settlements that will continue to be developed during the plan period and beyond.	57160 (Southern & Regional Developments Ltd), 57222 (European Property Ventures – Cambridgeshire)
Potential to integrate new allocations with planned new infrastructure to the west of Cambridge, such as A428 dualling.	58634 (Vistry Group and RH Topham & Sons Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities.	57160 (Southern & Regional Developments Ltd), 57222 (European Property Ventures – Cambridgeshire)
Evidence base highlights benefits of meeting needs in sustainable locations adjacent to Cambridge. Opportunities for development on the edge of Cambridge should be optimised and preferred, to reduce need for new settlements that do not offer the same sustainability benefits, proximity to existing employment, or public transport infrastructure.	58796 (CBC Limited, Cambridgeshire County Council and a private family trust)
Past track record of delivery on the new settlements places considerable doubt on whether the proposed trajectory can be achieved. Should be more smaller sites that can be delivered in the early years of the plan.	58737 (Grosvenor Britain & Ireland)
Dry Drayton is in the middle of three new settlements (Northstowe, Bourn and Cambourne) – would we see increased traffic through the village?	59817 (Dry Drayton PC)
No comment.	57349 (Huntingdonshire DC)
Promotion of specific sites not included in the First Proposals, for the following reasons:	57160 (Southern & Regional Developments Ltd), 57222 (European Property Ventures - Cambridgeshire), 58302 (Hallam Land management Limited), 58634 (Vistry Group and RH

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities • consistent with the proposed development strategy • potential for further new settlements to be allocated with the Local Plan • expansion of Cambourne presents opportunities to achieve sustainable growth • more smaller sites needed that can be delivered in the early years of the plan • opportunities for development on the edge of Cambridge should be optimised and preferred, to reduce need for new settlements 	<p>Topham & Sons Ltd), 58684 (Church Commissioners for England), 58707 (Grange Farm Partnership), 58737 (Grosvenor Britain & Ireland), 58796 (CBC Limited, Cambridgeshire County Council and a private family trust)</p>

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
<p>Scotland Farm (East & West), Scotland Road, Dry Drayton (HELAA site 56252) – should be allocated as a new settlement</p>	<p>58302 (Hallam Land Management Limited)</p>
<p>Land at Grange Farm, east of A11 & north of A1307 (HELAA site 59401) – should be allocated as a new settlement</p>	<p>58707 (Grange Farm Partnership)</p>

S/CB: Cambourne

Hyperlink for all comments

Open this hyperlink - [Policy S/CB: Cambourne](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section:

48 (albeit see note below)

Note

Some representations included in these summaries of representations tables have been moved from the edge of Cambridge or new settlements headings as the comments were specific to Cambourne. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

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Executive Summary

There were mixed views expressed for an expansion to Cambourne within the representations from across the range of respondents.

There was considerable support for making the most of improved transport connections, the opportunity it presents to make the existing town more sustainable and expanding the employment provision and services and facilities available, and agreement that it should be landscape-led and provide a good amount of green space. In addition, some respondents made suggestions for what the new development should provide, including facilities such as a swimming pool, more sports facilities and retail, plenty of green space for nature and people including parks and nature trails, and improved sustainable transport connections including for active modes both within Cambourne and to surrounding villages.

There were mixed views around transport provision and in particular the relationship with East West Rail (EWR) and the current uncertainty around its delivery. Some respondents were opposed to further development in the absence of or before delivery of EWR and others opposed the EWR proposal itself. It was suggested that with the slow delivery of the GCP Cambourne to Cambridge scheme other forms of transport require consideration. Other respondents seek to maximise the opportunity EWR presents to create a transport hub and maximise opportunities for sustainable travel and achieve integration with the town.

Concerns were expressed by Parish Councils and developers as to whether expansion of Cambourne was necessary and whether development would be better spread across the area. Several site promoters submitted sites in the vicinity of Cambourne and nearby villages for consideration. Concerns raised against further expansion include the potential loss of Cambourne's character from over-development, the potential impact on neighbouring villages and the need to maintain their separate identity, and the need to explore how Cambourne will function with nearby villages. Other concerns related to potential impacts on landscape, open space, biodiversity, and the historic environment. It was questioned whether additional employment would be achievable.

In addition to these representations, question 6 of the questionnaire was also related to the housing, jobs, facilities and open spaces in and around Cambourne. Responses to this question broadly reflected the comments attributed to policy S/CB summarised above.

Table of representations: S/CB – Cambourne (Support)

Summary of issues raised in comments	Comments highlighting this issue
<p>Support Cambourne development, including:</p> <ul style="list-style-type: none"> • Agree should be landscape led to minimise impact on wider landscape • Making full use of EWR essential • Goes in right direction; making sustainable, high dwelling location with good green space and active travel provision. • Further development to provide much needed housing is logical • Proposed significant new public infrastructure investment in Cambourne to Cambridge corridor • Growing employment centre will provide opportunities for residents and nearby communities • Making effective connections to surrounding villages 	<p>Individuals 56494 (D Clay), 57669 (J Conroy), 57735 (J Pavey), 60116* (C Blakeley)</p> <p>Public Bodies 56868 (Bassingbourn-cum-Kneesworth PC), 57351 (Huntingdonshire DC), 59472* (Shepreth PC)</p> <p>Third Sector Organisations 56854 (Sport England), 57882 (North Newnham Residents Association), 58536 (Cambridge Past, Present & Future), 60743 (Cambridge and South Cambridgeshire Green Parties)</p> <p>Other Organisations 59868 (East West Rail), 60450 (Anglian Water Services Ltd),</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Opportunity to make the most of transport connections and make overall Cambourne area a more sustainable place • Connectivity provided by EWR • Reduce flood risk to surrounding areas through innovative water re-use solutions. Can enable higher water efficiency and reduce quantity of wastewater. • Cambourne has grown rapidly but with a deficit in infrastructure 	<p>Developers, Housebuilders and Landowners 58603 (Pigeon Land 2 Ltd), 59840 (MCA Developments Ltd)</p>
<p>Agree that Cambourne presents opportunities to achieve sustainable growth.</p>	<p>58684* (Church Commissioners for England)</p>
<p>Suggestions for what the development should include:</p> <ul style="list-style-type: none"> • Better quality infrastructure and priority for cyclists and pedestrians within Cambourne and links to surrounding villages & Cambridge • Include and extend the existing nature trails and many parks • Provide a swimming pool • Provide additional retail opportunities (e.g. DIY shop) • Ensure school capacity is provided before development 	<p>Individuals 56494 (D Clay), 57669 (J Conroy), 57735 (J Pavey)</p> <p>Public Bodies 57351 (Huntingdonshire DC)</p> <p>Third Sector Organisations</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Employment opportunities – a centre for innovation and design for green technology • Develop infrastructure for sport and physical activity • Ensure the full strategic natural greenspace needs of an expanded population are met, and do not rely on country park. • Focus on place making • Delivery of wider vision for green infrastructure • Making full use of EWR essential. • Biodiversity enhancement should include scrub, new woodland, and meadows. • Needs attractive, segregated, reliable and frequent public transport between Cambourne and Cambridge to be truly successful • Safeguard employment and services and facilities and prevent gradual loss of sites to residential. • Set a modal shift from private cars to public transport, walking and cycling. • Design concept of walkable neighbourhoods. 	<p>57070 (The Wildlife Trust), 57882 (North Newnham Residents Association), 58536 (Cambridge Past, Present & Future), 59001 (RSPB Cambs/Beds/Herts Area)</p> <p>Other Organisations</p> <p>56854 (Sport England)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Needs to be well integrated with the new EWR station location so the station is integral to the town • Adequate on site green infrastructure to provide Suitable Alternative Natural Greenspace 	
Support expansion to north-in relation to proposed EW Rail Station. Develop as a public transport hub whether or not a rail station materialises or not.	56579 (Gamlingay PC)
Agrees with the proposals and that Cambourne should not expand any further and should keep within its existing curtilage.	58348 (Caxton PC)
Noted the allocation responds to EWR which includes new station. Supports the principle of improved access to green transport and is neither for nor against EWR.	59286 (National Trust)
Cambourne should provide jobs near new homes, include more employment space potentially including a commercial hub based on any new railway station. Outside this commercial and retail hub, Cambourne should be focused on the large-scale offering of homes for families of those working across Cambridge area.	60048 (Cambridgeshire Development Forum)

S/CB: Cambourne – (Neutral)

Summary of issues raised in comments	Comments highlighting this issue
No comments	58390 (Linton PC)

S/CB: Cambourne – (Objections)

Summary of issues raised in comments	Comments highlighting this issue
Concern that EWR is driving the development of Cambourne.	56682 (S Houlihane)
Concern over development sprawl into neighbouring villages. Cambourne and Papworth Everard should remain distinct developments and not merge.	56682 (S Houlihane)
<p>Concerns over more development at Cambourne, including for the following:</p> <ul style="list-style-type: none"> • Already a large development and should not lose its character by over-development. • Natural greenspace and GI from original development could be lost. • Cambourne West already provides less greenspace than Cambourne. • No certainty over Oxford-Cambridge route and station at Cambourne and slow progress with GCP C2C busway. 	<p>Individuals</p> <p>Public Bodies 56710 (Croydon PC), 57662 (Histon & Impington PC), 59643 (Historic England), 59818 (Dry Drayton PC)</p> <p>Third Sector Organisations 57070 (The Wildlife Trust), 59286 (National Trust)</p> <p>Developers, Housebuilders and Landowners</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Other forms of transport require consideration • Could place additional recreation pressures on Wimpole Estate and potential impacts on nature conservation assets, infrastructure and visitor management. • Careful consideration will need to be given to potential impacts on historic environment, including designated assets and their setting • Suggest a Heritage Impact Assessment be undertaken to inform site location and mitigation • Explore how this will function with nearby existing villages • Concern about landscape and habitat harm • Risk of loss of identity of surrounding villages • Erosion of the Green Belt 	57334 (HD Planning Ltd)
Concern over whether there is a genuine need for the expansion of Cambourne, particularly as there are serious adverse landscape impacts that have been identified.	57160* (Southern & Regional Developments Ltd), 57222 (European Property Ventures – Cambridgeshire)
Cambourne is already very large – does it really need expanding?	58044* (Great and Little Chishill PC)
Oppose further housing at Cambourne. Consider redistribution of housing to provide a better balance across plan area.	57161 (Southern & Regional Developments Ltd), 57224 (European Property Ventures - Cambridgeshire)

Summary of issues raised in comments	Comments highlighting this issue
Concern about significant development north of A428, which might put recreational pressure on SSSIs like Overhall Grove and Elsworth Wood. New development needs adequate green infrastructure provided on site to provide Suitable Alternative Natural Greenspace (SANGs).	59001 (RSPB Cambs/Beds/Herts Area)
Objects to policy as so much uncertainty on delivery of a station. Any allocation should be tied to delivery of East West Rail station at Cambourne.	59170 (Cambourne TC), 59178 (Cambourne TC)
Object to any allocation until a final decision has been made on East West Rail and funding committed to the project.	59178 (Cambourne TC)
Object to all potential locations to the south, west and south-east of Cambourne. Major adverse impact on roads, high quality landscape and country park. Only support option (contingent on delivery of EWR station) north of A428.	59178 (Cambourne TC)
Object strongly to further expansion of Cambourne West. Urban sprawl without natural barriers to stop it. Loss of productive farmland. Lead to never ending cycle of demand for development and sprawl joining Cambridge to Bedford. Essential to address issues with existing developments first.	59558 (Campaign to Protect Rural England)

Summary of issues raised in comments	Comments highlighting this issue
New town by stealth. 'Strategic scale growth' and 'broad locations' is vague. Who is setting the agenda to create a 'town for 21 st century'? – not local people. No reference to mitigating impact on landscape or character of older communities. Protect Bourn Valley. Justifying based on carbon benefits - should develop in the Green Belt to maximise walking and cycling.	60249 (Bourn PC)
Businesses have already shown they are not interested in moving to this area, and so those living in the Cambourne area cause a large part of the congestion into the city. No point developing this area further.	57210* (D Lott)

S/CB: Cambourne – (Delivery)

Summary of issues raised in comments	Comments highlighting this issue
Careful consideration will have to be given to timing of delivery with new railway station (EWR) and GCP scheme. No identified fall back position if infrastructure schemes are not brought forward.	57351 (Huntingdonshire DC)
Identified broad location for growth (no identified site to assess) but dependent on EWR programme which could easily slip. Limited prospect of achieving 1,950 completions in plan period.	58431 (Hill Residential Ltd and Chivers Farms – Hardington - LLP), 58750 (Hill Residential Ltd and Chivers Farms – Hardington – LLP)

Summary of issues raised in comments	Comments highlighting this issue
Whilst we do not disagree with Cambourne as location for growth, not enough certainty to justify inclusion of 1,950 dwellings in plan period. Dependent on EWR station, location and timescales unknown. Additional sites should be identified to meet needs.	59027 (Scott Properties)
No clarity from Government on funding full EWR route, or commentary on consultation with EWR Company around timetable for delivery. Plan should look elsewhere for growth without dependency on upfront major infrastructure delivery.	59097 (L&Q Estates Limited and Hill Residential Limited)
Concern regarding delivery rate. Cambourne c. 4,250 homes was built over 22 years, gives annual rate of c.200 dwellings per annum. Adding Bourn Airfield and West Cambourne would require c.300 dpa. Additional 1,950 would require c.400 dpa. Unrealistic as there is a limit to what the market will absorb.	59178 (Cambourne TC)

S/CB: Cambourne – (Great Places)

Summary of issues raised in comments	Comments highlighting this issue
Green Belt, City Conservation areas and Historic Approach roads like Madingley Road and Barton road must be protected	57132 (North Newnham Res. Ass)

Summary of issues raised in comments	Comments highlighting this issue
<p>from Transport strategies, using principles of visually enhance and protect the character of the approach roads.</p> <p>Engineering must not damage historic streetscape with inappropriate bus lanes, street clutter, gantries and new roundabouts where the car dominates.</p>	

S/CB: Cambourne – (Infrastructure)

Summary of issues raised in comments	Comments highlighting this issue
<p>Council working to expand secondary school capacity.</p> <p>Additional capacity will be needed but not sufficient for a new school. Consider how will function with Bourn and nearby villages and relationship with Cambridge to enhance its sustainability.</p>	56937 (Cambridgeshire County Council)
<p>Cambourne needs better public transport - GCP scheme. EWR has no published business case, will cause unnecessary environmental damage and planning blight. If EWR is built it needs to follow CBRR route, within a trench.</p>	57037 (W Harrold)
<p>Policy makes reference to East West Rail, but not Cambourne– Cambridge busway.</p>	58519 (Smarter Cambridge Transport)

Summary of issues raised in comments	Comments highlighting this issue
New homes at Cambourne will create serious transport implications. Cannot make assumptions based on transport plans not yet developed.	57661* (Histon & Impington PC)
Cambourne's wastewater is planned to be served from Uttons Drove Water Recycling Centre.	60450 (Anglian Water Services Ltd)

S/CB: Cambourne – (other)

Summary of issues raised in comments	Comments highlighting this issue
First Proposals document states 1,950 additional homes within the plan period. We assume these are West Cambourne planning permission and therefore should be considered an existing commitment. Document requires amending and no plan was included.	57334 (HD Planning Ltd)
Should be a requirement that future planning applications for development of land at Business Park be required to provide enhanced access through Business Park to Cambourne West.	59840 (MCA Developments Ltd)
Seek to maximise opportunities for intensifying development within existing boundary of Cambourne West, consistent with NW Cambridge.	59840 (MCA Developments Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Policy should allow for the development of residential uses on land identified for employment on Cambourne West Masterplan. Evidence demonstrating the market for employment floorspace in this location is limited.	59840 (MCA Developments Ltd)
Requests a requirement is included within policy wording to ensure that any additional development at Cambourne does not prejudice the preferred EWR route alignment (once announced) nor the delivery of EWR.	59868 (East West Rail)

S/CB: Cambourne – (Promoters’ Sites)

Summary of issues raised in comments	Comments highlighting this issue
Promoting site for development - Land north of Cambourne, Knapwell (HELAA site 40114) Potential to add to range of uses in a highly sustainable way, including new leisure, employment and homes, enabling more residents to both live and work there, increasing self-containment and reducing the need to travel	57890 (Martin Grant Homes)
Promoting site for development - Scotland Farm (East & West), Scotland Road, Dry Drayton (HELAA site 56252)	58304 (Hallam Land Management Limited)

Summary of issues raised in comments	Comments highlighting this issue
Broad location should not be limited to expansion of Cambourne, but include other locations accessible to EWR Station and C2C public transport hub at Scotland Farm	
Promoting site for development - Land at Crow's Nest Farm, Papworth Everard (HELAA site 48096) Papworth is one of lowest impact locations for development (on green infrastructure) in the A428 corridor	58576 (MacTaggart & Mickel)
Promoting site for development - Land at Crow Green, north-east of Caxton Gibbet (HELAA site 56461) Additional employment land should be allocated to meet the needs for high and mid-technology manufacturing and logistics floorspace on strategic road network, and make Cambourne more sustainable by increasing the mix of uses.	58592 (Endurance Estates - Caxton Gibbet Site)
Promoting site for development - Land to the east of Caxton Gibbet Services, Caxton (HELAA site 47945) Settlement boundary shall include Caxton Gibbet services site given its immediate proximity to the approved Cambourne West development.	58664 (Abbey Properties Cambridgeshire Limited)
Promoting site for development - Land north and south of Cambridge Rd, Eltisley (HELAA site 51668)	58692 (The Church Commissioners for England)

Summary of issues raised in comments	Comments highlighting this issue
Strongly recommend Councils' review and re-assess the Site in light of the information prepared to support this representation.	
Promoting site for development - Land north west of A10 Royston Road, Foxton (HELAA site 40084) Object to housing trajectory lead in time and build out rates for allocating site.	59065 (Axis Land Partnerships)
Promoting site for development – Westley Green No clarity from Government on funding full EWR route, or commentary on consultation with EWR Company around timetable for delivery. Plan should look elsewhere for growth without dependency on upfront major infrastructure delivery.	59097 (L&Q Estates Limited and Hill Residential Limited)
Promoting site for development - Land North of Cambourne (Site 40114) Highly sustainable option for accommodating both new housing and new jobs. Significant opportunity for development of a scale that can promote self-containment and consolidate the functions of existing settlement. Will support internalised movements using active travel and sustainable modes, minimising carbon impacts.	60666 (Martin Grant Homes)

S/NS: Existing new settlements

Hyperlink for all comments

Open this hyperlink - [Policy S/NS: Existing new settlements](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

31 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the edge of Cambridge or new settlements headings as the comments were specific to the three existing new settlements. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Broad support for new settlements, while noting the need to ensure that they provide the necessary services, facilities, public transport and other infrastructure. Some site promoters' have highlighted the limited contribution from new settlements within the

first five years of the plan period, and the need for more small and medium sized sites to be allocated to deliver within this period. Cambridge Past, Present & Future suggest that all new settlements need to deliver the same role as identified for Cambourne – well connected, town for the twenty-first century, employment areas, and a place that meets day-to-day needs. Campaign to Protect Rural England highlight need for various issues with existing new settlements to be resolved before further permissions are approved.

SS/5: Northstowe – comments highlight the need to ensure that faster delivery does not impact on infrastructure provision and services in surrounding areas, market absorption, and tenure diversity, and also question whether infrastructure can be delivered at the faster pace. Some site promoters' question the evidence for increased delivery rates and how these increased rates will be achieved. Historic England highlight need to consider heritage assets, Environment Agency highlight continued investigation of flood risk management options to reduce risk of flooding in Oakington, and Cambridge and South Cambridgeshire Green Parties highlight concerns about the impact of the development on the local water tables.

SS/6: Land north of Waterbeach – comments highlight the need to ensure that faster delivery does not impact on infrastructure provision and services in surrounding areas, market absorption, and tenure diversity, and also question whether infrastructure can be delivered at the faster pace. Some site promoters' question the evidence for increased delivery rates and how these increased rates will be achieved. Historic England highlight need to consider heritage assets, Waterbeach PC highlight need to consider the Neighbourhood Plan and infrastructure issues that still need to be resolved, and other comments highlight transport implications from this development.

SS/7: Bourn Airfield – landowner of the employment area highlights that development needs to be compatible with existing industrial uses, and site promoter highlights that there is potential for higher annual delivery rates. Other site promoters' comments

highlight transport and infrastructure requirements for this development as being threats to delivery. Cambourne TC comment that transport links for this development should be considered in line with Cambourne and West Cambourne. Historic England highlight need to consider heritage assets.

Table of representations: S/NS – Existing new settlements

Summary of issues raised in comments	Comments highlighting this issue
Support / Broadly support / Agree / Sensible approach / No objection	56580 (Gamlingay PC), 56714 (Croydon PC), 56869 (Bassingbourn-cum-Kneesworth PC), 57162 (Southern & Regional Developments Ltd), 57226 (European Property Ventures – Cambridgeshire), 57737 (J Pavey), 59527 (Countryside Properties – Bourn Airfield), 59644 (Historic England)
New settlements are better than dispersed development.	56714 (Croydon PC)
Need to have good public transport, schools, doctors etc.	56714 (Croydon PC)
Support provision of better public transport at existing new settlements – they need to act as a local transport hub.	56580 (Gamlingay PC)
Even with higher delivery rates, new settlements will not be contributing to the housing supply in the first five years of the plan period – see ‘Start to Finish’ by Nathaniel Lichfield & Partners. Although agree the Local Plan should be planning for new settlements, need a greater reliance on small and medium	58437 (Deal Land LLP)

Summary of issues raised in comments	Comments highlighting this issue
<p>sized sites that can deliver homes earlier in the plan period. Especially important in Greater Cambridge given high house prices and trend for in-commuting.</p>	
<p>Contingency sites should be included to ensure the Local Plan is deliverable throughout the plan period, as required by the NPPF.</p>	59235 (Wates Developments Ltd), 59236 (Wates Developments Ltd)
<p>Need to improve the carbon footprint of houses already in the pipeline at Northstowe and other existing planned developments.</p>	56874 (J Prince)
<p>All new settlements need to deliver the same role as identified for Cambourne – well connected through high quality public transport, cycling and walking facilities; town for the 21st century; employment centre to provide opportunities for residents and nearby communities; and place that meets the day to day needs of residents. Therefore, need to safeguard employment areas, services and facilities within the settlement, support a shift from cars to public transport, walking and cycling, and include design concept of walkable and cyclable neighbourhoods.</p>	58550 (Cambridge Past, Present & Future)
<p>New Local Plan will set out significant requirements for Green Infrastructure, Biodiversity Net Gain and environmental design. These requirements need to be reflected in policies for existing</p>	59007 (RSPB Cambs/Beds/Herts Area)

Summary of issues raised in comments	Comments highlighting this issue
allocations that have not yet received planning permission e.g. Northstowe to potentially support Green Infrastructure in the Great Ouse Fenland Arc.	
Understand that existing new settlements will be carried forwards as allocations, but concerned by poor building control, lack of democratic control on detailed planning decisions, damage to underground water bodies, increasing flood risk, lack of engagement with communities, and lack of engagement with local experts and statutory bodies e.g. Internal Drainage Boards. These issues need to be resolved before any further permissions are approved.	59559 (Campaign to Protect Rural England)
Increased densities in areas with access to transport hubs could creep into Dry Drayton.	59819 (Dry Drayton PC)
No comments.	58393 (Linton PC)
Promotion of specific sites not included in the First Proposals, for the following reasons: <ul style="list-style-type: none"> • need a greater reliance on small and medium sized sites that can deliver homes earlier in the plan period 	58437 (Deal Land LLP), 57162 (Southern & Regional Developments Ltd), 57226 (European Property Ventures – Cambridgeshire), 58306 (Hallam Land Management Limited), 58441 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58649 (Vistry Group and RH Topham & Sons Ltd), 58977 (Endurance Estates), 59104 (L&Q Estates Limited and Hill

Summary of issues raised in comments	Comments highlighting this issue
	Residential Limited), 59235 (Wates Developments Ltd), 59236 (Wates Developments Ltd)

Continuing existing allocations

SS/5: Northstowe

Summary of issues raised in comments	Comments highlighting this issue
Support.	59472* (Shepreth PC)
Concur that off-site modular construction can assist in accelerating delivery on sites.	57353 (Huntingdonshire DC)
Must ensure that faster delivery rates does not impact on infrastructure provision and services in surrounding areas e.g. access to doctors and transport networks, and recreational pressure on green infrastructure.	57353 (Huntingdonshire DC)
Can the necessary infrastructure for this site also be delivered at the faster pace?	58977 (Endurance Estates), 59104 (L&Q Estates Limited and Hill Residential Limited)
If faster delivery rates, essential that supporting infrastructure and services are also delivered at an accelerated rate.	58121 (P Bearpark)

Summary of issues raised in comments	Comments highlighting this issue
Careful consideration should be given to impact that faster delivery could have on market absorption rates and tenure diversity to justify that this is achievable.	57353 (Huntingdonshire DC)
Query whether evidence to justify increased delivery rates is robust, as absence of evidence for higher completion rates and unclear what evidence is being relied on.	58306 (Hallam Land Management Limited), 58649 (Vistry Group and RH Topham & Sons Ltd)
Consultation document states that there is evidence for higher annual delivery rates, however, Strategy Topic Paper states in the section on Policy S/NS that the Councils “have not completed evidence focused on this topic”. Therefore no clear justification for increased delivery by 2041. Unclear whether assumptions on delivery provided in Strategy Topic Paper are from promoter or Councils.	58437 (Deal Land LLP)
Object to assumption that higher delivery rates can be achieved. There are triggers in place for highways, transport and infrastructure works, which are threats to delivery. Realistic review of timeframes for development and impacts on the trajectory is required.	58441 (Hill Residential Ltd and Chivers Farms (Hardington) LLP)

Summary of issues raised in comments	Comments highlighting this issue
No evidence has been put forward to detail how delivery will be sped up – what mechanisms will be used to ensure that the assumed faster delivery happens?	58977 (Endurance Estates)
Unclear what technical work has been undertaken to demonstrate that an additional 750 dwellings within the plan period is achievable.	59235 (Wates Developments Ltd), 59236 (Wates Developments Ltd)
There is no credible evidence that faster delivery can be achieved at Northstowe. No reference to site specific circumstances that would result in above average annual completions being deliverable on these sites.	60698* (The White Family and Pembroke College)
Northstowe Area Action Plan is now 14 years old – is the Local Plan an opportunity to replace any out of date policies?	58550 (Cambridge Past, Present & Future)
Important that the policy identifies onsite and nearby heritage assets and any mitigation measures required to address impacts.	59644 (Historic England)
Investigating flood risk management options to reduce the risk of flooding in Oakington, including attenuation upstream within Northstowe, potential channel modifications, and natural flood management. Policy should include this as an opportunity for	59721 (Environment Agency)

Summary of issues raised in comments	Comments highlighting this issue
delivering flood risk management measures or securing financial contributions.	
Being served by the Uttons Drove WRC.	60451 (Anglian Water Services Ltd)
Share concerns about impact of building on local water tables. A Hydroecological Assessment concluded that land use change as a result of the development of Northstowe is the most significant impact on local groundwater. Unclear whether local ground water features will ever recover. No further building until issue is resolved. Need tighter enforcement of environmental standards on new developments.	60744 (Cambridge and South Cambridgeshire Green Parties)

SS/6: Land north of Waterbeach

Summary of issues raised in comments	Comments highlighting this issue
Offers excellent opportunities for linked trips to the existing settlement.	57162 (Southern & Regional Developments Ltd), 57226 (European Property Ventures – Cambridgeshire)
Further growth should be located here to ensure the long-term vitality of the settlement.	57162 (Southern & Regional Developments Ltd), 57226 (European Property Ventures – Cambridgeshire)
Must ensure that faster delivery rates does not impact on infrastructure provision and services in surrounding areas e.g.	57353 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
access to doctors and transport networks, and recreational pressure on green infrastructure.	
If faster delivery rates, essential that supporting infrastructure and services are also delivered at an accelerated rate.	58121 (P Bearpark), 59843 (Waterbeach PC)
Can the necessary infrastructure for this site also be delivered at the faster pace? Trip budget caps on both Waterbeach West (first 1,600 dwellings) and Waterbeach East (first 800 dwellings). No certainty over build programme for dualling of the A10. Similar concerns regarding waste water infrastructure and relocation of Waste Water Treatment Works.	58977 (Endurance Estates), 59104 (L&Q Estates Limited and Hill Residential Limited)
Unclear what technical work has been undertaken to demonstrate that an additional 750 dwellings within the plan period is achievable.	59235 (Wates Developments Ltd), 59236 (Wates Developments Ltd)
Careful consideration should be given to impact that faster delivery could have on market absorption rates and tenure diversity to justify that this is achievable.	57353 (Huntingdonshire DC)
Query whether evidence to justify increased delivery rates is robust, as absence of evidence for higher completion rates and unclear what evidence is being relied on.	58306 (Hallam Land Management Limited), 58649 (Vistry Group and RH Topham & Sons Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>Consultation document states that there is evidence for higher annual delivery rates, however, Strategy Topic Paper states in the section on Policy S/NS that the Councils “have not completed evidence focused on this topic”. Therefore no clear justification for increased delivery by 2041. Unclear whether assumptions on delivery provided in Strategy Topic Paper are from promoter or Councils.</p>	<p>58437 (Deal Land LLP)</p>
<p>Object to assumption that higher delivery rates can be achieved. There are triggers in place for highways, transport and infrastructure works, which are threats to delivery. Realistic review of timeframes for development and impacts on the trajectory is required.</p>	<p>58441 (Hill Residential Ltd and Chivers Farms (Hardington) LLP)</p>
<p>No evidence has been put forward to detail how delivery will be sped up – what mechanisms will be used to ensure that the assumed faster delivery happens?</p>	<p>58977 (Endurance Estates)</p>
<p>There is no credible evidence that faster delivery can be achieved at Northstowe or Waterbeach. No reference to site specific circumstances that would result in above average annual completions being deliverable on these sites.</p>	<p>60698* (The White Family and Pembroke College)</p>

Summary of issues raised in comments	Comments highlighting this issue
Issues relating to public transport and active travel options must be given proper consideration, and trip budgets will need to be revised.	58121 (P Bearpark)
New homes at Waterbeach will create serious transport implications. Cannot make assumptions based on transport plans not yet developed.	57661* (Histon & Impington PC)
Any changes to the policy for Waterbeach New Town must properly consider the Neighbourhood Plan.	58121 (P Bearpark), 59843 (Waterbeach PC)
Important that the policy identifies onsite and nearby heritage assets and any mitigation measures required to address impacts.	59644 (Historic England)
Would like to know whether Policy SS/6 will be carried forward into the new Local Plan.	59843 (Waterbeach PC)
<p>There are identified infrastructure issues that need to be overcome in a timely and funded manner:</p> <ul style="list-style-type: none"> • water – until there is a sustainable water supply, the proposed growth may be unsustainable • sewage – build out must be limited until a new Waterbeach pumping station is commissioned and operational 	59843 (Waterbeach PC)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • electricity – barrier to current growth, will reinforcements be in place to enable accelerated delivery? • transport – proposals for sustainable transport infrastructure are piecemeal, and responsibility for delivery, cost and funding is unknown 	
<p>Will be served through a connection to Cambridge main and then to the existing Milton Wastewater Recycling Centre and new Cambridge wastewater facility.</p>	60451 (Anglian Water Services Ltd)

SS/7: Bourn Airfield

Summary of issues raised in comments	Comments highlighting this issue
<p>Support the development of Bourn Airfield.</p>	59471* (Shepreth PC)
<p>No objection to the allocation being carried forwards, but development needs to be compatible with the existing industrial uses at Wellington Way and not hamper future expansion plans. The existing uses on the site generate noise and are serviced by heavy goods vehicles. Exploring expansion opportunities that could increase noise and number of heavy goods vehicle movements a day. Design of Bourn Airfield New Village will</p>	58267 (DB Group (Holdings) Ltd)

Summary of issues raised in comments	Comments highlighting this issue
need to ensure sufficient separation from noise sources and may require acoustic barriers.	
Recent pre-application advice sought in relation to extension of hours of operation resulted in a response that an application was unlikely to be supported as a result of a “detrimental impact on the living conditions of existing neighbouring properties and future occupiers in the New Village development”. The proposed development of Bourn Airfield New Village is constraining expansion plans and highlighting compatibility issues between neighbouring uses.	58267 (DB Group (Holdings) Ltd)
This is the only existing new settlement not to have amended annual delivery rates. Consider there is potential for higher delivery rates of up to 190 dwellings a year due to mix of tenures, enabling a range of housing products to be delivered without competing with each other.	59527 (Countryside Properties – Bourn Airfield)
Proposed policy maps should include the strategic site boundary and major development site boundary.	59527 (Countryside Properties – Bourn Airfield)
There are triggers in place for highways, transport and infrastructure works, which are threats to delivery. Realistic	58441 (Hill Residential Ltd and Chivers Farms (Hardington) LLP)

Summary of issues raised in comments	Comments highlighting this issue
review of timeframes for development and impacts on the trajectory is required.	
The transport links / hub for Bourn Airfield should be considered in line with Cambourne and West Cambourne.	59180 (Cambourne TC)
Important that the policy identifies onsite and nearby heritage assets and any mitigation measures required to address impacts.	59644 (Historic England)
Within the Bourn waste water catchment, although given the constrained capacity it is planned to be served by a connection to Cambourne main and then to Uttons Drove WRC.	60451 (Anglian Water Services Ltd)

The rural southern cluster

Hyperlink for all comments

Open this hyperlink - [The rural southern cluster](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

25 (albeit see note below)

Note

- Whilst the webpage linked above effectively included only general comments on development within the rural southern cluster, some comments attached to this webpage relate to specific sites. These comments have been moved to the relevant site specific policy: S/GC: Genome Campus, Hinxton and S/BRC: Babraham Research Campus.

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Support for clustering of new development in this area due to its good public transport links, co-location of housing and employment, and opportunities to expand existing business clusters. Parish Councils and individuals highlight the need to ensure that villages are not subject to a disproportionate amount of development, concern for loss of farmland and countryside, fear of urbanisation of the rural area, traffic congestion, lack of water resources, and poor infrastructure. Ickleton PC particularly highlights need to consider landscape impacts and impacts on river/chalk streams taking account of committed and planned developments. Some site promoters suggest that further allocations should be identified in this area, while other site promoters question separating the southern cluster from the rest of the rural area, especially as there are similar opportunities in other rural areas like the area surrounding Melbourn. TWI object to Granta Park and Welding Institute not being referred to given their importance. Support for the rejection of specific sites and requests for specific sites to be allocated from site promoters.

Table of representations: The rural southern cluster

Summary of issues raised in comments	Comments highlighting this issue
<p>Support the clustering of new development in this area, as:</p> <ul style="list-style-type: none"> • public transport links are good • it improves sustainability by co-locating housing and employment • provides more business space to support existing clusters 	<p>56581 (Gamlingay PC), 56870 (Bassingbourn-cum-Kneesworth PC), 58440 (Deal Land LLP), 57355 (Huntingdonshire DC)</p>
<p>Whilst wishing to support growth at the Biomedical Campus, care should be taken to protect the villages from disproportionate development.</p>	<p>59473 (Shepreth PC)</p>
<p>Babraham village is at risk from too much development as already two allocations in the adopted South Cambridgeshire Local Plan and the Greater Cambridge Partnership park & ride and automated bus route. Further development would be above the housing need for the village and will have a significant adverse impact on the village character, the surrounding environment and landscape, local wildlife habitats, and historic assets. Risk creating ribbon development and amalgamation of villages. Will increase water abstraction from River Granta and put excessive pressure on existing amenities.</p>	<p>59262 (P Axon, H Axon, A Axon, G Axon, J Axon, H Thomas, D Stanwell-Smith, L Clayton-Payne, C Clayton-Payne, A Ogilvy-Stuart, D Savage, C Savage, S Punshon, M Punshon, M Punshon, J McCafferty, P McCafferty, P Elliott, P Elliott, S King, C Anastasi, Y Christova, J Thomas, R Thomalainen, S Thomalainen, R Smith, M Lucas, A Lucas, J Lucas, J Lovell)</p>

Summary of issues raised in comments	Comments highlighting this issue
Scale of the proposals and ambition is inadequate. Mismatch between economic potential of the existing sites and the scale of the new homes and employment sites being planned locally to support them.	58198 (SmithsonHill)
Welcomed that exceptional circumstances have been identified for Green Belt release, however consider that have not gone far enough. Additional land in the rural area should be identified for moderate levels of Green Belt release to ensure that viability of rural areas are protected and enhanced.	57164 (Southern & Regional Developments), 57229 (European Property Ventures – Cambridgeshire)
The Local Plan states that the need to support the life sciences cluster is so great and the benefits are so significant to justify the release of land from the Green Belt, however the failure to make adequate provision for new housing in this area will have serious implications for travel patterns, carbon emissions, affordability and access to skilled labour. Additional land should be allocated for housing development.	58917 (Grosvenor Britain & Ireland)
Agree there is a case for exceptional circumstances to release some limited areas from the Green Belt in this location if it results in the generation of less carbon emissions from care use.	57355 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
Support the release of Green Belt land in this area, to enable housing growth next to established sustainable villages, and so that new residents are close to employment areas, services and facilities.	58440 (Deal Land LLP)
Opportunities for development on brownfield sites, for rural diversification and small business related developments should not be excluded.	60049 (Cambridgeshire Development Forum)
Small residential developments should be included, taking account of Neighbourhood Plans.	60049 (Cambridgeshire Development Forum)
Range of housing, jobs and facilities are needed as part of new allocations to allow villages to thrive and remain vibrant.	60565 (Countryside Properties)
Sites in villages on rail routes, at public transport nodes, and within public transport corridors should be prioritised.	60049 (Cambridgeshire Development Forum)
Significant growth in appropriate locations that maximises public transport should be considered as additions to the sites proposed.	60049 (Cambridgeshire Development Forum)
Question the approach that separates the southern cluster from the rest of the rural area – there are other public transport and employment clusters, such as the area surrounding Melbourn. South western area should be explored in the same way as an	57333 (HD Planning Ltd)

Summary of issues raised in comments	Comments highlighting this issue
area with strong existing public transport connections and employment opportunities.	
Regret any loss of good farmland and countryside.	58394 (Linton PC)
Fear urbanisation from Stapleford to Saffron Walden. Major planning applications have been considered individually, with no consideration of cumulative effects and impacts on landscape and existing settlements.	57907 (Ickleton PC)
Moratorium is required on large developments in the upper Cam valley, until water usage, landscape impacts, and impacts on river/chalk streams have been assessed taking account of existing permitted developments and those already planned for. Cross-border liaison under Duty to Co-Operate is required.	57907 (Ickleton PC)
Planning has already been granted to develop some of these areas, but roads and other infrastructure still need to be upgraded. Infrastructure should be a priority and delivered ahead of other buildings.	58046 (Great and Little Chishill PC)
Concerns over traffic congestion, poor infrastructure, lack of water resources, and significant building on floodplains.	58394 (Linton PC)
Important that there is both sufficient and suitable business space to meet the needs of those who wish to locate in the area.	58198 (SmithsonHill)

Summary of issues raised in comments	Comments highlighting this issue
Support the recognition that the life sciences cluster needs to be maintained and developed. The success of the cluster is closely linked to the continued success of Cambridge Biomedical Campus.	58803 (CBC Limited, Cambridgeshire County Council and a private family trust)
Object to Granta Park and the Welding Institute (TWI) not being referred to, as this is not reflective of the importance of Granta Park.	58726 (TWI)
Major transport consideration needed before any proposed expansion. Rural areas should not be segregated from Cambridge, particularly where there are jobs and services nearby.	57700 (Histon & Impington PC)
Concerns regarding effects of expansion of Haverhill – need workplaces for those living in these homes, and also genuinely affordable housing for lower paid workers.	58394 (Linton PC)
Health services and facilities – any new allocations must undertake an assessment of existing health infrastructure capacity and fully mitigate the impact on the proposed development through appropriate planning obligations. Early engagement needed with the NHS to agree the form of infrastructure required.	59155 (Cambridgeshire and Peterborough Clinical Commissioning Group)

Summary of issues raised in comments	Comments highlighting this issue
<p>Site specific allocations should set out the principles for delivering improvements to general health and wellbeing, and promote healthy and green lifestyle choices through well-designed places.</p>	<p>59155 (Cambridgeshire and Peterborough Clinical Commissioning Group)</p>
<p>Promotion of specific sites not included in the First Proposals, for the following reasons:</p> <ul style="list-style-type: none"> • additional land in the rural area should be identified for moderate levels of Green Belt release to ensure that viability of rural areas are protected and enhanced • south-western area should be explored in the same way as an area with strong existing public transport connections and employment opportunities • to expand Avtech commercial business cluster • mismatch between economic potential of the existing sites and the scale of the new homes and employment sites being planned locally to support them • to support the clustering of new development in this area • responds directly to the priorities of the Local Plan • to ensure a range of housing, jobs and facilities are provided within villages to allow them to thrive and remain vibrant 	<p>57164 (Southern & Regional Developments Ltd), 57229 (European Property Ventures – Cambridgeshire), 57333 (HD Planning Ltd), 58006 (Imperial War Museum/Gonville and Caius College), 58198 (SmithsonHill), 58440 (Deal Land LLP), 58715 (Grange Farm Partnership), 58803 (CBC Limited, Cambridgeshire County Council and a private family trust), 58917 (Grosvenor Britain & Ireland), 59118 (L&Q Estates Limited and Hill Residential Limited), 60565 (Countryside Properties)</p>

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
Avtech1, Avtech 2 and the expansions of Duxford village (HELAA Site 40095) – should be allocated for employment uses, housing and community facilities	58006 (Imperial War Museum / Gonville and Caius College)
Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford (HELAA site 40441) – should be allocated for employment uses	58198 (SmithsonHill)
Land at Grange Farm, east of A11 & north of A1307 (HELAA site 59401) – should be allocated as a new settlement	58715 (Grange Farm Partnership)
Six Mile Bottom (HELAA site 40078) – should be allocated as a new settlement	59118 (L&Q Estates Limited and Hill Residential Limited)

Support for sites rejected

Summary of issues raised in comments	Comments highlighting this issue
<p>Land adjacent to Babraham (HELAA site 40297)</p> <ul style="list-style-type: none"> Support for rejection as will have a significant adverse impact on Babraham village character, its surrounding environment, local wildlife habitat and historic interest. 	59262 (P Axon, H Axon, A Axon, G Axon, J Axon, H Thomas, D Stanwell-Smith, L Clayton-Payne, C Clayton-Payne, A Ogilvy-Stuart, D Savage, C Savage, S Punshon, M Punshon, M Punshon, J McCafferty, P McCafferty, P Elliott, P Elliott, S King,

Summary of issues raised in comments	Comments highlighting this issue
	C Anastasi, Y Christova, J Thomas, R Thomalainen, S Thomalainen, R Smith, M Lucas, A Lucas, J Lucas, J Lovell)
<p>Land to the south of Babraham Road and east of site H1c, Sawston (HELAA site 40509)</p> <ul style="list-style-type: none"> Support for rejection as will have a significant adverse impact on Babraham village character, its surrounding environment, local wildlife habitat and historic interest. 	59262 (P Axon, H Axon, A Axon, G Axon, J Axon, H Thomas, D Stanwell-Smith, L Clayton-Payne, C Clayton-Payne, A Ogilvy-Stuart, D Savage, C Savage, S Punshon, M Punshon, M Punshon, J McCafferty, P McCafferty, P Elliott, P Elliott, S King, C Anastasi, Y Christova, J Thomas, R Thomalainen, S Thomalainen, R Smith, M Lucas, A Lucas, J Lucas, J Lovell)

S/GC: Genome Campus, Hinxton

Hyperlink for all comments

Open this hyperlink - [Policy S/GC: Genome Campus, Hinxton](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

10 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the rural southern cluster heading as the comments were specific to the Genome Campus. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Ickleton PC identified issues regarding implementation of the planned development, including addressing governance issues. Histon & Impington and Linton PCs highlighted the need for suitably priced housing to support a range of job types. Campaign for Protection of Rural England object to the development in principle. Historic England consider that the policy should mention the importance of considering historic environment impacts. North Herts DC highlight the need to consider traffic implications. One individual highlights that jobs should be where homes are planned, such as Cambourne.

Table of representations: S/GC – Genome Campus, Hinxton

Summary of issues raised in comments	Comments highlighting this issue
Strongly object to Policy S/GC: Genome Campus, Hinxton as: <ul style="list-style-type: none">• Too large compared to existing campus.• Majority of it is on productive farm land.	59563 (Campaign for Protection of Rural England)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • There is room for expansion on the existing campus. • It is not required and is sprawl into the countryside, hidden within the badge of a Wellcome expansion. • Hinxton is a rural community with a long history in a countryside location and this should be respected. • It is similar to a previous proposal near Hinxton which the Council rejected and which was upheld by the Planning Inspectorate on appeal. 	
Removing further land from the Green Belt is inconsistent with the re-iteration of the purpose of the Green Belt in the statement on Great Places in the Plan.	60402 (Campaign for Protection of Rural England)
Within the Green Belt and therefore needs protection from excessive development.	56724 (Croydon PC), 56723* (Croydon PC)
Support research work at the Genome Campus. But concerns over the availability of suitably priced housing. For example, affordable housing for those in lower paid roles that support the research such as cleaners, childcare, should be supported.	57701 (Histon & Impington PC), 58395 (Linton PC)
It is of utmost importance that the “tie” conditions for the development restricting homes to Campus workers are	57918 (Ickleton PC)

Summary of issues raised in comments	Comments highlighting this issue
rigorously applied. Failure to limit growth will lead to unacceptable impacts on neighbouring communities.	
Consideration should be given at an early date to civic governance issues including whether a separate parish council is required. There is the potential that the voices of Hinxtton residents will be lost, with residents dependent on the Campus for homes and jobs in the majority.	57918 (Ickleton PC)
Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan applies as the site lies within a Mineral Safeguarding Area for chalk and part of it lies within a MSA for sand and gravel.	56938 (Cambridgeshire County Council)
No designated heritage assets within the site boundary, but to the west it is close to a Conservation Area which includes several grade II* and numerous grade II listed buildings and to the south lies an important cluster of scheduled monuments. The policy should mention the importance of considering historic environment impacts as part of any future proposals and it would be helpful if it mentioned key heritage assets and potential mitigation needed.	59646 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
Agree with the proposed policy for additional industry and warehousing uses associated specifically with the use requirements of the Genome Campus.	57356 (Huntingdonshire DC)
The Wellcome Genome Campus is currently only accessible by car from North Hertfordshire. The proposed development will have an impact on the district, positively in terms of increased employment opportunities or negatively in terms of additional traffic using the A505. The recommendations from the current A505 corridor studies could have a bearing on this.	58666 (North Hertfordshire DC)
Locate the Genome Campus where you are planning new homes e.g. Cambourne. The location of employment growth south of the city and new homes north of the city contradicts the desire for sustainable growth.	56496* (D Clay)

S/BRC: Babraham Research Campus

Hyperlink for all comments

Open this hyperlink - [Policy S/BRC: Babraham Research Campus](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

21 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the rural southern cluster heading as the comments were specific to the Babraham Research Campus. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Babraham PC oppose the removal of the campus from the green belt and expansion outside of their land. Cambridge Past, Present & Future highlight green belt policy requirements for compensatory improvements to the remaining green belt. They also highlight landscape sensitivities that would need to be addressed. Campaign for Protection of Rural England consider the policy proposals too vague to provide assurance they will not lead to sprawl. Concerns were expressed by a number of people about the continued expansion of the campus, and its impact on the green belt, the environment and the character of Babraham village. Some representors, including Linton PC and Histon & Impington PC, were concerned about the availability of affordable housing to support the employment. Babraham Research Campus support the allocation of development and release from the green belt, due to the importance of the site to the life sciences cluster. They also support opportunities to include co-located housing, in particular to redevelop from 40 homes to 60 homes and 100 student apartments. They seek amendments to the site boundary, including to

exclude the church. They include evidence to support the proposals. Historic England highlight the need for consideration of impact on historic assets when exploring development proposals.

Table of representations: S/BRC – Babraham Research Campus

Summary of issues raised in comments	Comments highlighting this issue
Within the Green Belt and therefore needs protection from excessive development.	56725 (Croydon PC), 56723* (Croydon PC)
The Research Campus has already doubled in size in last five years. The removal of the site from the Green Belt will add further pressure on the need for housing in Babraham and will destroy the open, rural landscape character of Babraham Hall's open parkland setting.	59216 (P Axon, H Axon, A Axon, G Axon, J Axon, H Thomas, D Stanwell-Smith, L Clayton-Payne, C Clayton-Payne, A Ogilvy-Stuart, D Savage, C Savage, S Punshon, M Punshon, M Punshon, J McCafferty, P McCafferty, P Elliott, P Elliott, S King, C Anastasi, Y Christova, J Thomas, R Thomalainen, S Thomalainen, R Smith, M Lucas, A Lucas, J Lucas, J Lovell), 59262* (P Axon, H Axon, A Axon, G Axon, J Axon, H Thomas, D Stanwell-Smith, L Clayton-Payne, C Clayton-Payne, A Ogilvy-Stuart, D Savage, C Savage, S Punshon, M Punshon, M Punshon, J McCafferty, P McCafferty, P Elliott, P Elliott, S King, C Anastasi, Y Christova, J Thomas, R Thomalainen, S Thomalainen, R Smith, M Lucas, A Lucas, J Lucas, J Lovell)
Successive developments over the last 5 years have resulted in extensive use of parish green belt for housing so reducing green	59216 (P Axon, H Axon, A Axon, G Axon, J Axon, H Thomas, D Stanwell-Smith, L Clayton-Payne, C Clayton-Payne, A Ogilvy-

Summary of issues raised in comments	Comments highlighting this issue
<p>space between Sawston and Babraham; adoption of CSET automated bus route and P&R; and doubling in size of the BRC in 5 years. The process of steady drip fed development is unacceptable to Babraham villagers.</p>	<p>Stuart, D Savage, C Savage, S Punshon, M Punshon, M Punshon, J McCafferty, P McCafferty, P Elliott, P Elliott, S King, C Anastasi, Y Christova, J Thomas, R Thomalainen, S Thomalainen, R Smith, M Lucas, A Lucas, J Lucas, J Lovell)</p>
<p>The BRC submission needs to be placed in context of other sites brought forward in the area. All sites together surround Babraham village.</p> <p>The process does not adequately explain the risk to Babraham village as demonstrated by earlier accepted developments in our Parish including the GCP Babraham P&R and automated bus route; the soon to be completed Hawthorns; and S/RSC/H1 (c).</p>	<p>59216 (P Axon, H Axon, A Axon, G Axon, J Axon, H Thomas, D Stanwell-Smith, L Clayton-Payne, C Clayton-Payne, A Ogilvy-Stuart, D Savage, C Savage, S Punshon, M Punshon, M Punshon, J McCafferty, P McCafferty, P Elliott, P Elliott, S King, C Anastasi, Y Christova, J Thomas, R Thomalainen, S Thomalainen, R Smith, M Lucas, A Lucas, J Lucas, J Lovell)</p>
<p>These individual sites taken both individually and together will have a significant adverse impact on Babraham village character, its surrounding environment, local wildlife habitat and historic interest. Specifically, these submissions, if accepted, will:</p> <ul style="list-style-type: none"> Amalgamate the villages of Sawston and Babraham to create a ribbon of housing stretching from Trumpington village, through the Shelfords and Stapleford. 	<p>59216 (P Axon, H Axon, A Axon, G Axon, J Axon, H Thomas, D Stanwell-Smith, L Clayton-Payne, C Clayton-Payne, A Ogilvy-Stuart, D Savage, C Savage, S Punshon, M Punshon, M Punshon, J McCafferty, P McCafferty, P Elliott, P Elliott, S King, C Anastasi, Y Christova, J Thomas, R Thomalainen, S Thomalainen, R Smith, M Lucas, A Lucas, J Lucas, J Lovell), 58232 (A Ogilvy-Stuart)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Increase the current housing stock of a village regarded by Greater Cambridge Partnership as suitable for “infill only” by 2650% from 130 houses to 3710 houses. • Far exceed the advice from the most recent Housing Needs Assessment (November 2021) which advises that Babraham village should accommodate 10 additional houses over the next 10 years. • Take no account of the historic importance of Babraham village, its link to farming through the Bennet and Adeane family who built Babraham Hall and also introduced numerous agricultural innovations leading to a rich farming heritage. Their insight and commitment to the village created the unspoilt parkland setting surrounding Babraham Hall and the unobstructed open farming landscape in which they sit. • Build on land once farmed by Jonas Webb, who first created the Babraham enclosures and then became a world renowned farmer who pioneered early animal husbandry. 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Build on the few open landscape windows within the linear settlement, not least an ancient water meadow running alongside the River Granta to the South East. • Destroy important wildlife habitats in the form of river systems, riverine habitat corridors, floodplain grasslands and ancient water meadows. • Build around and adversely affect the setting of the 13 Grade 1, 2* and 2 listed buildings within the village and wider Parish. • Surround Babraham Hall's historic open parkland setting on all sides with new housing and laboratories, destroying the open, rural landscape character entirely. • Take no account of the numerous and important archaeological findings including Anglo Saxon settlements and graves only recently identified during exploratory digs in preparation for the Greater Cambridge Partnership guided bus route between Babraham and Sawston. 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Place a considerable number of houses and research facilities on and close to floodplains stretching along the River Granta. • Put overwhelming pressure on the already overburdened river Granta in the form of additional water abstraction requirements, and damage the ecological balance of Cambridges chalk streams and associated habitats. • Place unsustainable and excessive pressure on limited village amenities, dominate a small historic village and infrastructure designed for only 130 houses. • Add to what has already been a large programme of building over the last 5 years within Babraham Parish including the Hawthorns development; the doubling of the Babraham Research Institute and South of Sawston Road. 	
<p>Removing this site from the Greenbelt will remove very important constraints on planning and should not be allowed. The Close is adjacent to the village - a conservation area - and must remain under the strictest planning constraints to make sure that development is extremely sensitively handled.</p>	58156 (H Thomas)

Summary of issues raised in comments	Comments highlighting this issue
There has been enormous development in the Babraham Research Campus already, despite its greenbelt location, so removing this could be extremely detrimental to the village character, housing density and infrastructure. Removing the Campus from the greenbelt will undoubtedly invite over-development.	58156 (H Thomas)
Agree with the proposed policy if the release of green belt does not impact on important landscape features, biodiversity and heritage.	57358 (Huntingdonshire DC)
Co-locate the research campus where the majority of new homes are e.g. in Cambourne. It makes no sense to develop the majority of the new housing north of the city and then create new employment clusters south of the city.	56495 (D Clay)
Support Babraham research work, but concerns over availability of suitably priced housing.	58396 (Linton PC)
Agree that development should be restricted to R&D and appropriate supporting ancillary uses and infrastructure.	57358 (Huntingdonshire DC)
Supporting research important but that also includes affordable homes for those supporting the research generally, e.g., lower-level staff who's services are still required.	57702 (Histon and Impington PC)

Summary of issues raised in comments	Comments highlighting this issue
The listed buildings here are an important part of the heritage.	57702 (Histon and Impington PC)
Include publicly accessible footpaths through the campus open to members of the public like Hinxtton.	57837 (D Lister)
Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan applies as the site lies within a Mineral Safeguarding Area for chalk and nearly all within a MSA for sand and gravel.	56939 (Cambridgeshire County Council)
Do not agree with the withdrawal of Babraham Institute from the Green Belt. We would strongly oppose any expansion of Babraham Institute outside of their land and into the surrounding Green Belt.	59507 (Babraham PC)
<p>The following provisos should be incorporated into the Local Plan:</p> <ul style="list-style-type: none"> The following principle should be applied: “National Planning policy requires that the impact of removing land from the Green Belt to be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land”. 	58569 (Cambridge Past, Present & Future), 59507 (Babraham PC)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> <li data-bbox="253 256 1099 1007">• The Preferred Options documents do not seem to recognise that this site is located within the Cambridge Nature Network and that it is adjacent to two strategic green infrastructure areas making it an important site (Green Infrastructure Strategic Initiatives: Gog Magog Hills (3) and River Cam Corridor (2c)). We would expect the proposals in the policy area to reflect this with a very strong emphasis on biodiversity enhancement within or adjacent to the grounds of the campus combined with better public access/benefits. We note that google earth seems to show an area of exposed chalk in the south-west corner which could provide an opportunity for ecological restoration of priority calcareous grassland habitat. <li data-bbox="253 1034 1099 1289">• There is a potential conflict between the development of this site and policies designed to protect landscape character. To be acceptable in planning terms, any new buildings would need to be below tree height as viewed from the Gog Magog Hills (including any chimneys or 	

Summary of issues raised in comments	Comments highlighting this issue
<p>rooftop plant), they should also be designed to blend into the landscape when viewed at distance as:</p> <ul style="list-style-type: none"> ○ the area identified for development would be on much higher ground than those buildings that have already been built on the campus (which are sunk into the hillside). ○ This location is sensitive in landscape character terms, being visible from the higher ground of the Gog Magog Hills, including from the Roman Road Schedule Ancient Monument. ● One of the newer buildings on the campus has already had a very negative impact on landscape which is contrary to planning policy and should not have been granted permission (photos provided). We request that before any future development of the site takes place there is a requirement for retrospective action to screen this building and/or better blend it into the landscape when viewed at distance. 	
<p>Object most strongly to Policy S/BRC: Babraham Research Campus. The proposed policy area would approximately double</p>	<p>59565 and 60401 (Campaign to Protect Rural England)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>the size of the existing site. It is unacceptable to withdraw this area from the Green Belt. Withdrawal is not consistent with the National Planning Policy Framework. The Babraham site is located within the Cambridge Nature Network and adjacent to two strategic green infrastructure areas (Green Infrastructure Strategic Initiatives: Gog Magog Hills (3) and River Cam Corridor (2c)).</p>	
<p>Vague terms such as these used by the Shared Planning Service:</p> <ul style="list-style-type: none"> • “Protect and enhance the landscaped setting of the site • Preserve the appearance of the conservation areas, and the setting of the Grade II Listed Babraham Hall and the Grade I Listed St Peters Church. • Protect and enhance the corridor of the River Granta (recognised as a county wildlife site) • Take steps to include sustainable travel opportunities, including the opportunities provided by the planned Cambridge South East Transport Scheme. • Retain the area of The Close as key worker and affordable housing to support the needs of the Campus. 	59565 and 60401 (Campaign to Protect Rural England)

Summary of issues raised in comments	Comments highlighting this issue
<p>Any future renovation or replacement should retain the low density character, which responds to the sensitive village edge location.”</p> <p>These provide no comfort that this Policy will not lead to further sprawl into the countryside.</p>	
<p>The proposed Policy Area extension is on higher ground than the existing campus buildings and the location is sensitive in landscape character, being visible from the higher ground of the Gog Magog Hills, including from the Roman Road Scheduled Ancient Monument. The landscape has already been damaged by one of the recently constructed buildings on the campus. CPRE is very concerned by the further development of this site towards Cambridge and we will request the Secretary of State to consider very carefully any further attrition of the Green Belt at this location.</p>	59565 and 60401 (Campaign to Protect Rural England)
<p>The identification of Land at Babraham Research Campus to be allocated as a proposed Policy Area for employment development, comprising the existing built area of the Campus and further areas adjoining the existing built area of the</p>	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
<p>Campus, and the release of land within the Policy Area from the Green Belt is supported as:</p> <ul style="list-style-type: none"> • The life science cluster in Greater Cambridge continues to grow and there is a need for additional flexible R&D/laboratory workspace. • Life science companies tend to prefer to cluster together and close to research institutes and, in some cases clinical medicine, in order to benefit from the exchange of ideas, information, resources. • The Employment Land and Economic Development Evidence Study identifies that at the Babraham Institute site “intensification opportunities are limited given greenbelt sensitivities” and that “the site should be considered for employment designation”. • The Campus has seen rapid growth over the last 5 years with considerable interest in additional space for expansion or relocation. • The Campus has been highly successful in attracting new companies and is driving investment in the Cambridge Southern Research Cluster. 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • The Campus's key point of difference when compared to other science and R&D centres in the country is the support infrastructure offered to start-ups, which gives the Campus its unique role within the life science research and development ecosystem. • Demand for space is now outstripping supply. The rapid success of the Campus has now stalled and this has become a significant barrier to growth. Additional space is required across all stages of the business lifecycle. • The development of new space is consistent with the objectives of both national and local planning policy to support economic growth and particularly clusters of knowledge-driven, creative and high technology industries. 	
<p>There is a need for additional dedicated housing at the Campus:</p> <ul style="list-style-type: none"> • To provide initial accommodation to retain Cambridge University doctoral graduate students from outside the UK – a first step on the housing ladder. • For key underpinning support staff that operate the facilities at the Campus. 	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • The Greater Cambridge Local Plan will facilitate higher rates of housing delivery, but it will be sometime before this has a meaningful effect on house prices and availability. The BRC needs the accommodation now otherwise the rapid growth of the Campus seen in recent years is likely to stall. • Co-locating housing with the employment will reduce the need for staff and visitors to travel to/from off-site will reduce the expansion's impacts on transport infrastructure and services in the wider area. 	
<p>In order to achieve the identified development aspirations it is appropriate to release the developed area of the Campus and adjoining land from the Green Belt.</p> <p>The Cambridge Green Belt Study (2021) concludes that the parcel has 'low harm' if released from the Green Belt. The parcel scored Limited/No Contribution to the first Purpose of the Cambridge Green Belt and Relatively Limited to the remaining two.</p>	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
<p>A Landscape and Visual Appraisal (LVA) and Green Belt Study has been prepared by Bidwells LLP in support of these representations. The Bidwells Green Belt Study concludes that the proposed Campus expansion would result in a low level of harm. The analysis of visual and landscape aspects of the effects on the Green Belt found that the overall qualities and openness of the Cambridge Green Belt would be preserved, and the proposal will not cause harm. Where adverse effects are identified, they are limited to a very local scale and a restricted group of receptors.</p> <p>All other reasonable options for meeting the identified development needs have been explored and exceptional circumstances have been demonstrated to justify the release of land from the Green Belt.</p>	
<p>The boundary of the proposed Policy Area is broadly supported but it needs to exclude the Church and Church Lane as that falls outside of the Campus estate.</p>	58615, 58626, 58633 and 58878 (Babraham Research Campus)
<p>It is not clear how the councils have calculated 17.1 hectares and BRC Ltd would welcome a discussion to clarify this. At this</p>	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
<p>stage, the additional employment land (research and development) proposed to be delivered as part of the Campus expansion, through both redevelopment of the existing built area of the Campus and on land adjoining the Campus equates to 9.4 hectares (and circa 28,870 sqm of floorspace).</p>	
<p>Support the proposal to identify the whole site release from the Green Belt as a Policy Area, requiring any proposals to restrict development to research and development (use class (E(g)(ii) Research and development of products or processes) and appropriate supporting ancillary uses and infrastructure.</p>	58615, 58626, 58633 and 58878 (Babraham Research Campus)
<p>The following design principles are recommended to be applied to future detailing of the Campus expansion in order to protect and enhance the landscaped setting of the site;</p> <ul style="list-style-type: none"> • Dense planting around built development to the west and north-west in order to mitigate visual effects experienced by receptors on the bridleway 12/12, road users on Babraham Road and residents at the edge of Sawston; • Larger tree specimens to the north of the proposal to filter possible glimpses of the proposed built form and flues in views from the Roman Road recreational footpath; 	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
<p>Retention of open, grassland landscape to the west of the Site to preserve the river landscape character and retain the capacity to improve and support the River Granta GI corridor;</p> <ul style="list-style-type: none"> • Internal green gaps between the existing and proposed built form to retain some local sense of openness. • It is noted that the mitigation of visual effects would be reliant on the successful establishment of proposed planting. Therefore, appropriate landscape maintenance plans can also be prepared to ensure the planting will thrive and grow successfully. 	
<p>An initial Built Heritage Appraisal, including a site sensitivity plan, has been prepared in support of these representations. It includes an assessment of the initial impacts in terms of built heritage in the context of the emerging illustrative masterplan. The Appraisal concludes that, at this early stage, if masterplanning is further developed to ensure impacts on built heritage assets are mitigated or removed altogether these impacts are likely to be at the level of “less than substantial” harm in terms of the policies of the NPPF – although it is not</p>	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
possible to define any more precisely the levels of impact at this stage until more detail is available.	
BRC Ltd are committed to protecting and enhancing the corridor of the River Granta. A priority for BRC's approach to nature is, in the first instance, retaining the existing ecological value such as the flood plain which provides flood alleviation and locks up carbon. Overall, Campus expansion will enhance ecological value by delivering at least a 20% biodiversity net gain (BNG) in line with Natural Cambridgeshire's Vision of doubling the nature conservation value of the area by 2050. This will consist of wider enhancements to the campus, including improvements to the river systems. Detail on biodiversity enhancements are provided in the Preliminary Ecological Appraisal.	58615, 58626, 58633 and 58878 (Babraham Research Campus)
A Transport Strategic Overview and Access and Movement Strategy has been prepared which sets out the access and movement ambition and commitments for BRC and has been used to inform the emerging Illustrative Masterplan for the campus expansion. The strategy is based on a sustainable expansion that integrates with existing and committed walking, cycling and public transport networks, such as the CSET	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
<p>scheme, so that the expansion has excellent connectivity with surrounding areas by these modes, as well as continued permeability through the Campus site. The key elements of the strategy are:</p> <ul style="list-style-type: none"> • Reducing the Need to Travel by Car and Build in Healthy Lifestyles through the provision of on-site housing, a network of cycle and footpaths and thoughtfully planned internal layout. • Maximising Opportunities for New Types of Mobility through a flexible and resilient transport strategy and planning for the campus expansion. • Prioritising Walking and Cycling for Local Trips through the provisions of high quality connections and the preparation of a Travel Plan. • Maximising the Use of Public Transport through developing a public transport strategy that makes full use of the committed Cambridge South East Transport Scheme (CSET) public transport strategy and infrastructure, develop a public transport strategy that makes full use of the committed Cambridge South East 	

Summary of issues raised in comments	Comments highlighting this issue
<p>Transport Scheme (CSET) public transport strategy and infrastructure and footways and cycleways connecting to current and future public transport services.</p> <ul style="list-style-type: none"> • Private Car Strategy through prioritising cyclists and pedestrians over motorised vehicles, car parking provision that is balanced at a level which recognises likely demand, but also seeks to deter habitual car use for journeys that could be made by non-car modes and car club spaces. <p>The transport improvements planned through the Cambridge South East Transport (CSET) scheme provide a significant opportunity to align and support the Campus plans for expansion.</p> <p>The Strategy concludes that there are no transport nor highways reasons why the Babraham Research Campus Expansion should not be allocated for development in the Greater Cambridge Local Plan.</p>	
<p>BRC Ltd supports the area of The Close being retained as affordable housing for key workers to support the needs of the Campus. The proposed redevelopment from 40 homes to 60</p>	<p>58615, 58626, 58633 and 58878 (Babraham Research Campus)</p>

Summary of issues raised in comments	Comments highlighting this issue
homes and 100 student apartments will retain a low density character and respond appropriately to its village edge location.	
A Preliminary Ecological Appraisal has been completed. It concludes that the overall value of the site to wildlife is considered to be Lower at the County scape. The report states that it is likely to be possible to deliver effective mitigation for any impacts arising from development of the proposed Campus masterplan to benefit biodiversity	58615, 58626, 58633 and 58878 (Babraham Research Campus)
A Sustainability Statement has been prepared. The Statement sets out the ambition and commitments for BRC and has been used to inform the emerging Illustrative Masterplan for the campus expansion. These address the following areas: Physical – Achieving net zero carbon: Passive design and energy efficiency; All electric servicing strategy; Renewable generation; Pathway to net zero carbon buildings; Connectivity; Electric Vehicle Charging; Digitally enhanced lives. Social – Creating vibrant communities: Accelerating knowledge and creativity; Inclusive Placemaking; Empowered local voice. Economic – Pursuing inclusive prosperity: Circular Economy; Construction; Stewardship; Life Science.	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
<p>Human – Enabling personal empowerment: Healthy Buildings; Fitness and Wellbeing</p> <p>Natural – Achieving an environmental net gain: Natural Capital</p>	
<p>Babraham Research Campus is largely located in Flood Zone 1 which is a low chance of flooding. The River Granta runs within the site and the land immediately bordering the river encroaches into Flood Zone 2. A number of mitigation measures would be put in place including the creation of additional flood plains and flood scrapes. Other opportunities include restoring the minor watercourses to a more meandering profile; reinstating shallow foot-drains; restoring lost ponds; re-wetting the grazing marsh. Additionally, by introducing new systems such as SuDS (Sustainable Drainage Systems), street trees, a green roof and green walls the water management capacity of the site could be further enhanced.</p>	58615, 58626, 58633 and 58878 (Babraham Research Campus)
<p>An Archaeological Assessment has found that all the archaeological remains reported at the Campus are 'undesigned heritage assets' in the meaning of the NPPF. Based on the extensive archaeological investigations carried out</p>	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
<p>on the site, there are unlikely to be further assets of substantially higher significance than those already found and excavated.</p> <p>The main potential impact of development within the BRC lies primarily within the footprint of proposed new buildings along with any buried services. Based on the present assessment of archaeological potential and the Cambridgeshire Historic Environment Team's past approaches to the archaeology within the BRC, there is no expectation that any future finds would have a significance which would warrant their preservation in situ or constrain potential future allocation and development of the Campus.</p>	
<p>The identification of Babraham Research Campus as a Policy Area in the emerging Greater Cambridge Local Plan, including for its expansion, would provide significant economic, social and environmental benefits:</p> <ul style="list-style-type: none"> • Subject to its release from the Green Belt, the site has no insurmountable technical constraints that would preclude the development of further employment land and supporting Campus-linked housing as part of a planned expansion of the Campus; 	58615, 58626, 58633 and 58878 (Babraham Research Campus)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Delivering the objectives of the Government's objectives to grow the UK's Life Science capabilities by focussing economic growth within the core of the Cambridge Southern Research cluster; • Provision of circa 28,870 sqm of net additional research and development floorspace within an exemplary working science community which in turn would support approximately 1,400 jobs and £50.7m in GVA to the national economy. Lending critical mass to the Campus would also create more opportunities for interactions and collaboration to support innovation; • Further employment opportunities through the provision of expanded on-site facilities and amenities to meet the needs of the Campus and through the construction process and increase in business rates; • Provision of 120 net additional Campus linked houses; • Provision of new and enhanced nursesey and retail provision, including for a new community meeting point and a new local play area; 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Retention of circa 3.5 hectares of amenity land, for the use of the Campus and the local community; A new community orchard and ‘Common’ area within the south of the Campus, adjacent to the community planting area (Forest Garden), local school and cricket pitch; • The site’s location within the A1307 Strategic Transport Corridor between Cambridge and Haverhill enables the site to support potential transport improvements in the corridor, such as the Cambridge South East Transport scheme (CSET); • New and enhanced opportunities for informal recreation to promote health and wellbeing; • An embedded Net Zero Carbon strategy from the outset to ensure a positive, local response to climate change; • A development capable of securing at least 20% Biodiversity Net Gain as a result of the extensive network of retained and proposed green spaces providing opportunities for an increase in natural habitat and ecological features; 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Enriching landscape and providing an array of new publicly accessible green open spaces; • Mitigating and enhancing flood risk through the creation of additional flood plains and flood scrapes; and • A development capable of providing compensatory improvements to the environmental quality and accessibility of remaining Green Belt land and to define new robust Green Belt boundaries. 	
<p>The Babraham Institute is currently only accessible by car from North Hertfordshire. The proposed development will have an impact on the district, positively in terms of increased employment opportunities or negatively in terms of additional traffic using the A505. The recommendations from the current A505 corridor studies could have a bearing on this.</p>	58669 (North Hertfordshire DC)
<p>The site includes the grade I listed Church of St Peters and grade II listed Babraham Hall as well as part of Babraham Conservation Area. There are a number of other listed buildings nearby in the village of Babraham as well as a series of scheduled monuments on the higher land to the north and north west of the site. Any development of the site has the potential to</p>	59647 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
affect these heritage assets and their settings. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording.	
Welcome the reference to the church and Hall and Conservation Area in the bullet points on page 10. Reference should also be made to the wider offsite heritage assets.	59647 (Historic England)
The wording should be amended to read, "Development should conserve or where appropriate enhance the significance of heritage assets, including the grade I listed St Peters Church, grade II Babraham Hall and Babraham Conservation Area as well as nearby heritage assets (noting that significance may be harmed by development within the setting of an asset)."	59647 (Historic England)
Support the release of land from the Green Belt to support nationally important R and D and life science jobs located near to public transport routes and active transport.	60117 (C Blakeley)

S/RSC: Other site allocations in the rural southern cluster

Hyperlink for all comments

Open this hyperlink - [Policy S/RSC: Other site allocations in the Rural Southern Cluster](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

121

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Individuals have commented that use of Green Belt land is contrary to previous consultations, and that Green Belt should be protected from urban sprawl as provides recreational space. Objections to release of Green Belt in Great Shelford and Babraham, and to development at Linton. Comments highlight need to retain character of existing villages. Parish Councils support small scale developments where there is suitable infrastructure and public transport, and highlight that Neighbourhood Plans need to be considered when identifying sites. Requests for specific sites to be allocated from site promoters, on the basis that there is a need for affordable housing, there is suitable land for additional residential development, and growth is needed to support existing village services and facilities. A comment from an individual that more smaller developments are needed to deliver homes quickly.

S/RSC/HW: Land between Hinton Way and Mingle Lane, Great Shelford – Cambridge Past, Present & Future, local parish councils, district councillors, and a number of individuals have commented that the site: fails to meet the exceptional criteria for Green Belt release, will destroy high grade land, will contribute to the merging of Great Shelford and Stapleford into one settlement, has poor quality access and will create congestion, and does not materially contribute towards the overall housing need. Cambridge Past, Present & Future and district councillors suggest the policy should include requirements for public open space / Green Belt mitigation / Local Green Space for both the northern and eastern boundaries. Concerns that proximity to the station will result in the new homes being bought by London commuters rather than locals, and that the allocation is based on the promise of transport initiatives that have not yet been approved. Also comments from individuals that there is no reference to the retirement village allowed on appeal for a nearby site, that the assessment fails to consider the proposed busway, that Cambridge South Station will not benefit new residents as its more convenient to travel by car to Addenbrooke's, and that the existing infrastructure is already overstretched such that new development will put pressure on water supply, drainage, services and facilities, biodiversity, and food production. Historic England has highlighted consideration of heritage impacts as an issue for further consideration. Support for its allocation from the landowner, with a commitment to prepare additional assessments.

S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford – IWM has highlighted that the site falls within Duxford's Air Safeguarding Zone and Historic England has highlighted consideration of heritage impacts as an issue for further consideration.

S/RSC/CC: Comfort Café, Fourwentways – Historic England has highlighted consideration of heritage impacts as an issue for further consideration.

S/RSC/H/1(c): land south of Babraham Road, Sawston (Part of the site is in Babraham Parish) – individuals do not support this allocation as: the neighbouring site north of Babraham Road has used inappropriate building materials that are not in accordance with the Design Guide SPD, the housing density is inappropriate, the green space to be provided is negligible, transport improvements are needed, character of the village needs to be conserved, loss of woodland and farmland, and impacts on landscape and water courses need to be considered. A comment that once full planning permission is approved the allocation will no longer be necessary. Historic England has highlighted consideration of heritage impacts as an issue for further consideration.

Table of representations: S/RSC – Village allocations in the rural southern cluster

Summary of issues raised in comments	Comments highlighting this issue
Object to any Green Belt changes, including the release of Green Belt land in: <ul style="list-style-type: none"> • Great Shelford • Babraham 	56485 (N Hilliard), 58436 (J Thomas)
The use of Green Belt land is contrary to previous consultations.	56485 (N Hilliard), 56684 (P Dootson)
Promotion of specific sites not included in the First Proposals, for the following reasons: <ul style="list-style-type: none"> • suitable for additional residential development (including, affordable housing, market housing, key worker housing, older persons housing, residential care home, custom or self-build housing, specialist 'other forms' of housing) 	57087 (Shelford Investments), 57128 (The Grange Field Consortium), 57509 (Cambridgeshire County Council (as landowner)), 58439 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58442 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58522 (Bloor Homes Eastern), 58540 (Deal Land LLP), 58906 (St John's College Cambridge), 58927 (Wedd

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • within a village that provides sustainable modes of transport, employment opportunities (including knowledge based employment) • there is an identified need for affordable housing which would not be met by other means • suitable for open space and/or recreational/leisure uses • need to support the existing services and facilities in the village 	Joinery), 58940 (Carter Jonas), 59021 (Deal Land LLP), 59033 (Grosvenor Britain & Ireland), 60566 (Countryside Properties), 60689 (Gladman Developments), 60691 (Gladman Developments), 60695 (Trustees of Great Wilbraham Estate), 60713 (D Wright), 60714 (Pembroke College), 60715 (C Sawyer Nutt), 60732 (F.C Butler Trust), 60753 (S Gardner), 60754 (S Gardner), 60771 (Mr and Mrs Bishop), 60773 (Abington Farms Ltd)
Green belt should be protected from urban sprawl and provides much needed recreational space.	56679 (R Rigge)
Comments on sites in Ickleton, Duxford and near Hinxtton that have been rejected to date.	56533 (P Fletcher)
In general support small scale development in the rural area where there is suitable infrastructure and reliable alternative public transport other than car (train/bus/cycle).	56582 (Gamlingay PC), 56726 (Croydon PC), 57919 (Ickleton PC)
The reason for wanting to develop in these villages are understandable given the relatively high number of jobs in close proximity and the relative lack of new houses being planned for the south side of Cambridge. However, development within	56809 (M Colville)

Summary of issues raised in comments	Comments highlighting this issue
these villages should remain limited to avoid ruining the character of the village for existing residents.	
Should ensure that Neighbourhood Plans are fully taken into account when considering housing allocations.	57299 (Foxton PC)
Unclear as to whether these allocations are existing commitments or proposed allocations. There seems to be discrepancy within the wording and mapping along with inclusion within the main development strategy and the table included at page 32.	57332 (HD Planning Ltd)
No comment.	57359 (Huntingdon DC)
Strongly disapprove of any further expansion around Linton.	58397 (Linton PC)
Use good multidisciplinary design to offer alternatives to exploitative imposition on the land as in previous planning history.	58436 (J Thomas)
<p>Instead of land in Great Shelford, development could be delivered in other locations such as:</p> <ul style="list-style-type: none"> • Bassingbourn • Over • Girton • Whittlesford 	58667 (Abbey Properties Cambridgeshire Limited)

Summary of issues raised in comments	Comments highlighting this issue
Concerned about the definition and implications of the “Rural Southern Cluster” and this requires much more detailed elucidation, explanation and justification.	59855 (Barrington PC)
Policy has different name on map page.	60118 (C Blakeley)
The First Proposals plan is heavily reliant on the delivery of a handful of strategic developments, particularly large and complex sites which on average would take 5 to 8 years for the first home to be delivered. To ensure that housing delivery does not stall and the affordability crisis worsened as a result a pipeline of smaller developments which can deliver homes quickly will be needed in the short to medium term.	60712 (C King)
<p>S/SCP/WHD Whittlesford Parkway Station Area, Whittlesford Bridge:</p> <p>This proposed policy area includes the scheduled monument and grade II* listed Chapel of the Hospital of St John and the grade II listed Red Lion. Any development in this area has the potential to affect the significance of these heritage assets.</p> <p>Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. Height is an issue in this very sensitive location.</p>	59652 (Historic England)

New allocations – housing

S/RSC/HW: Land between Hinton Way and Mingle Lane, Great Shelford

Summary of issues raised in comments	Comments highlighting this issue
<p>The site fails to meet exceptional criteria for Green Belt release and will destroy high-grade land. There is no new relevant information to justify reassessment of this site since its rejection in the 2018 Local Plan. What are the ‘exceptional circumstances’ that the council has to remove the land from the Green belt?</p>	<p>Individuals</p> <p>56485 (N Hilliard), 56681 (N Campbell), 56684 (P Dootson), 56686 (A Kennedy), 56694 (D Kennedy), 56828 (S Dootson), 56829 (E Turnbull-Jones), 56831 (S Kwan), 56832 (V Nash), 56833 (M Dewey), 56835 (L Plumb), 56836 (L Carrothers), 56839 (A Collier), 56840 (M Farrington), 56842 (L Sikkema), 56844 (N Punshon), 56845 (B Ragbourn), 56849 (J White), 57317 (A Czernuszewicz), 57631 (P Antill), 57764 (J Sennitt), 57843 (A Gannon), 57982 (K Lockhart), 57985 (A Lockhart), 58083 (C Bendelack), 58101 (S Ingram), 58104 (K Ackerman), 58124 (C Hilliard), 58143 (N Hamid), 58150 (M Vigouroux), 59256 (P Sparks), 59283 (M Berkson), 59761 (Anonymous First Proposals Consultation), 60544 (P Mirrlees), 60254 (Cllr B Shelton), 60496 (Cllr N Sample)</p> <p>Public Bodies</p>

Summary of issues raised in comments	Comments highlighting this issue
	<p>56972 (Trumpington Residents Association), 57561 (Stapleford PC), 59084 (Great Shelford PC)</p> <p>Third Sector Organisations 58575 (Cambridge Past, Present & Future)</p> <p>Developers, Housebuilders and Landowners 58667 (Abbey Properties Cambridgeshire Limited)</p>
<p>Support for development at allocated land between Hinton Way and Mingle Lane, Great Shelford due to exceptional circumstances including:</p> <ul style="list-style-type: none"> • near to good range of services and facilities, employment, sustainable modes of transport • need for additional housing including affordable housing 	57303 (A J Johnson)
<p>A number of technical reports will need to be prepared including:</p> <ul style="list-style-type: none"> • landscape assessment • heritage assessment • ecological appraisal • transport assessment 	57303 (A J Johnson)

Summary of issues raised in comments	Comments highlighting this issue
There is no mention of the proposed retirement village in the Local Plan report.	56694 (D Kennedy)
The Cambridge South Station will not benefit the residents of the 100 new homes as it is more convenient to commute to Addenbrooke's from Shelford by car.	56485 (N Hilliard), 57985 (A Lockhart)
The assessment has failed to consider the proposed Bus Way, which is expected to run directly North of the site. The route does not provide reasonable access from Great Shelford. The construction of the Bus Way makes maintaining the intervening Green Belt land of greater importance, which this development would erode.	56485 (N Hilliard), 56694 (D Kennedy), 59283 (M Berkson)
The site sits exactly on the boundary between Great Shelford and Stapleford, so contributes to the merging of these communities into one continuous suburban settlement, damaging the character of the villages and impacting on social wellbeing and mental health.	56485 (N Hilliard), 56681 (N Campbell), 56694 (D Kennedy), 56832 (V Nash), 56833 (M Dewey), 56839 (A Collier), 56840 (M Farrington), 56842 (L Sikkema), 56844 (N Punshon), 57631 (P Antill), 57764 (J Sennitt), 57843 (A Gannon), 57982 (K Lockhart), 58083 (C Bendelack). 58101 (S Ingram), 58104 (K Ackerman), 58118 (S Lancaster), 58124 (C Hilliard), 58143 (N Hamid), 58150 (M Vigouroux), 59761 (Anonymous First Proposals Consultation)

Summary of issues raised in comments	Comments highlighting this issue
<p>How have you assessed the poor quality access to this site?</p> <p>The site will exit onto a narrow 20 mph road. The increased traffic congestion and pollution along this road and through the conservation area of Stapleford will detriment the village environment. There is already a major issue with traffic queuing on Hinton Way at the railway crossing, which this development and 200 additional cars will exacerbate. Changes to public transport and the inadequate train/bus services would mean more residents would use their cars. Creating danger for cyclists on this route.</p>	<p>Individuals</p> <p>56485 (N Hilliard), 56684 (P Dootson), 56686 (A Kennedy), 56707 (M Zmija), 56679 (R Rigge), 56790 (R Rigge), 56828 (S Dootson), 56829 (E Turnbull-Jones), 56830 (H Sikkema Lucena), 56831 (S Kwan), 56832 (V Nash), 56835 (L Plumb), 56836 (L Carrothers), 56839 (A Collier), 56840 (M Farrington), 56842 (L Sikkema), 56844 (N Punshon), 56845 (B Ragbourn), 56849 (J White), 57317 (A Czernuszewicz), 57631 (P Antill), 57764 (J Sennitt), 57843 (A Gannon), 57861 (P Milne), 57900 (Schofield), 57982 (K Lockhart), 57985 (A Lockhart), 58083 (C Bendelack), 58118 (S Lancaster), 58124 (C Hilliard), 58143 (N Hamid), 58150 (M Vigouroux), 59256 (P Sparks), 59283 (M Berkson), 59761 (Anonymous First Proposals Consultation), 60496 (Cllr N Sample), 60544 (P Mirrlees)</p> <p>Public Bodies</p> <p>59084 (Great Shelford PC), 57561 (Stapleford PC)</p> <p>Third Sector Organisations</p> <p>58575 (Cambridge Past, Present & Future)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>S/RSC/HW provides less than 1.5% of the new total housing allocations and does not materially contribute to new housing stock and is insignificant to the full Local Plan. Homes would not be truly affordable, and this site should not be built on. Why is such a large area (10 hectares) proposed for development?</p>	<p>Individuals</p> <p>56681 (N Campbell), 56684 (P Dootson), 56694 (D Kennedy), 56828 (S Dootson), 56829 (E Turnbull-Jones), 56831 (S Kwan), 56832 (V Nash), 56833 (M Dewey), 56839 (A Collier), 56840 (M Farrington), 57317 (A Czernuszewicz), 57631 (P Antill), 57764 (J Sennitt), 57900 (Schofield), 58101 (S Ingram), 58124 (C Hilliard), 58143 (N Hamid), 59283 (M Berkson), 59761 (Anonymous First Proposals Consultation), 60496 (Cllr N Sample)</p> <p>Public Bodies</p> <p>59084 (Great Shelford PC)</p>
<p>It seems that the longer-term intention of the Planning Department is for further green belt release in this location, this is evidenced by: “open space to be provided to the east of the built development to help provide compensatory improvements to the environmental quality and accessibility of remaining Green Belt.” There is also green belt to the north (indeed that is the longer boundary and the one viewed from higher ground) and therefore if the intention was to contain the development there</p>	<p>58575 (Cambridge Past, Present & Future)</p>

Summary of issues raised in comments	Comments highlighting this issue
would be a requirement for public space/green belt mitigation for both the northern and eastern boundaries.	
The Planning Authority is basing the allocation on the promise of transport initiatives which have not yet been approved, or in some cases, even entered a planning application stage such as CSET.	59084 (Great Shelford PC)
The justification for this site seems to be that it is close to Great Shelford station. However, this means that the new dwellings will appeal to London commuters and therefore there is a high risk that the new housing does not support the new jobs creation set out in the Plan, but instead further exacerbates local housing shortage.	58575 (Cambridge Past, Present & Future), 59084 (Great Shelford PC)
There are other sites that are not protected by the Green Belt policy that should be prioritised. Housing on the Cambridge Biomedical Campus would be more appropriate and have less impact.	56836 (L Carrothers)
<p>Local infrastructure already over-stretched and development will put further demand and pressure on these:</p> <ul style="list-style-type: none"> • water supply and drainage • schools 	<p>Individuals</p> <p>56485 (N Hilliard), 56681 (N Campbell), 56684 (P Dootson), 56686 (A Kennedy), 56694 (D Kennedy), 56707 (M Zmija), 56828 (S Dootson), 56829 (E Turnbull-Jones), 56830 (H</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • GP practices • other local services and amenities • biodiversity, flora and fauna • Congestion and pollution from cars • local character including the Magog Hills and Wandlebury • long views from Mingle Lane to the rolling chalk hills to the north • food production needs and loss of arable land <p>What is the assessment of impact on local services?</p>	<p>Sikkema Lucena), 56831 (S Kwan), 56832 (V Nash), 56833 (M Dewey), 56835 (L Plumb), 56836 (L Carrothers), 56839 (A Collier), 56840 (M Farrington), 56842 (L Sikkema), 56844 (N Punshon), 56845 (B Ragbourn), 56849 (J White), 57317 (A Czernuszewicz), 57631 (P Antill), 57764 (J Sennitt), 57843 (A Gannon), 57900 (Schofield), 57982 (K Lockhart), 57985 (A Lockhart), 58083 (C Bendelack), 58101 (S Ingram), 58104 (K Ackerman), 58124 (C Hilliard), 58143 (N Hamid), 58150 (M Vigouroux), 59761 (Anonymous First Proposals Consultation), 60496 (Cllr N Sample), 60544 (P Mirrlees)</p> <p>Public Bodies</p> <p>56972 (Trumpington Residents Association), 57561 (Stapleford PC)</p>
<p>Uncertainty and changeability on the part of the council are contributors to significant stress for the local residents.</p>	<p>56684 (P Dootson), 56828 (S Dootson), 56829 (E Turnbull-Jones), 56831 (S Kwan), 56832 (V Nash), 56839 (A Collier), 56842 (L Sikkema), 57631 (P Antill), 58101 (S Ingram), 58143 (N Hamid)</p>
<p>Where is the environmental impact study for the two new areas that make up this proposed site? The two areas sit on different</p>	<p>56686 (A Kennedy), 56694 (D Kennedy), 57561 (Stapleford PC), 59761 (Anonymous First Proposals Consultation)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>land quality – part on meadow, and part on agricultural land. The meadow has flora and fauna with UK conservation status of ‘red’ and highest nature ratings in the European Monitoring of Biodiversity in Agricultural Landscapes (EMBAL) Survey Manual 2017. To use the meadow but only a small fraction of heavily used agricultural land with ‘between very low and rather low nature’ value suggests that the plan goes against supporting biodiversity at its core.</p>	
<p>Waverley Park an existing built-up area opposite will become available soon.</p>	56790 (R Rigge)
<p>We call on the Greater Cambridge Shared Planning Service to either (1) reduce the area of land proposed for development is OR (2) designate a Local Green Space the area of the 10-hectare plot beyond that which is necessary for 100 houses, thereby protecting it from development and offering the potential of park land with play facilities to the east of Great Shelford and Stapleford. This would represent a significant benefit to families living in the area.</p>	60496 (Cllr N Sample), 60397 (Cllr P Fane)

Summary of issues raised in comments	Comments highlighting this issue
All within MSAs for chalk and sand & gravel. MWLP Policy 5 applies. Site is adjacent to residential properties; amenity buffer likely to sterilise most of the mineral.	56940 (Cambridgeshire County Council)
In Fig. 33, the land between Hinton Way and Mingle Lane, Great Shelford (Policy S/RSC site HW) is marked in orange as an existing site when it should be purple as a proposed new site allocation.	59283 (M Berkson)
Whilst there are no designated heritage assets within the site boundary, the Stapleford Conservation Area lies adjacent to the site, and includes a number of listed buildings, most notably the grade II* listed St Andrew's Church. Any development of this site therefore has the potential to affect these heritage assets through a change in their settings. Therefore, recommend the preparation of an HIA to determine/confirm whether this site is suitable, and to inform the policy wording.	59648 (Historic England)

S/RSC/MF: Land at Maarnford Farm, Hunts Road, Duxford

Summary of issues raised in comments	Comments highlighting this issue
All within a MSA for chalk. MWLP Policy 5 applies. Site is adjacent to residential properties and too small to contain a workable quantity of mineral.	56940 (Cambridgeshire County Council)
The 60 dwelling site at Maarnford Farm is within Duxford's Air Safeguarding Zone. Consultation is necessary to ensure that any development in this location does not affect airfield operations and residents of the new development are aware of the established impact of the location's proximity to the airfield.	58007 (Imperial War Museum/Gonville and Caius College)
There are no designated heritage assets on this site and whilst the Duxford Conservation Area lies to the south east of the site it is separated from the site by development and a playing field. Recommend the preparation of an HIA to determine/confirm whether this site is suitable, and to inform the policy wording.	59649 (Historic England)

New allocations – employment

S/RSC/CC: Comfort Café, Fourwentways

Summary of issues raised in comments	Comments highlighting this issue
<p>All within MSAs for chalk and sand & gravel. MWLP Policy 5 applies. Site is too small to contain a workable quantity of mineral.</p>	<p>56940 (Cambridgeshire County Council)</p>
<p>Whilst there are no designated heritage assets on site, there is a grade II listed building, the Temple café and restaurant, to the south of the site. Development of the site has the potential to impact the significance of this heritage asset through development within its setting. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. However, given the intervening vegetation and distance we consider the impact of development of the site on the asset is likely to be minimal.</p>	<p>59650 (Historic England)</p>

Continuing existing allocations – housing

S/RSC/H/1(c): land south of Babraham Road, Sawston (Part of the site is in Babraham Parish)

Summary of issues raised in comments	Comments highlighting this issue
Do not support development. The site currently under construction (Land north of Babraham Road, Sawston (H1/b)) used inappropriate building materials for construction that do not align with the design guidelines of Sawston.	58159 (H Thomas)
Housing density is inappropriate and allocated green spaces is negligible.	58159 (H Thomas)
S/RSC/H/1 should only be allowed to go ahead if development aligns with Sawston design guidelines, and is at a density MUCH lower than H1/b.	58159 (H Thomas)
Transport infrastructure must be brought in to avoid the additional pressure that has been placed on Babraham village by H1/b.	58159 (H Thomas)
Should preserve Babraham and the unique rural wooded farmland character. Allow full conservation of historic character.	58436 (J Thomas)
Protect fertile soils, woodland, farmland and parkland character as a primary resource against climate change	58436 (J Thomas)

Summary of issues raised in comments	Comments highlighting this issue
Should survey chalk, landscape, hydrology and protect watercourses.	58436 (J Thomas)
A full application for this site is currently pending consideration so it will no longer be appropriate to allocate it.	58540 (Deal Land LLP)
There are no designated heritage assets within the site boundary. However, Sawston Hall a grade II Registered Park and Garden lies to the south west of the site. Development of the site has the potential to impact the significance of this heritage asset through development within its setting. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording.	59651 (Historic England)

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
Land to the south of Babraham Road and east of site H1c, Sawston (HELAA site 40509) – should be allocated for residential development	57019 (KWA Architects), 57032 (KWA Architects)
Land adjacent to Babraham (HELAA site 40297) – should be allocated for residential development, employment uses,	57566, 57568, 57569, 57571, 57572 and 58482 (Cheveley Park Farms Limited)

Summary of issues raised in comments	Comments highlighting this issue
community facilities, schools, public open space and areas for biodiversity enhancement.	
Land to the rear of 24 Brookhampton Street, Ickleton (HELAA: 40536) should be allocated for residential development.	60712 (C King)
Land off Cabbage Moor, Great Shelford (HELAA: 40529) – should be allocated for residential development	57087 (Shelford Investments)
Grange Field, Church Street, Great Shelford (HELAA: 40128) – should be allocated for residential development.	57128 (The Grange Field Consortium)
Robinson Farm, Sawston (HELAA: 40146) – should be allocated for residential development.	57509 (Cambridgeshire County Council – as landowner)
Mill Lane Site, Sawston (HELAA: 40341) – should be allocated for residential development.	58439 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58442 (NW Bio and its UK Subsidiary Aracaris Capital Ltd)
Land west of Linton (HELAA: 51047) – should be allocated for residential development, a doctors surgery, an early years facility and open space.	58522 (Bloor Homes Eastern)
Land east of Cambridge Road, Sawston (HELAA site 40547) – should be allocated for a residential-led mixed use development.	58540 (Deal Land LLP)
Land west of Hinton Way, Great Shelford (HELAA: 40485) should be allocated for residential development.	58906 (St John’s College Cambridge)

Summary of issues raised in comments	Comments highlighting this issue
Wedd Joinery, Granta Terrace, Stapleford (HELAA: 40477) – should be allocated for residential development.	58927 (Wedd Joinery)
Land off Hinton Way Stapleford (HELAA: 40369) – should be allocated for residential development.	58940 (Carter Jonas)
Land east of Haverhill Road, Stapleford (HELAA: 40546) – should be allocated for mixed use development.	59021 (Deal Land LLP)
Land to the west of Duxford Road, Whittlesford (HELAA site 59397) – should be allocated for residential development.	59033 (Grosvenor Britain & Ireland)
Land to the north-west of Balsham Road, Linton (HELAA: 40411) - should be allocated for residential development.	60566 (Countryside Properties)
Land at Balsham Road, Linton (HELAA Site 40336) – should be allocated for residential development.	60689 (Gladman Developments)
Land at Back Road, Linton (HELAA Site 40343) – should be allocated for residential development.	60691 (Gladman Developments)
Land to the East of the A11, Mill Road, Great Wilbraham (HELAA site 40130) – should be allocated for employment uses.	60695 (Trustees of Great Wilbraham Estate)
Land to the South of Shelford Road and Cambridge Road, Fulbourn, (HELAA: 48064) – should be allocated for residential development.	60713 (D Wright)

Summary of issues raised in comments	Comments highlighting this issue
Land South of Horseheath Road Linton (HELAA: 40554) – should be allocated for residential development.	60714 (Pembroke College)
Land North of Pampisford Road, Great Abington (HELAA: 40539) – should be allocated for residential development.	60715 (C Sawyer Nutt)
West of 40 Station Rd West, Whittlesford (new site: 59391) – should be allocated for residential development.	60732 (F.C Butler Trust)
Land south of West End 27 West End Whittlesford (new site: 59382) – should be allocated for residential development.	60753 (S Gardner)
Land adj to Whittlesford Highways Depot 57 Station Road East Whittlesford (new site 59383) – should be allocated for residential development.	60754 (S Gardner)
Land adj to M11 (nr. 24 Newton Rd) Whittlesford (new site 59384) – should be allocated for residential development.	60754 (S Gardner)
Land north of Hinxton Court Hinxton (HELAA: 40080) – should be allocated for either employment uses or residential development.	60771 (Mr and Mrs Bishop)
Land between Great Abington and north of Great Chesterford (HELAA: 40352 and 45645) – should be allocated for residential development.	60773 (Abington Farms Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Land east of M11, west of Duxford, AND Land at Duxford (HELAA: 40095) – should be allocated for residential development and community facilities.	58013 (Imperial War Museum/Gonville and Caius College)
Land north of Cambridge Road, Linton (HELAA site 51721) – should be allocated for residential development.	60513 (Taylor Wimpey UK Ltd)

Support for sites rejected

Summary of issues raised in comments	Comments highlighting this issue
Land at Coploe Road, Grange Road, Ickleton (HELAA site 40502): <ul style="list-style-type: none"> • Support for rejection as unsuitable for development. 	56533 (P Fletcher), 56669 (The Ickleton Society), 56670 (L O’Sullivan), 56671 (I Lester), 57919 (Ickleton PC)
Land south of Ickleton Road, Great Chesterford (HELAA site 47934): <ul style="list-style-type: none"> • Support for rejection as unsuitable for development. 	56533 (P Fletcher), 56669 (The Ickleton Society), 56670 (L O’Sullivan), 56671 (I Lester), 57256 (A Gale), 57919 (Ickleton PC)
Land to the east of the A1301, south of the A505 near Hinxton west of the A1301, north of the A505 near Whittlesford, CB10 1RG (HELAA sites 52057, 52058, & 52059), Options 1, 2 & 3: <ul style="list-style-type: none"> • Support for rejection as unsuitable for development. 	56533 (P Fletcher), 56669 (The Ickleton Society), 56670 (L O’Sullivan), 56671 (I Lester), 57919 (Ickleton PC)

Summary of issues raised in comments	Comments highlighting this issue
Land east of M11, west of Duxford, AND Land at Duxford (HELAA site 40095): <ul style="list-style-type: none"> Support for rejection as unsuitable for development. 	56533 (P Fletcher), 56669 (The Ickleton Society), 56670 (L O'Sullivan), 56671 (I Lester), 57256 (A Gale), 57919 (Ickleton PC)
Land to the rear of 24 Brookhampton Street, CB10 1SP (HELAA site 40536): <ul style="list-style-type: none"> Support for rejection as unsuitable for development due to out of character with the village, access is restricted, next to a flood plain, is within a conservation area, and unnecessary in light of much more significant housing developments going ahead nearby. 	56532 (P Fletcher), 56560 (S Lober), 56563 (J Williams), 56565 (G Nel), 56669 (The Ickleton Society), 56670 (L O'Sullivan), 56671 (I Lester), 56794 (C Waters), 56795 (M Waters), 57256 (A Gale), 57541 (J Varley), 57579 (A Izzarf), 57581 (M Mortaz), 57919 (Ickleton PC), 58024 (M Smith), 58779 (D Keating),

S/SCP: Policy areas in the rural southern cluster

Hyperlink for all comments

Open this hyperlink - [Policy S/SCP: Policy areas in the rural southern cluster](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

21

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

General support for the approach towards the Policy areas in the rural southern cluster (S/SCP) with some particular points raised. Those who supported included Gamlingay PC who supported the need for improved cycling networks. Croydon PC indicated Papworth needed development after the loss of its hospital, as does Fen Drayton. They noted the current congestion in Duxford and questioned the need for additional development. Histon & Impington PC emphasised the need for the correct transport policy because some areas have very limited public transport.

One member of the public supported the existing site allocations to be carried forward along with the expansion of Babraham research campus using Green Belt land. Another member of the public suggested the inclusion of Granta Park to provide a locally agreed framework for future development. Peterhouse requested that Greenhedge Farm, Stapleford should be released from the Green Belt given its limited contribution to the Cambridge Green Belt.

The approach proposed for **Whittlesford Parkway Station Area, Whittlesford Bridge (S/SCP/WHD)** was supported by Imperial War Museum (IWM)/Gonville and Caius College who are keen to work with Greater Cambridge Partnership to explore delivery of Whittlesford Parkway Masterplan. IWM asks that they are considered a key stakeholder in sustainable transport plans. Cambridgeshire County Council, as landowner also supports the promotion of an enhanced rural travel hub at Whittlesford Station and continue to promote their site at Whittlesford Depot for mixed use development. Cambridgeshire County Council, as the Mineral and Waste Planning Authority, noted that the site is within a Mineral Safeguarding Area (MSA) for sand and gravel, and

part is within a MSA for chalk. The railway, A505 and existing residential and other sensitive properties would be a constraint to working the site for minerals.

BCM LLP on behalf of Land North of Station Road East, Whittlesford request, given the site's proximity to the site, that the land submitted should be considered in the wider context of this site. The site was outlined for mixed use and residential development in initial consultation documents. SmithsonHill noted its site at Hinxton is strategically placed in the centre of this area - outside of green belt, immediately north of the Genome Campus policy area, and adjacent to Whittlesford Parkway Station. H.J. Molton Settlement, while supporting this policy they indicated the policy is limited to "redevelopment" of the existing built-up area and suggest the policy area should be expanded eastwards to include the land to the east of Whittlesford Highways Depot.

The approach proposed to the area **South of A1307, Linton (S/SCP/H/6)** was broadly supported by both Linton PC and several members of the public. Many re-iterated the same point about the settlements of Linton and Little Linton having historically distinct identities. New development in the area would disrupt the historic open landscape, destroying the separation and damaging the individual character of each settlement. Furthermore, land in this area is a valuable environmental resource, which should be protected. They supported the retention of the land between Little Linton and Linton within the designated countryside. Historic England also support this policy approach, noting this policy area includes part of Linton Conservation area and many listed buildings; development in this area has the potential to impact upon these heritage assets and their settings; and the proposed policy restricts residential development in this area to improvements to existing properties.

Table of representations: S/SCP - Policy areas in the rural southern cluster

Summary of issues raised in comments	Comments highlighting this issue
Support the requirement for improved cycling networks to enable access from rural areas surrounding the sites.	56583 (Gamlingay PC)
Papworth needs development after the loss of its hospital, as is Fen Drayton. Duxford is already very congested, so not sure why additional development is required here.	56727 (Croydon PC)
Need to get transport policy right – some areas have very limited public transport.	57703 (Histon & Impington PC)
No comment.	57360 (Huntingdonshire DC)
Support existing site allocations to be carried forward including the expansion of Babraham research campus using Green Belt land.	60119 (C Blakeley)
The First Proposals consultation includes policy areas for the Babraham Research Campus and for the Genome Campus. Given further likely developments at Granta Park, having a Policy Area covering it would provide a locally agreed framework for future development.	60253 (T Orgee)
Greenhedge Farm, Stapleford: Overall, the Local Plan evidence clearly demonstrates that the site makes at best a relatively limited or limited contribution to the Cambridge Green Belt and	59435 (Peterhouse)

Summary of issues raised in comments	Comments highlighting this issue
<p>in terms of purposes two and three it makes no contribution at all. In addition, its release would have negligible harm on the adjacent Green Belt and a low harm overall. The Council's own evidence, alongside that prepared by Peterhouse, clearly points in favour of releasing the site from the Green Belt.</p>	

S/SCP/WHD: Whittlesford Parkway Station Area, Whittlesford Bridge

Summary of issues raised in comments	Comments highlighting this issue
<p>Minerals and Waste - All within a Mineral Safeguarding Area (MSA) for sand & gravel; part within a MSA for chalk. Most of the site is within the settlement boundary. Railway, A505 and existing residential and other sensitive properties would be a constraint to working the minerals.</p>	<p>56941 (Cambridgeshire County Council)</p>
<p>HELAA site: 40165: Cambridgeshire County Council as landowner supports the promotion of an enhanced rural travel hub at Whittlesford Station and would like to continue to promote their site at Whittlesford Depot (reference 40165) for mixed use development.</p>	<p>57510 (Cambridgeshire County Council – as landowner)</p>
<p>IWM and Caius are supportive of S/SCP/WHD. IWM is keen to work with Greater Cambridge Partnership to explore delivery of</p>	<p>58008 (Imperial War Museum/Gonville and Caius College)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>Whittlesford Parkway Masterplan. Also, keen to work together to shift to sustainable transport routes for visitors, staff and volunteers. Given the scale of IWM's economic impact in the region (£43m GVA), and ambitions for growth and the volume of potential road journeys this equates to, IWM asks that IWM is considered a key stakeholder in sustainable transport plans. IWM is encouraged by GCP Making Connections consultation emphasis on accelerating the development of greenways and regular bus routes to connect Royston to Whittlesford and Cambridge via Duxford.</p>	
<p>HELAA Site: 40097: As agent, on behalf of the landowner, land was submitted as part of the HELAA 'Call for Sites' (JDI - 40097 Site Name - Land North of Station Road East, Whittlesford) adjacent to the proposed mixed use site at Whittlesford Station (S/SCP/WHD Whittlesford Parkway Station Area, Whittlesford Bridge). We would request that given the close proximity to the site, together with part of the clients land specifically the access track included, that the land submitted should be considered in the wider context of this site. The site was outlined for mixed use and residential development in initial consultation documents.</p>	58178 (BCM LLP)

Summary of issues raised in comments	Comments highlighting this issue
<p>Land at Hinxton: By reference to Figure 40 of the first proposals plan, SmithsonHill notes that its site at Hinxton is strategically placed in the centre of this area - outside of green belt, immediately north of the Genome Campus policy area, and adjacent to Whittlesford Parkway Station. It is considered that there is substantial potential for future proposals on the SmithsonHill land to contribute positively to the rural southern cluster. SmithsonHill will be further exploring this potential, with the option to adapt and amend its AgriTech proposal to involve a broader mix of employment uses.</p>	<p>58204 (SmithsonHill)</p>
<p>Land East of Whittlesford Highway Depot (HELAA site 59406) and Station Rd West Whittlesford (HELAA site 59385): Support the new policy area S/SCP/WHD Whittlesford Parkway Station Area, Whittlesford Bridge however due to the sustainable location we believe this policy area should be expanded eastwards to include the land to the east of Whittlesford Highways Depot. This site immediately adjoins the policy area S/SCP/WHD and inclusion of this site would act as a very logical extension.</p> <p>Furthermore, the policy is limited to "redevelopment" of the</p>	<p>60368 (H.J. Molton Settlement)</p>

Summary of issues raised in comments	Comments highlighting this issue
existing built up area and the inclusion of the adjoining, well contained site to the east would facilitate much needed further growth. The greenfield site would support the strategy and follow the redevelopment of the brownfield and as it is an unconstrained site can be delivered in a timely manner.	

S/SCP/H/6 South of A1307, Linton

Summary of issues raised in comments	Comments highlighting this issue
Support for the proposals which exclude development in Little Linton.	57838 (S Nickalls), 57839 (S Nickalls), 57870 (A Nickalls), 57904 (S Foulds), 57921 (H Lawrence-Foulds), 57949 (C Mackay), 58393 (Linton PC)
The settlements of Linton and Little Linton have historically had distinct identities. New development in the area would disrupt the historic open landscape, destroying the separation and damaging the individual character of each settlement. The direction of future development to other more sustainable locations is appropriate and will ensure that Little Linton and Linton retain their identity.	57838 (S Nickalls), 57839 (S Nickalls), 57870 (A Nickalls), 57904 (S Foulds), 57921 (H Lawrence-Foulds), 57949 (C Mackay), 58393 (Linton PC)

Summary of issues raised in comments	Comments highlighting this issue
Land in this area is a valuable environmental resource, which should be protected.	57838 (S Nickalls), 57839 (S Nickalls), 57870 (A Nickalls), 57904 (S Foulds), 57921 (H Lawrence-Foulds), 57949 (C Mackay)
Support for the retention of the land between Little Linton and Linton within the designated countryside.	57838 (S Nickalls), 57839 (S Nickalls), 57870 (A Nickalls), 57904 (S Foulds), 57921 (H Lawrence-Foulds), 57949 (C Mackay),
This policy area includes part of Linton Conservation area and just over a dozen grade II listed buildings. Development in this area has the potential to impact upon these heritage assets and their settings. We note that the policy restricts residential development in this area to improvements to existing properties. We broadly support this policy approach.	59653 (Historic England)

Rest of the rural area

Hyperlink for all comments

Open this hyperlink - [Rest of the rural area](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

38 (albeit see note below)

Note

- Whilst the webpage linked above effectively included only general comments on development within the rest of the rural area, some comments attached to this webpage relate to specific sites. These comments have been moved to the relevant site specific policy: S/RRA: Allocations in the rest of the rural area.

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Parish Councils support the strategy for the rest of the rural area, whereas site promoters object to the small amount of growth proposed for the rest of the rural area. Site promoters highlight that the proposed strategy: ignores the long term viability of rural settlements; is counter to the national planning policy objective of supporting and promoting mixed and balanced communities; ignores the need for local affordable housing, and needs more small and medium sized sites that can be delivered more quickly. Site promoters suggest that there are opportunities for a cluster of development around Melbourn due to its public transport links and services and facilities, whereas the Melbourn PC state that the village has no further capacity for development based on its existing infrastructure. Site promoters also suggest that investment should be put into improving public transport in rural areas, so that rural areas are not penalised, and that additional growth in villages would support existing public transport services. Parish Councils highlight that: Neighbourhood Plans should have greater influence on the proposed strategy; preservation of rural character and identity of villages is important; development should be limited to that required based on local needs; and should prevent loss of good farmland and countryside. Comment that garden centres should be recognised within the strategy for the rural

area as they provide employment, retail and leisure opportunities, but they are not referred to in the First Proposals plan. Support for the rejection of specific sites and requests for specific sites to be allocated from site promoters.

Table of representations: Rest of the rural area

Summary of issues raised in comments	Comments highlighting this issue
Acceptable / support the strategy	56728 (Croydon PC), 59474 (Shepreth PC)
<p>Object to small amount of growth identified in rural area:</p> <ul style="list-style-type: none"> • insufficient consideration being given to the long term viability of rural settlements • limiting allocations in rural area is counter to national planning policy objective of supporting and promoting mixed and balanced communities • to deliver a robust development strategy that meets needs, an adequate amount of development needs to be provided in the rural area, especially for settlements that are highly sustainable locations • expansion of villages will boost the local economy, create a critical mass for improved services and facilities, rejuvenate villages / create a sense of place, and will promote sustainable lifestyles by reducing the need to travel • needed to meet local needs and provide affordable housing 	<p>57165 (Southern & Regional Developments Ltd), 57234 (European Property Ventures – Cambridgeshire), 58445 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58572 (Croudace Homes), 58623 (Pigeon Land 2 Ltd), 58745 (LVA), 58817 (Redrow Homes Ltd), 58983 (Endurance Estates). 60257 (Jesus College), 60549 (Thakeham Homes Ltd), 60613 (CALA Group Ltd)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • national policy advocates a more nuanced approach than that proposed in the Local Plan • needed to ensure a balanced and resilient strategy – small / medium sized sites can be delivered more quickly 	
<p>Amount of development allocated in this area seems disproportionate and extremely low given the sustainable transport nodes in some of the villages. Railway corridor between Melbourn and Cambridge needs additional consideration as its own cluster. Development in this area can be achieved without the same landscape impacts as the proposed Green Belt releases in rural southern cluster.</p>	57331 (HD Planning Ltd)
<p>Growth should be focussed in villages such as Melbourn which benefit from a range of services and are located outside of the Green Belt. Local Plan should take account of new public transport links.</p>	60613 (CALA Group Ltd)
<p>Understand the rejection of large scale sites in the Green Belt, but this should be mitigated by providing sites for affordable housing to sustain villages as viable communities. This should include Rural Exception Sites delivered by local Community Land Trusts.</p>	59799 (Histon & Impington Community Land Trust)

Summary of issues raised in comments	Comments highlighting this issue
Do not consider it appropriate to differentiate between 'rest of rural area' and 'rural southern cluster' as insufficient rationale provided for this.	58670 (Abbey Properties Cambridgeshire Limited)
Evidence base should clearly acknowledge the different roles that parts of the district can play in delivering growth. Rural area across Greater Cambridge varies significantly in terms of its role and ability to deliver growth.	58653 (Vistry Group and RH Topham & Sons Ltd)
Should only accommodate new development that is local needs derived and that has the support of the local community / Parish Council.	56585 (Gamlingay PC)
Local residents must be listened to.	57228 (D Lott)
Melbourn does not have any more capacity – already at capacity for doctors and health care workers, and children are being taken to other schools due to lack of spaces.	60490 (Melbourn PC)
Neighbourhood Plans are only mentioned 6 times – should the Local Plan take greater account of Neighbourhood Plans?	60364 (Gamlingay PC)
Development should be minimised in this location as over development of villages ruins their character and should therefore be avoided.	56810 (M Colville), 58846 (R Mervart)

Summary of issues raised in comments	Comments highlighting this issue
Preservation of rural character and identity of villages is important.	59474 (Shepreth PC)
Larger villages should not be expanded any further – villages should remain as they are so as not to lose their identity. E.g. Melbourn is now more akin to a small town, but the infrastructure has not been upgraded to match.	58047 (Great and Little Chishill PC)
Support proposals to limit housing development west of M11 as this supports implementation of Duxford's Air Safeguarding Zone – which allows Imperial War Museum to operate.	58010 (Imperial War Museum/Gonville and Caius College)
Should only allow individual new homes, but these developments should not destroy the beauty of the rural area.	57228 (D Lott)
Support prioritisation of development in Cambridge and at new settlements, rather than in the rural area.	56871 (Bassingbourn-cum-Kneesworth PC)
Village development has the highest carbon footprint and should be avoided.	59474 (Shepreth PC)
Any new development should have access to a sustainable alternative to the private car – hourly public transport to nearby market town or local transport hub or train station.	56585 (Gamlingay PC)

Summary of issues raised in comments	Comments highlighting this issue
Investment should be put into improving public transport links in the rural area rather than penalising those areas where there are not sufficient existing links.	57165 (Southern & Regional Developments Ltd), 57234 (European Property Ventures – Cambridgeshire)
Transport is an important factor for sustainability but is not the sole consideration. Additional growth in villages would support existing bus services.	58572 (Croudace Homes)
Major transport consideration needed before any proposed expansion. Rural areas should not be segregated from Cambridge, particularly where there are jobs and services nearby.	57802 (Histon & Impington PC)
Support not locating development where car travel is easiest or only method of transport.	57586 (R Pargeter)
Detailed location of new development should be considered in relation to likely traffic flow e.g. locate new development on the edge of the village that is located closest to Cambridge to avoid increased traffic flow through the village.	57586 (R Pargeter)
Need more consideration for horse riders and inclusion of bridleways. Active travel should refer to more than just cycling.	59253 (Teversham PC)
Population projections used for schools planning should be reviewed for the rural area – especially where a second choice	57802 (Histon & Impington PC)

Summary of issues raised in comments	Comments highlighting this issue
school would be more than a walk away therefore increasing car use.	
Health services and facilities – any new allocations must undertake an assessment of existing health infrastructure capacity and fully mitigate the impact on the proposed development through appropriate planning obligations. Early engagement needed with the NHS to agree the form of infrastructure required.	59162 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Site specific allocations should set out the principles for delivering improvements to general health and wellbeing, and promote healthy and green lifestyle choices through well-designed places.	59162 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Support expansion of businesses in the rural area if the proposals are in keeping with character of the area and of benefit to local residents.	56585 (Gamlingay PC)
Garden Centres should be recognised within Local Plan policy – although they are widespread and provide employment, retail and leisure opportunities there is no mention of them in the Local Plan.	59052 (Avison Young)

Summary of issues raised in comments	Comments highlighting this issue
Villages are in danger of becoming isolated due to major infrastructure projects dissecting South Cambridgeshire.	56728 (Croydon PC)
Regret any loss of good farmland and countryside.	58399 (Linton PC)
Cambridge and new settlements have at least as good and generally better transport links, so its misguided to allow development in villages that have good transport links.	56810 (M Colville), 58846 (R Mervart)
The map in Figure 42 should include a reference to the proposed relocation site for the Waste Water Treatment Works.	58130 (M Asplin)
No comment.	57361 (Huntingdonshire DC)
<p>Promotion of specific sites not included in the First Proposals, for the following reasons:</p> <ul style="list-style-type: none"> • performs equally well or better than allocated sites • necessary to enable long term viability of rural settlements and to deliver a robust development strategy that meets needs • expansion of villages will boost the local economy, create a critical mass for improved services and facilities, rejuvenate villages / create a sense of place, and will promote sustainable lifestyles by reducing the need to travel 	57039 (KWA Architects), 57165 (Southern & Regional Developments Ltd), 57234 (European Property Ventures – Cambridgeshire), 57331 (HD Planning Ltd), 58445 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58572 (Croudace Homes), 58623 (Pigeon Land 2 Ltd), 58653 (Vistry Group and RH Topham & Sons Ltd), 58745 (LVA), 58817 (Redrow Homes Ltd), 58983 (Endurance Estates), 60257 (Jesus College), 60549 (Thakeham Homes Ltd), 58670 (Abbey Properties Cambridgeshire Limited), 59073 (Axis Land Partnerships)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> limiting the amount of development in the rural area is too restrictive without allocating more sites there will be a reduction in services and facilities in rural areas, reducing rural sustainability 	

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
Land to the south of Babraham Road and east of site H1c (HELAA site 40509) – should be allocated for residential development	57039 (KWA Architects)
Station Fields, Foxton (HELAA site 40084) – should be allocated for residential, employment and community uses	59073 (Axis Land Partnerships)

Support for sites rejected

Summary of issues raised in comments	Comments highlighting this issue
Sites in Fen Ditton parish: <ul style="list-style-type: none"> supportive of exclusion of all sites other than Marleigh and Cambridge Airport 	59908 (Fen Ditton PC)

S/RRA: Allocations in the rest of the rural area

Hyperlink for all comments

Open this hyperlink - [Policy S/RRA: Site allocations in rest of the rural area](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

223 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the rest of the rural area heading as the comments were specific to the proposed site allocations. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council PM = Parish Meeting

Executive Summary

Many developers argue that growth in the more sustainable villages must be part of the development strategy. Although there is support from some for the overall approach there is also criticism that this is not followed through with sufficient allocations (for both housing and employment). Paragraph 79 of the NPPF is highlighted with its support for sustainable development in rural areas.

Paragraph 69 of the NPPF was also flagged due to its focus on delivering more small and medium size sites and the benefits this can have in helping to maintain a five year housing land supply and making the Local Plan more resilient. There are calls for villages to be assessed on their own merits rather than through a settlement hierarchy and many specific villages are promoted as being suitable for more development. There are also many sites, which have not been proposed for allocation, supported with promoters putting forward a broad range of economic, social and environmental benefits to support their specific sites. The corollary is that many parish councils and individuals have flagged their opposition to many sites that have not been proposed for allocation.

All of the proposed allocations received some feedback.

S/RRA/ML: The Moor, Moor Lane, Melbourn – the promotor states that the site remains available, deliverable and viable and fits with local policies, including being located within a Minor Rural Centre. However, there are concerns raised about traffic, ecology and heritage.

S/RRA/H: Land at Highfields (phase 2), Caldecote – the promotor suggests some amendments to the policy to clarify capacity in the light of extant permissions and completions. East West Rail (EWR) also request the policy is updated to ensure that development of the site does not prejudice the preferred EWR route alignment nor the delivery of EWR. Objections focus on the cumulative impacts when considered alongside Bourn, historical reasons for adjoining permissions (lack of a five year housing land supply) no longer being relevant, lack of public transport, landscape impacts and flooding.

S/RRA/MF: Land at Mansel Farm, Station Road, Oakington – the promotor is seeking to increase the capacity of the site. However, Historic England want a Heritage Impact Assessment to inform the policy wording and capacity. The parish council and

several individuals object to the proposed allocation on multiple grounds including the cumulative impacts of Northstowe, coalescence, flooding, biodiversity and landscape impacts.

S/RRA/CR: Land to the west of Cambridge Road, Melbourn – the promoters and supporters of the site highlight the benefits of the site to both Melbourn and the wider economic area. The parish council consider that the residential element is unsustainable whilst Campaign to Protect Rural England is concerned that the employment area will further industrialise the village. Individuals argue that the infrastructure cannot cope with further growth.

S/RRA/SAS: Land to the south of the A14 Services – the promoters stress their willingness to be flexible in refining details, introducing appropriate mitigation measures and even providing more land. However, nearby parish councils oppose the proposed allocation citing flooding, transport and landscape impacts alongside the cumulative impacts when considered alongside other nearby proposals. Cambridge Past, Present & Future question the appropriateness of the site for ‘last mile delivery’ into Cambridge.

S/RRA/BBP: Land at Buckinghamway Business Park, Swavesey – the promotor stresses the range of B use classes that could be suitable on the site whilst the parish council opposes the proposed allocation on numerous grounds including scale, traffic and landscape impacts and would want significant mitigation measures if allocated. Campaign to Protect Rural England raise similar objections.

S/RRA/SNR: Land to the north of St Neots Road, Dry Drayton – the promotor wants the site allocation expanded. However, East West Rail (EWR) request the policy allocation drafting is updated to ensure that development of the site does not prejudice the

preferred EWR route alignment nor the delivery of EWR whilst Historic England want a Heritage Impact Assessment to inform the policy wording and capacity. The parish council requests a landscape strategy as mitigation.

S/RRA/OHD Old Highways Depot, Twenty Pence Lane, Cottenham – there is support for this allocation from the parish council subject to consideration of the impact on the neighbouring Grade 1 listed church. This stance is supported by Historic England, who also require a Heritage Impact Assessment, and Cambridge Past, Present & Future. Campaign to Protect Rural England suggest B8 uses should be excluded to avoid increasing HGV traffic through the village.

S/RRA/H/1(d): Land north of Impington Lane, Histon & Impington – there are few comments and no objections to this proposed allocation.

S/RRA/E/5(1): Norman Way, Over – the only comment on this proposed allocation was from Historic England who requested a Heritage Impact Assessment to inform the policy wording.

S/RRA/H/2: Bayer CropScience Site, Hauxton – the only comments received on this proposed allocation focused on the boundary. Historic England did also request a Heritage Impact Assessment to inform the policy wording.

S/RRA/H/3: Fulbourn and Ida Darwin Hospitals – The Cambridgeshire and Peterborough NHS Foundation Trust question the logic of retaining the allocation whereas a site promotor wants the site area expanded to include Capital Park. Historic England request a Heritage Impact Assessment to inform the policy wording.

Table of representations: S/RRA – Allocations in the rest of the rural area

Summary of issues raised in comments	Comments highlighting this issue
<p>Growth of more sustainable villages must be part of development strategy, particularly those villages that contain a good range of services and facilities, accessible by a range of modes of transport, and where there is an identified need for affordable housing</p> <ul style="list-style-type: none"> • Support for proposed general approach but this not followed through with sufficient allocations • The Rest of Rural Area should accommodate more housing/ allocations for housing • Paragraph 79 of the NPPF seeks to promote sustainable development in rural areas and acknowledges that housing can enhance or maintain the vitality of rural communities and support local services • Paragraph 104 of the NPPF expects transport issues to be considered at the earliest stages of plan-making. Those issues include opportunities created by existing or proposed transport infrastructure in terms of the scale, location and density of development, and opportunities to promote walking, cycling and public transport use 	<p>57005 (Hastingwood Developments), 57054 (CEMEX UK Properties Ltd), 57065 (C Meadows), 57075 (Elbourn Family), 57099 (RO Group Ltd), 57116 (Cambridge District Oddfellows), 56720 (KB Tebbit Ltd), 57123 (KG Moss Will Trust & Moss Family), 57223 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57354 (Bloor Homes Eastern), 57512 (Cambridgeshire County Council), 57520 (R2 Developments Ltd), 57655 (Endurance Estates), 57692 (Endurance Estates), 58098 (Jesus College), 58149 (J Manning), 58154 (Hill Residential), 40514 (Enterprise Residential Developments Ltd and Davison Group), 58194 (Countryside Properties - UK Ltd), 58236 (Countryside Properties - UK Ltd), 58242 (Janus Henderson UK Property PAIF), 58264 (Bletsoes), 58268 (Bletsoes), 58276 (Bletsoes), 58340 (Janus Henderson UK Property PAIF), 58415 (Bridgemere Land Plc), 58477 (D Moore), 58524 (Hill Residential Limited), 58538 (Phase 2 Planning), 58546 (Phase 2 Planning), 58552 (Croudace Homes), 58554 (Martin Grant Homes Ltd), 58598 (Hill Residential Limited), 58642 (Pigeon Land 2 Ltd), 58662 (Artisan (UK) Projects Ltd), 58674 (Abbey</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Paragraph 62 of the NPPF expects the size, type and tenure of housing needs of the community to be assessed and reflected in planning policies, including for example those with an affordable housing need, students, renters and self-builders 	<p>Properties Cambridgeshire Limited), 58689 (Hawkswren Ltd), 58713 (R Grain), 58792 (LVA), 58834 (Hopkins Homes), 58841 (Redrow Homes Ltd), 58869 (Wates Developments Ltd), 58903 (Axis Land Partnerships), 58920 (Varrier Jones Foundation), 58925 (St John's College Cambridge), 58976 (Wates Developments Ltd), 59038 (Varrier Jones Foundation), 59083 (Scott Properties), 59123 (A P Burlton Turkey's Ltd), 59167 (Silverley Properties Ltd), 59176 (Scott Properties), 59226 (Scott Properties), 60265 (Gonville & Caius College), 60299 (Miller Homes), 60306 (Miller Homes), 60326 (Daniels Bros – Shefford - Ltd), 60542 (Beechwood Homes Contracting Ltd), 60581 (Martin Grant Homes), 60615 (CALA Group Ltd), 60619 (Endurance Estates), 60627 (NIAB Trust), 60628 (NIAB Trust), 60630 (NIAB Trust), 60635 (NIAB Trust), 60645 (Axis Land Partnerships), (60649) (K.B. Tebbit Ltd), 60650 (Cambridgeshire County Council), 60651 (Cambridgeshire County Council), 60652 (Cambridgeshire County Council), 60653 (Cambridgeshire County Council), 60654 (Cambridgeshire County Council), 60655 (Cambridgeshire County Council), 60664 (Thakeham Homes Ltd), 60669 (Mill Stream</p>

Summary of issues raised in comments	Comments highlighting this issue
	Developments), 60679 (Cirrus Impington Ltd), 60699 (NIAB Trust), 60701 (NIAB Trust), 60706 (Countryside Properties), 60707 (Steeplefield), 60708 (Vistry Group - Linden Homes), 60710 (Endurance Estates), 60711 (S&J Graves), 60716 (W Garfit), 60718 (Wheatley Group Developments Ltd), 60729 (P, J & M Crow), 60733 (The Critchley Family), 60736 (R. Cambridge Propco Limited)
More small and medium sized sites should be allocated in accordance with paragraph 69 of the NPPF. These sites can make a significant contribution towards the short term housing land supply and the five year housing land supply position in Greater Cambridgeshire	56483 (V Chapman), 56492 (D&B Searle), 56501 (W Grain), 56519 (R&J Millard), 57054 (CEMEX UK Properties Ltd), 57065 (C Meadows), 57075 (Elbourn Family), 57099 (RO Group Ltd), 57116 (Cambridge District Oddfellows), 57123 (KG Moss Will Trust & Moss Family), 57223 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57330 (HD Planning Ltd), 57354 (Bloor Homes Eastern), 57512 (Cambridgeshire County Council), 57655 (Endurance Estates), 57692 (Endurance Estates), 58098 (Jesus College), 58149 (J Manning), 58154 (Hill Residential), 40514 (Enterprise Residential Developments Ltd and Davison Group), 58264 (Bletsoes), 58268 (Bletsoes), 58340 (Janus Henderson UK Property PAIF), 58524 (Hill Residential Limited), 58598 (Hill Residential Limited), 58642 (Pigeon Land 2 Ltd),

Summary of issues raised in comments	Comments highlighting this issue
	<p>58689 (Hawkswren Ltd), 58713 (R Grain), 58792 (LVA), 58834 (Hopkins Homes), 58841 (Redrow Homes Ltd), 58903 (Axis Land Partnerships), 58920 (Varrier Jones Foundation), 58925 (St John's College Cambridge), 59038 (Varrier Jones Foundation), 59083 (Scott Properties), 59176 (Scott Properties), 59457 (M Carroll), 60326 (Daniels Bros – Shefford - Ltd), 60542 (Beechwood Homes Contracting Ltd), 60581 (Martin Grant Homes), 60615 (CALA Group Ltd), 60619 (Endurance Estates), 60627 (NIAB Trust), 60628 (NIAB Trust), 60645 (Axis Land Partnerships), 60650 (Cambridgeshire County Council), 60651 (Cambridgeshire County Council), 60652 (Cambridgeshire County Council), 60653 (Cambridgeshire County Council), 60654 (Cambridgeshire County Council), 60655 (Cambridgeshire County Council), 60669 (Mill Stream Developments), 60679 (Cirrus Impington Ltd), 60701 (NIAB Trust), 60707 (Steeplefield), 60711 (S&J Graves), 60716 (W Garfit), 60718 (Wheatley Group Developments Ltd), 60729 (P, J & M Crow), 60733 (The Critchley Family), 60736 (R. Cambridge Propco Limited)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>More employment land should be allocated to support spatial strategy</p> <ul style="list-style-type: none"> • Projections of need for storage and distribution space are an under-estimate • Need for large scale facilities • Employment allocations in larger villages support sustainability 	<p>58242 (Janus Henderson UK Property PAIF), 58340 (Janus Henderson UK Property PAIF), 58415 (Bridgemere Land Plc), 59092 (Lolworth Developments Limited), 59317 (Avison Young), 60265 (Gonville & Caius College), 60630 (NIAB Trust), 60635 (NIAB Trust), 60699 (NIAB Trust), 60717 (Cheffins), 60756 (Bidwells)</p>
<p>Given that many living within the surrounding villages turn to the City for work, retail, leisure and entertainment it is clear that a planning framework that acknowledges this relationship needs to be developed</p> <ul style="list-style-type: none"> • Similar logic applies to smaller towns such as Cambourne 	<p>58545 (Bruntwood SciTech), 58642 (Pigeon Land 2 Ltd), 58792 (LVA), 60708 (Vistry Group - Linden Homes)</p>
<p>In order to provide greater certainty for the plan period it will be necessary to increase the amount of housing and employment space in Group Villages</p> <ul style="list-style-type: none"> • Provide greater flexibility and resilience in the Councils' housing/development strategy • Need more allocations as should not rely on windfall sites as village frameworks are tight 	<p>57520 (R2 Developments Ltd), 58415 (Bridgemere Land Plc), 58524 (Hill Residential Limited), 58582 (MacTaggart & Mickel), 58642 (Pigeon Land 2 Ltd), 58662 (Artisan - UK - Projects Ltd), 58792 (LVA), 58834 (Hopkins Homes), 58841 (Redrow Homes Ltd), 58903 (Axis Land Partnerships), 58920 (Varrier Jones Foundation), 59038 (Varrier Jones Foundation), 60326 (Daniels Bros – Shefford - Ltd), 60581 (Martin Grant Homes), 60615 (CALA Group Ltd), 60619 (Endurance Estates), 60627 (NIAB</p>

Summary of issues raised in comments	Comments highlighting this issue
	Trust), 60628 (NIAB Trust), 60645 (Axis Land Partnerships), 60669 (Mill Stream Developments), 60679 (Cirrus Impington Ltd), 60701 (NIAB Trust), 60707 (Steeplefield), 60718 (Wheatley Group Developments Ltd)
Do not object to any of the specific allocations proposed within the First Proposals	56811 (M Colville)
<p>More housing and employment could be delivered if villages are assessed on their individual merits</p> <ul style="list-style-type: none"> • Providing that a rural settlement has strong sustainability credentials in terms of public transport links, employment opportunities, social infrastructure, shops and services it is abundantly possible to bring forward proportionate levels of new sustainable development • Many individual villages cited • A more tailored assessment of settlements can deliver carbon reductions • A more flexible approach to village frameworks 	56899 (RWS Ltd), 58415 (Bridgemere Land Plc), 58524 (Hill Residential Limited), 58538 (Phase 2 Planning), 58546 (Phase 2 Planning) 58554 (Martin Grant Homes Ltd), 58578 (Endurance Estates), 58582 (MacTaggart & Mickel), 58598 (Hill Residential Limited), 58642 (Pigeon Land 2 Ltd), 58662 (Artisan – UK - Projects Ltd), 58792 (LVA), 58834 (Hopkins Homes), 58903 (Axis Land Partnerships), 58920 (Varrier Jones Foundation), 59083 (Scott Properties), 59123 (A P Burlton Turkey’s Ltd), 59167 (Silverley Properties Ltd), 59083 (Scott Properties), 59176 (Scott Properties), 59226 (Scott Properties), 59310 (Countryside Properties), 59457 (M Carroll), 60265 (Gonville & Caius College), 60299 (Miller Homes), 60306 (Miller Homes), 60326 (Daniels Bros – Shefford - Ltd), 60542 (Beechwood Homes Contracting Ltd), 60581 (Martin Grant Homes), 60615

Summary of issues raised in comments	Comments highlighting this issue
	(CALA Group Ltd), 60619 (Endurance Estates), 60627 (NIAB Trust), 60628 (NIAB Trust), 60630 (NIAB Trust), 60635 (NIAB Trust), 60645 (Axis Land Partnerships), 60650 (Cambridgeshire County Council), 60651 (Cambridgeshire County Council), 60652 (Cambridgeshire County Council), 60653 (Cambridgeshire County Council), 60654 (Cambridgeshire County Council), 60655 (Cambridgeshire County Council), 60664 (Thakeham Homes Ltd), 60669 (Mill Stream Developments), 60679 (Cirrus Impington Ltd), 60699 (NIAB Trust), 60701 (NIAB Trust), 60707 (Steeplefield), 60708 (Vistry Group - Linden Homes), 60711 (S&J Graves), 60716 (W Garfit), 60718 (Wheatley Group Developments Ltd), 60725 (M Asplin), 60729 (P, J & M Crow), 60733 (The Critchley Family), 60736 (R. Cambridge Propco Limited), 60756 (Bidwells)
Smaller villages are becoming more sustainable as more people work from home	57099 (RO Group Ltd)
<p>More sites should be allocated in rural areas for custom and self build</p> <ul style="list-style-type: none"> relying on plots within larger developments does not work 	58477 (D Moore), 58713 (R Grain), 58863 (S Grain), 60725 (M Asplin)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> there are economic benefits to the local economy from these small schemes 	
Housing needs (for the affordable or elderly persons markets for example) can best be met in the places where those communities' needs already exist	58642 (Pigeon Land 2 Ltd), 60710 (Endurance Estates)
The Plan should recognise the possibilities for increasing the C2C corridor to St Neots and maximising the modal shift options that the section of the de-trunked A428 can offer post 2025/26 between Croxton and Cambourne	58660 (Vistry Group and RH Topham & Sons Ltd)
Allocated sites must have reliable/frequent public transport system (hourly) to a local transport hub/nearby market town/or train station	56587 (Gamlingay PC)
Transport plans are needed for Caldecote, Cottenham and Fulbourn. The expectation of a new station cannot be used as a reason for not making other transport improvements	57803 (Histon & Impington PC)
More consideration of sustainable transport in the rest of the rural area	59879 (Cottenham PC)
Opposed to any allocations in the green belt.	56811 (M Colville), 58862 (R Mervart)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Good public transport and carbon reductions through reduced transport use are not 'exceptional circumstances' to justify release 	
Planning assumption of 40 dwellings per hectare is too high for villages and will change the character of local areas	58139 (M Claridge)
There is a risk that developers will seek speculative permission in the open countryside greenfield sites contrary to the development strategy using the windfalls allocation	60120 (C Blakeley)
Want some form of development protection given to the former private, outdoor, laboratory of the late Dr Norman Moore at Boxworth End, Swavesey. The site itself has some local value as habitat and a landscape amenity. However, its overwhelming significance is as a site of scientific study, in particular of ecology and wildlife conservation.	59570 (Campaign to Protect Rural England)
At this stage in the plan making process, the Council does not wish to make any detailed comments about the proposed development strategy set out in the consultation document, given that the significant proposals are situated to the north of Cambridge and there will be a more limited impact for North Hertfordshire	58711 (North Hertfordshire DC)

Summary of issues raised in comments	Comments highlighting this issue
Support the Local Plan proposals insofar as they affect Whaddon	60558 (Whaddon PC)
<p>Promotion of specific sites not included in the First Proposals, for the following reasons:</p> <ul style="list-style-type: none"> • economic benefits to rural communities through construction jobs and increased demand for local goods and services • enhance the setting of a village • enhance or maintain the vitality of rural communities • logical extension to proposed allocation • logical development when recent/ pipeline schemes taken into account • accommodate tree planting thereby creating biodiversity net gain • site serves no green belt purpose • minimal impact on green belt • exceptional reasons for release from green belt • sites are in sustainable locations • will deliver infrastructure and community facilities • redevelopment of previously used land in the green belt • redevelopment of previously used land 	<p>56483 (V Chapman), 56492 (D&B Searle), 56501 (W Grain), 56519 (R&J Millard), 56561 (D Calder), 56720 (KB Tebbit Ltd), 56846 (Queens' College), 56899 RWS Ltd), 56957 (RO Property Management Ltd), 57005 (Hastingwood Developments), 57042 (KWA Architects), 57065 (C Meadows), 57075 (Elbourn Family), 57099 (RO Group Ltd), 57116 (Cambridge District Oddfellows), 57118 (Bartlow Estate), 57123 (KG Moss Will Trust & Moss Family), 57193 (R Cowell), 57223 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57307 (S Barker), 57512 (Cambridgeshire County Council), 57520 (R2 Developments Ltd), 57535 (H d'Abo), 57655 (Endurance Estates), 57692 (Endurance Estates), 58098 (Jesus College), 58149 (J Manning), 58154 (Hill Residential), 40514 (Enterprise Residential Developments Ltd and Davison Group), 58242 (Janus Henderson UK Property PAIF), 58264 (Bletsoes), 58268 (Bletsoes), 58276 (Bletsoes), 58340 (Janus Henderson UK Property PAIF), 58415 (Bridgemere Land Plc), 58477 (D Moore), 58524 (Hill Residential Limited), 58530 (Hill Residential Ltd and Chivers</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • the relocation of the existing use from the site would provide benefits to the neighbouring residents and to the village in terms of removing noise, odour, and traffic movements • site has been incorrectly omitted/ assessed • identified issues can be mitigated • more suitable than other sites allocated • collection of sites should be assessed separately rather than collectively • new information is available to update the assessment • provision of open space and green infrastructure • would include housing and affordable housing to meet local needs of the village • there are realistic alternatives to the car for travel to and from the site • site will be more sustainable when planned bus and other transport improvements are implemented • utilises strategic highways/ minimal impact on local roads • to support a travel hub • could provide land for local Community Land Trust • could deliver custom and self build housing 	<p>Farms – Hardington – LLP), 58538 (Phase 2 Planning), 58546 (Phase 2 Planning), 58554 (Martin Grant Homes Ltd), 58578 (Endurance Estates), 58660 (Vistry Group and RH Topham & Sons Ltd), 58662 (Artisan – UK - Projects Ltd), 58689 (Hawkswren Ltd), 58713 (R Grain), 58792 (LVA), 58834 (Hopkins Homes), 58841 (Redrow Homes Ltd), 58855 (Abbey Properties Cambridgeshire Limited), 58869 (Wates Developments Ltd), 58903 (Axis Land Partnerships), 58920 (Varrier Jones Foundation), 58925 (St John's College Cambridge), 58955 (Carter Jonas), 58976 (Wates Developments Ltd), 59038 (Varrier Jones Foundation), 59083 (Scott Properties), 59092 (Lolworth Developments Limited), 59167 (Silverley Properties Ltd), 59176 (Scott Properties), 59317 (Avison Young), 59457 (M Carroll), 60265 (Gonville & Caius College), 60299 (Miller Homes), 60306 (Miller Homes), 60326 (Daniels Bros – Shefford - Ltd), 60542 (Beechwood Homes Contracting Ltd), 60581 (Martin Grant Homes), 60615 (CALA Group Ltd), 60619 (Endurance Estates), 60627 (NIAB Trust), 60630 (NIAB Trust), 60635 (NIAB Trust), 60645 (Axis Land Partnerships), 40329 (Abbey Properties Cambridgeshire</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • provides opportunity to improve local footpaths and lighting • innovative approach including shared open spaces • unique opportunity to create garden village • potential to deliver facilities (such as hotel and EV charging) has not been considered • meet need for more commercial and R&D space • need for more distribution and storage space • larger employment sites provide more flexibility in terms of unit sizes • could support economic cluster on A14 • could accommodate businesses re-located from North East Cambridge • single ownership means site can be delivered relatively quickly • landowner wanting to work with community 	<p>Limited), 60647 (Abbey Properties Cambridgeshire Limited), (60649) (K.B. Tebbit Ltd), 60650 (Cambridgeshire County Council), 60651 (Cambridgeshire County Council), 60652 (Cambridgeshire County Council), 60653 (Cambridgeshire County Council), 60654 (Cambridgeshire County Council), 60655 (Cambridgeshire County Council), 60658 (Cambridgeshire County Council), 60662 (Axis Land Partnerships), 60664 (Thakeham Homes Ltd), 60665 (Hallam Land Management Limited), 60669 (Mill Stream Developments), 60675 (Bidwells), 60676 (Savills), 60679 (Cirrus Impington Ltd), 60690 (Pigeon Land 2 Ltd), 60692 (Gladman Developments), 60693 (Gladman Developments), 60694 (Gladman Developments), 60696 (Gladman Developments), 60697 (Gladman Developments), 60699 (NIAB Trust), 60701 (NIAB Trust), 60706 (Countryside Properties), 60707 (Steeplefield), 60708 (Vistry Group - Linden Homes), 60710 (Endurance Estates), 60711 (S&J Graves), 60716 (W Garfit), 60718 (Wheatley Group Developments Ltd), 60720 (Lancashire Industrial & Commercial Services), 60721 (Bidwells), 60722 (Bidwells), 60723 (S&D Raven), 60724 (BDW Homes</p>

Summary of issues raised in comments	Comments highlighting this issue
	Cambridgeshire & The Landowners - Currington, Todd, Douglas, Jarvis, Badcock & Hartwell), 60725 (M Asplin), 60729 (P, J & M Crow), 60733 (The Critchley Family), 60736 (R. Cambridge Propco Limited), 60756 (Bidwells), 60760 (U+I Group PLC)
New development on edge of Cambridge should be scaled back due to post-Covid reductions in commuting	58844 (R Donald)
The supporting maps that form part of the evidence base are incorrect. Figure 43 indicates that the Mingle Lane site in Great Shelford is an existing commitment to be carried forward in the GCLP.	58951 (Great Shelford - Ten Acres - Ltd)

New allocations – housing

S/RRA/ML: The Moor, Moor Lane, Melbourn

Summary of issues raised in comments	Comments highlighting this issue
The site remains available, deliverable and viable when considered against both existing and emerging policy requirements	56788 (T Elbourn)
The site fits with Melbourn's position as a Minor Rural Centre	56788 (T Elbourn)

<p>The site should be fully integrated into the proposed Melbourn Greenway and A505 Walking and Cycling bridge, to facilitate an active travel link between these sites, Cambridge to the north and Royston to the south. The proposed bus network improvements suggested, to better facilitate cross border routes and trip, are also supported</p>	<p>59476 (Hertfordshire County Council)</p>
<p>The junction of the Moor and the High Street is very dangerous and already has more traffic than it should</p>	<p>60179 (J Stevens), 60492 (Melbourn PC)</p>
<p>The ecology of the site is unique. It is home to rare plants, animals and insects. It offers habitat to birds</p>	<p>60179 (J Stevens), 60492 (Melbourn PC)</p>
<p>This is the last of the many horse fields that would have been in and around Melbourn and as such is part of our heritage</p>	<p>60179 (J Stevens), 60492 (Melbourn PC)</p>
<p>An inappropriate site for development due to traffic issues on Moor Lane and a lack of infrastructure more generally in the village. Moor Lane has had considerable development over the last 20 years</p>	<p>56559 (W Bains), 58093 (R Ennals)</p>
<p>All within a MSA for chalk. The site is adjacent to residential properties and too small to contain a workable quantity of mineral</p>	<p>56942 (Cambridgeshire County Council)</p>

S/RRA/H: Land at Highfields (phase 2), Caldecote

Summary of issues raised in comments	Comments highlighting this issue
<p>This allocation is necessary in order to enable villages such as Caldecote, which have very good existing and/or planned public transport connections, to grow and thrive</p> <p>Suggested drafting amendments:</p> <ul style="list-style-type: none"> • consistency between capacity and site area, i.e. does the policy include phases 1 and 2 or just phase 2 • landscaping criteria should be more flexible 	<p>58571 (Vistry Homes Ltd)</p>
<p>The location of this allocation is in close proximity to EWR route alignments 1 and 9. Therefore, EWR Co requests that a requirement is included within the proposed wording of the policy allocation to ensure that development of the site does not prejudice the preferred EWR route alignment nor the delivery of EWR</p>	<p>59869 (East West Rail)</p>
<p>Do not support. On its own as a village development this would have made sense. However, given the proximity of the nearby major development at Bourn Airfield, CPRE considers this will eventually lead to coalescence and a continuous urban sprawl alongside the A428 from Caldecote to Cambourne</p>	<p>59566 (Campaign to Protect Rural England)</p>
<p>Object due to:</p>	<p>58139 (M Claridge)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • outline permission granted due to lack of 5 year housing supply which is no longer relevant • lack of nearby public transport • outside of village framework • intrusion into countryside • flood risk 	
<p>The policy and boundary should be amended to take into account factual errors and existing permissions:</p> <ul style="list-style-type: none"> • boundary and site area should exclude current (phase 1) permission • additional flood and landscape mitigation should be built into policy wording 	58275 (P Claridge)

S/RRA/MF: Land at Mansel Farm, Station Road, Oakington

Summary of issues raised in comments	Comments highlighting this issue
This is a sustainable location and the capacity could be increased to 35 dwellings	57544 (Cambridgeshire County Council)
Whilst there are no designated heritage assets within the site boundary, the Oakington Conservation Area lies adjacent to the	59654 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
<p>site. Westwick Conservation Area lies to the east of the site.</p> <p>There are also a number of listed buildings nearby including the grade II* listed St Andrews Church and several grade II listed buildings. Westwick Hall to the east of the site very much overlooks this site, albeit separated by the guided busway. Any development of this site therefore has the potential to affect these heritage assets and their settings including views into and out of the Conservation areas. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording.</p>	
<p>Developing this site would have damaging environmental consequences and is inconsistent with the aims of the plan.</p> <p>Issues include:</p> <ul style="list-style-type: none"> • flooding • loss of biodiversity • loss of effective carbon sink • congestion • negative consequences for active travel • impacting the appearance and setting of Longstanton • erosion of gap between Northstowe and Oakington 	<p>56556 (P Garsed), 56673 (L Lawrence), 56885 (J Prince), 56892 (Oakington & Westwick PC), 58107 (E Brett), 58608 (A Malyon), 58688 (J Prince), 59821 (Dry Drayton PC), 59896 (D Pereira), 60672 (Anonymous First Proposals Consultation)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> impacting green buffer and distinctiveness of Westwick 	
<p>Release of this site from the green belt is unjustifiable</p> <ul style="list-style-type: none"> proximity to guided bus stop does not justify green belt release 	56556 (P Garsed), 56673 (L Lawrence), 56885 (J Prince), 56892 (Oakington & Westwick PC), 57789 (J Pavey), 58107 (E Brett), 58608 (A Malyon), 59896 (D Pereira)
The proposed additional housing, including affordable, could be better accommodated at Northstowe	56556 (P Garsed), 56892 (Oakington & Westwick PC), 57789 (J Pavey), 58107 (E Brett), 58608 (A Malyon)
Any assessment of site impacts need to take into account the cumulative impacts of neighbouring Northstowe	60504 (S Guy)
There is a limit on developments of 15 houses on villages like Oakington	56885 (J Prince)
The scheme could set a precedent for further development in Oakington & Westwick	56892 (Oakington & Westwick PC), 58608 (A Malyon)
<p>Significant archaeological work required</p> <ul style="list-style-type: none"> would make 20 houses uneconomical 	56892 (Oakington & Westwick PC), 58608 (A Malyon), 58688 (J Prince)
The site falls outside the Northstowe Development Area	56892 (Oakington & Westwick PC)
All within a MSA for sand & gravel. WWLP Site is adjacent to residential properties and too small to contain a workable quantity of mineral	56942 (Cambridgeshire County Council)

Summary of issues raised in comments	Comments highlighting this issue
Given significant level of development at Northstowe, insensitive to propose further development in Oakington.	56818* (C Hough)
Will potentially destroy village atmosphere and will add pressure on already stretched infrastructure.	56818* (C Hough)
Area has repeatedly flooded, with significant amount of water sitting on the field in winter 2020.	56818* (C Hough)
Will increase traffic on Water Lane, which has already seen increased traffic due to developments in Cottenham.	56818* (C Hough)

New allocations – mixed use

S/RRA/CR: Land to the west of Cambridge Road, Melbourn

Summary of issues raised in comments	Comments highlighting this issue
As a site that lies adjacent to Melbourn Science Park, there is a clear opportunity to enhance the village's existing employment sector through more jobs and investment and providing a logical extension to the Park whilst planning for the adjacent residential development in an appropriate manner	58545 (Bruntwood SciTech)
Makes an important contribution to the spatial strategy through providing an opportunity to deliver affordable and market	58194 (Countryside Properties - UK Ltd), 58236 (Countryside Properties - UK Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>housing, alongside employment opportunities in a sustainable location including:</p> <ul style="list-style-type: none"> • delivery of affordable housing • co-locating employment and residential uses • improvements in walkability and active travel • recreational assets • support for local economy 	
<p>The allocation is supported on the basis that it reflects an acknowledgement of the role that Melbourn plays as a Minor Rural Centre in the Plan and the important links that the Park has to the local community</p>	58485 (TTP Campus Limited)
<p>The site should be fully integrated into the proposed Melbourn Greenway and A505 Walking and Cycling bridge, to facilitate an active travel link between these sites, Cambridge to the north and Royston to the south. The proposed bus network improvements suggested, to better facilitate cross border routes and trip, are also supported</p>	59476 (Hertfordshire County Council)
<p>140 houses is unsustainable in terms of primary education within the village and traffic movements via The Cross</p>	60491 (Melbourn PC)

Summary of issues raised in comments	Comments highlighting this issue
At first sight, there is logic to this proposal but it could further industrialise the centre of this historic village which has already been badly visually affected by the existing Science Park	59567 (Campaign to Protect Rural England)
Unfair that Melbourn is being targeted again, it is already over-developed with inadequate infrastructure	56506 (A Hartley)
Melbourn does not have the infrastructure or road capacity for further major developments <ul style="list-style-type: none"> the train station is not accessible from the site 	58093 (R Ennals)
All within a MSA for chalk. Situated between Melbourn Science Park and residential properties and too small to contain a workable quantity of mineral	56942 (Cambridgeshire County Council)

New allocations – employment

S/RRA/SAS: Land to the south of the A14 Services

Summary of issues raised in comments	Comments highlighting this issue
No objection to the proposed allocation, and being owner of part of the site, will work positively with the Local Planning Authority and adjoining landowners/ promoters to refine the details of the	58490 (University of Cambridge)

Summary of issues raised in comments	Comments highlighting this issue
allocation and bring forward the site, if allocation is taken forward in the Plan	
There are no constraints which cannot be addressed by suitable mitigation or technical reports	60717 (Cheffins)
There is also the potential for further land to be made available if required	60717 (Cheffins)
Whilst there are no designated heritage assets within the site, there are a number of listed buildings at Boxworth including the grade II* Church of St Peter as well as at Lolworth including the grade II * All Saints Church. Given the scale and mass of typical employment development, there is potential for impact upon the wider historic environment. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. We welcome reference to the need for landscape buffers around the site which should help to minimise impact. There is also considerable existing tree coverage between the heritage assets and the site which should offer some degree of mitigation. If the site is allocated the policy should reference nearby heritage assets and any mitigation required	59655 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
Support Policy requirement to ensure that strong landscaping is provided to help the site fit into the surrounding rural countryside character	58579 (Cambridge Past, Present & Future)
A good location for a regional distribution centre but it cannot meet the aspiration that “last mile delivery” in Cambridge can be carried out by sustainable modes of transport	58579 (Cambridge Past, Present & Future)
Any development should be restricted to the area south of Cambridge Services previously used as a compound for the A14 roadworks	56708 (Lolworth PM)
If additional land is required there is adjacent brownfield land which should be used instead of farm land	56708 (Lolworth PM)
Do not support. There is no natural barrier to prevent further expansion into the wide-open landscape at this location which has already been damaged by the necessary but unfortunate location of the services. Such development will lead to further, unsightly, road freight driven sprawl	59568 (Campaign to Protect Rural England)
Opposed to loss of green belt land	56708 (Lolworth PM)
Mitigation measures should include: <ul style="list-style-type: none"> • noise reduction • new tree belt 	56708 (Lolworth PM)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> no use of Robins Lane by contractors 	
Object to this allocation	56838 (Boxworth PM)
Concern this will create increased foul and surface water flows into the Swavesey system. Must also be considered in context of other nearby proposals	59715 (Swavesey PC)
Proposals will create increased traffic, particularly of HGVs in this area and around the already busy Swavesey A14 junction. Must also be considered in context of other nearby proposals	59715 (Swavesey PC)
Further information would be welcomed specifically in relation to the potential transport and economic impact of these sites and their relationship with the Huntingdonshire economy and the nearby Lakes Business Park	57362 (Huntingdonshire DC)

S/RRA/BBP: Land at Buckinghamway Business Park, Swavesey

Summary of issues raised in comments	Comments highlighting this issue
The site is well located and all identified constraints can be overcome	60657 (Cambridgeshire County Council)
The site is well suited to a variety of B-use classes	60657 (Cambridgeshire County Council)
Whilst there are no designated heritage assets within the site, there is a grade II listed barn for the north east of the site. Any	59656 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
development of this site therefore has the potential to affect the listed building and its setting. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. We would recommend that landscaping be provided along the northern and eastern boundaries of the site to minimise visual and heritage impact in this open landscape	
Do not support. There is no natural barrier to prevent further expansion into the wide-open landscape at this location which has already been damaged by the necessary but unfortunate location of the services. Such development will lead to further, unsightly, road freight driven sprawl. There will also be adverse additional traffic through the centres of Swavesey and Over	59569 (Campaign to Protect Rural England)
The A14 construction compound and accommodation block was granted temporary permission on the grounds that it would revert back to agricultural use. It should therefore be treated as a green field site	56838 (Boxworth PM)
There is no rationale for extending the boundary of the site beyond the confines of the construction compound	56838 (Boxworth PM)

Summary of issues raised in comments	Comments highlighting this issue
Unacceptable traffic impacts at Cambridge services roundabout	56838 (Boxworth PM)
There will be negative impacts on the setting of Boxworth village	56838 (Boxworth PM)
<p>If the site is allocated the following mitigation measures should be considered:</p> <ul style="list-style-type: none"> • use the ex-construction compound on the other side of Boxworth Rd to geographically constrain the commercial expansion closer to the junction and remove any creep up Boxworth Rd • reduce congestion by moving exit to the new lorry park so that it passes behind the hotel (as originally proposed) • visual and ecological mitigation to minimise the impact on the entrance to Boxworth • density of the development should reflect the density and pattern of non-residential development in the nearby village of Boxworth • a cycleway between the Boxworth and the new NMU bridge over the A14 	56838 (Boxworth PM)
Within CA for Uttons Drove Water Recycling Area (WRA). MWLP Policy 16 applies	56942 (Cambridgeshire County Council), 60452 (Anglian Water Services Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Further information would be welcomed specifically in relation to the potential transport and economic impact of these sites and their relationship with the Huntingdonshire economy and the nearby Lakes Business Park	57362 (Huntingdonshire DC)

S/RRA/SNR: Land to the north of St Neots Road, Dry Drayton

Summary of issues raised in comments	Comments highlighting this issue
Support for allocation but want boundary to be expanded to also include for additional land which can provide for development and other associated use and mitigation	60259 (Cambridge Innovation Parks Ltd)
Do not support. This small land parcel forms a green buffer between St Neots Road and the A428 and development would create further coalescence along the A428	59571 (Campaign to Protect Rural England)
Whilst there are no designated heritage assets within the site, the grade II* Registered Park and Garden, Childerley Hall lies to the north of the site. There are a number of listed buildings within the designed landscape. Any development of this site therefore has the potential to affect the Conservation Areas and their settings including views into and out of the Conservation areas. Therefore, we recommend you prepare an HIA. The	59657 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
recommendations of the HIA should then be used to inform the policy wording	
The allocation is located to the north-east of Bourn Airfield and EWR alignments 1 and 9, and as such, does not appear to conflict with existing EWR alignment proposals. However, due to the proximity of the allocation with EWR, and prior to the announcement of the preferred route option, EWR Co requests that a requirement is included within the proposed wording of the policy allocation, which recognises EWR and ensures that development of the site does not prejudice the preferred EWR route alignment nor the delivery of EWR	59871 (East West Rail)
Would office rents be set at affordable levels?	60663 (Dry Drayton PC)
Landscaping should emphasise the rural location of this site	60663 (Dry Drayton PC)

S/RRA/OHD: Old Highways Depot, Twenty Pence Lane, Cottenham

Summary of issues raised in comments	Comments highlighting this issue
Support the allocation of the Old Highways Depot site for economic development, subject to protection of view of the church	59879 (Cottenham PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Whilst there are no designated heritage assets within the site, the Cottenham Conservation area is next to the south western corner of the site. The grade I listed Church of All Saints is very nearby as are two grade II listed buildings. Any development of this site therefore has the potential to affect these heritage assets and their settings including views into and out of the Conservation areas. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording</p>	59658 (Historic England)
<p>Support policy requirement to ensure enhanced landscaping on its open boundaries and avoidance of any impact on the settings of the Grade 1 listed church and conservation area</p>	60644 (Cambridge Past, Present & Future)
<p>Support the redevelopment providing it was limited to employment Class E(g)(i) and/or E(g)(ii). Oppose development of this site for Class B8, storage and distribution use. Cottenham already endures significant disturbance from HGV traffic arising from the industrial site further north along Twenty Pence Road</p>	59572 (Campaign to Protect Rural England)

Continuing existing allocations – housing

S/RRR/H/1(d): Land north of Impington Lane, Histon & Impington

Summary of issues raised in comments	Comments highlighting this issue
Do not object to development of site S/RRR/H/1, as long as it is a small development, to provide additional housing whilst maintaining the character of Impington and keeping it as a separate entity from Cambridge city and Milton	58844 (R Donald)
No comments – this site is committed, and part built out??	59659 (Historic England)

Continuing existing allocations – employment

S/RRR/E/5(1): Norman Way, Over

Summary of issues raised in comments	Comments highlighting this issue
Whilst there are no designated heritage assets on the site, the scheduled monument and grade II listed Over Mill lies to the south west of the site. Whilst the principle of development of this site has already been established and there is a buffer of planting between the site and the assets, any development of this site has the potential to affect these heritage assets and their settings. Therefore, we recommend you prepare an HIA.	59660 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
<p>The recommendations of the HIA should then be used to inform the policy wording. However, we recommend that the policy refers to these heritage assets and the need for suitable landscaping mitigation between the asset and the site</p>	

S/RRR/H/2: Bayer CropScience Site, Hauxton

Summary of issues raised in comments	Comments highlighting this issue
<p>The principle of development of this site has already been established. Agree the boundary should be amended to show only the area for employment uses. Map on p349 still shows whole site. This part of the site lies very close to the cluster of grade II listed buildings at Hauxton Mill. Any development of this site has the potential to affect these heritage assets and their settings. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. The policy for this site should mention these listed buildings and state that 'Development should preserve the significance of the listed buildings (noting that significance may be harmed by development within the setting of an asset).' Any required mitigation should be included within the policy wording.</p>	<p>59661 (Historic England)</p>

Summary of issues raised in comments	Comments highlighting this issue
It is not clear whether the policy will make reference to the Former Waste Water Treatment Works to West of A10, Hauxton as it did in the 2018 Local Plan	58415 (Bridgemere Land Plc)

Continuing existing allocations – mixed use

S/RRA/H/3: Fulbourn and Ida Darwin Hospitals

Summary of issues raised in comments	Comments highlighting this issue
There is no logic in retaining Policy H3 in the new Local Plan as it relates to Fulbourn and Ida Darwin given the policy was drafted over 7 years ago and planning permission has now been granted for residential development on the Ida Darwin site	58239 (Cambridgeshire and Peterborough NHS Foundation Trust)
Site allocation should be expanded to include Capital Park (HELAA site 59394) for commercial uses	58340 (Janus Henderson UK Property PAIF)
This site lies within Fulbourn Hospital Conservation Area. Any development of this site has the potential to affect these heritage assets and their settings. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. The policy for this site should mention the conservation area and state that	59662 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
'Development should preserve, or where opportunities arise, enhance the character or appearance of the Conservation Area and its setting'. Any required mitigation should be included within the policy wording	

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
Land adjacent A1198, Caxton (HELAA site 51606) – should be allocated for residential development	56483 (V Chapman)
Land at 20 Bourn Road, Caxton (HELAA Site 40453) – should be allocated for residential development	56492 (D&B Searle)
Land south of Bourn Road, Caxton (HELAA site 52991) – should be allocated for residential development	56492 (D&B Searle)
Land at St Peter's Street, Caxton (HELAA site 40462) – should be allocated for residential development	56501 (W Grain)
Land off Brockholt Road, Caxton (HELAA Site 40254) – should be allocated for residential development	56519 (R&J Millard)
Land at Thorpe, Huntingdon Road, Cambridge (HELAA site 40325) – should be allocated for residential development/ care home	56561 (D Calder)

Summary of issues raised in comments	Comments highlighting this issue
Land north east of Hurdleditch Road, Orwell (HELAA site 40383) – should be allocated for residential development	56720 (KB Tebbit Ltd)
Land to the south west of Hurdleditch Road, Orwell (HELAA site 40378) – should be allocated for residential development	60649 (KB Tebbit Ltd)
Noon Folly Farm, Land north of A14 Bar Hill. (HELAA site 40121) - should be allocated for employment development	56846 (Queens' College)
Land at Fulbourn Road, Teversham (HELAA site 40295) – should be allocated for residential development	56899 (RWS Ltd)
Madingley Mulch, land at Madingley Mulch off A428 (HELAA site 40158) – should be allocated for employment development	56957 (RO Property Management Ltd)
Land at Bury End Farm in Meldreth (HELAA site 40284) – should be allocated for residential development	57005 (Hastingwood Developments)
Land to the south of Babraham Road and east of site H1c (HELAA site 40509) – should be allocated for residential development	57042 (KWA Architects)
Land west of Malton Road in Orwell (HELAA Site 40324) – should be allocated for residential development	57054 (CEMEX UK Properties Ltd)
Land r/o 113 Cottenham Road Histon (HELAA Site 40526) – should be allocated for residential development	57065 (C Meadows)

Summary of issues raised in comments	Comments highlighting this issue
Land off Fenny Lane Meldreth (HELAA Site 40036) – should be allocated for residential development	57075 (Elbourn Family)
Land south of Hall Lane Great Chishill (HELAA Site 47879) – should be allocated for residential development	57099 (RO Group Ltd)
Land at Two Mill Field Cottenham (HELAA Site 40419) – should be allocated for residential development	57116 (Cambridge District Oddfellows)
Land north of Oakington Road Cottenham (HELAA Site 40417) – should be allocated for residential development	57116 (Cambridge District Oddfellows)
Land at 3 Hills Farm, Ashdon Road, Bartlow (HELAA Site 40375) – should be allocated for residential development	57118 (Bartlow Estate)
Land of Home End Fulbourn (HELAA Site 40523) – should be allocated for residential development	57123 (KG Moss Will Trust & Moss Family)
Land at Court Meadow House off Balsham Road Fulbourn (HELAA Site 40522) – should be allocated for residential development	57123 (KG Moss Will Trust & Moss Family)
Land at Bannold Road Waterbeach (HELAA site 40466) – should be allocated for residential development	57166 (Southern & Regional Developments Ltd)
Land off Kingfisher Way, Cottenham (HELAA site 40472) – should be allocated for residential development	60702 (Southern & Regional Developments Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Land to the north of Cottenham (HELAA site 59386) – should be allocated for residential development	60703 (Southern & Regional Developments Ltd)
Land at Boxworth End Swavesey (HELAA site 40506) – should be allocated for residential development	60704 (Southern & Regional Developments Ltd)
Land at Priest Lane, Willingham (HELAA site 40468) – should be allocated for residential development	60705 (Southern & Regional Developments Ltd)
Land at Hazelwood Farm, Lolworth (HELAA site 52680) – should be allocated for employment development	57193 (R Cowell)
Grain Store Site, Lodge Road, Thriplow (HELAA site 47379) – should be allocated for residential development	57223 (MPM Properties (TH) Ltd and Thriplow Farms Ltd)
Land at Dry Drayton Road, Oakington (HELAA site 51617) – should be allocated for residential development	57236 (European Property Ventures -Cambridgeshire)
Land at Fen End Willingham (HELAA site 40469) – should be allocated for residential development	57236 (European Property Ventures -Cambridgeshire)
Land adjacent to Bridleway 2 between Highfields Road and Hardwick Wood, Highfields Caldecote (HELAA site 59378) – should be allocated for residential development	57307 (S Barker)
Land adjacent to No. 53 Station Road, Meldreth (HELAA Site 40461) – should be allocated for residential development	57330 (HD Planning Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Land east of Ridgeway and Old Pinewood Way, Papworth Everard (HELAA Site 40439) – should be allocated for residential development	57354 (Bloor Homes Eastern)
Glebe Farm, Twenty Pence Road, Cottenham Glebe Fen Farm (HELAA site 40176) – should be allocated for residential development	57512 (Cambridgeshire County Council)
Land west of Cottenham Road, Histon (Buxhall Farm) (HELAA site 40193) – should be allocated for residential development	60650 (Cambridgeshire County Council)
Land adjacent to Histon School, Glebe Way, Histon (HELAA site 40192) – should be allocated for residential development	60651 (Cambridgeshire County Council)
Land to the north of Cardyke Road, Waterbeach (HELAA site 40183) – should be allocated for residential development	60652 (Cambridgeshire County Council)
Belsar Farm, Willingham (HELAA site 40179) – should be allocated for residential development	60653 (Cambridgeshire County Council)
Tostock Farm, Cambridge Road, Melbourn (HELAA site 40199) – should be allocated for residential development	60654 (Cambridgeshire County Council)
Herod's Farm, High Street, Foxton (HELAA site 40148) – should be allocated for residential development	60655 (Cambridgeshire County Council)
Land to the north and east of Barrington Road Foxton (HELAA site 40412) – should be allocated for residential development	57520 (R2 Developments Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Land to the south-east of Cambridge Road Foxton (HELAA site 40408) – should be allocated for mixed-use development	57520 (R2 Developments Ltd)
West Wrattling Estate (HELAA site 56213) – should be allocated for residential development	57535 (H d’Abo)
Hall Farm, West Wrattling Estate (new site 59388) – should be allocated for mixed-use development	57535 (H d’Abo)
Land off Old House Road Balsham (HELAA Site 40438) – should be allocated for residential development	57655 (Endurance Estates)
Land off Poplar Farm Close Bassingbourn (HELAA Site 40230) – should be allocated for residential development	57692 (Endurance Estates)
Land off The Causeway Bassingbourn (HELAA Site 40228) – should be allocated for residential development	57692 (Endurance Estates)
Land off Elbourn Way Bassingbourn (HELAA Site 40227) – should be allocated for residential development	57692 (Endurance Estates)
Land at Station Road Harston (HELAA site 40303) – should be allocated for residential development	58098 (Jesus College)
Land off Station Road Willingham (HELAA Site 40527) – should be allocated for residential development	58149 (J Manning)
Land east of Balsham Road in Fulbourn (HELAA Site 40271) – should be allocated for residential development	58154 (Hill Residential)

Summary of issues raised in comments	Comments highlighting this issue
Meadow Drift, Elsworth (HELAA Site 40514) – should be allocated for residential development	40514 (Enterprise Residential Developments Ltd and Davison Group)
Land south of Capital Park, Fulbourn (HELAA site 40087) – should be allocated for employment development	58242 (Janus Henderson UK Property PAIF)
Land off High Street, Little Eversden (HELAA Site 40211) – should be allocated for residential development	58264 (Bletsoes)
Land off Chapel Road, Great Eversden (HELAA Site 40212) – should be allocated for residential development	58268 (Bletsoes)
Land West of Comberton (HELAA Site 40152) – should be allocated for residential development	58276 (Bletsoes)
Capital Park, Fulbourn (HELAA site 59394) – should be allocated for employment development	58340 (Janus Henderson UK Property PAIF)
Former Waste Water Treatment Facility, Cambridge Road, Hauxton (HELAA site 59400) – should be allocated for mixed use development	58415 (Bridgemere Land Plc)
South of the High Street, Graveley (HELAA site 40231) – should be allocated for residential development	58477 (D Moore)
Land at Manor Farm Site, Graveley, (HELAA site 40229) – should be allocated for residential development	58477 (D Moore)

Summary of issues raised in comments	Comments highlighting this issue
Land adjacent Ponds Farm Cottage, Graveley (HELAA site 40234) – should be allocated for residential development	58477 (D Moore)
Land north of Impington Lane, Impington (HELAA site 40061) – should be allocated for residential development	58524 (Hill Residential Limited)
Land east of Cambridge Road, Hardwick' (HELAA Site 40414) – should be allocated for residential development	58530 (Hill Residential Ltd and Chivers Farms – Hardington – LLP)
Land west of Station Road, Meldreth (HELAA site 40088) – should be allocated for residential development	58538 (Phase 2 Planning), 58546 (Phase 2 Planning)
Land east of Station Road, Meldreth (HELAA site 40089) – should be allocated for residential development	58538 (Phase 2 Planning), 58546 (Phase 2 Planning)
Land at Long Lane, Fowlmere (HELAA site 59408) – should be allocated for residential development	58552 (Croudace Homes)
Land at Ambrose Way, Impington (HELAA site 40392) – should be allocated for residential development	58554 (Martin Grant Homes Ltd)
Land adjacent to A10 and Royston Road, Melbourn (HELAA Site 40262) – should be allocated for employment development	58578 (Endurance Estates)
Land off Station road Foxton (HELAA site 40159) – should be allocated for residential development	58598 (Hill Residential Limited)

Summary of issues raised in comments	Comments highlighting this issue
Land north and south of A428, Croxton (HELAA site 40288) – should be allocated for residential development	58660 (Vistry Group and RH Topham & Sons Ltd)
Land off Whitecroft Road, Meldreth (HELAA site 59398) – should be allocated for residential development	58662 (Artisan – UK - Projects Ltd)
Land off Leaden Hill, Orwell (HELAA Site 47890) – should be allocated for residential development	58689 (Hawkswren Ltd)
Land at St Peters Road Caxton (HELAA Site 40543) – should be allocated for residential development	58713 (R Grain)
Land off Ermine Street Caxton (HELAA site 59433) – should be allocated for residential development	58792 (LVA)
Land east of Bush Close Comberton (HELAA site 40501) – should be allocated for residential development	58834 (Hopkins Homes)
South of High Street, Hauxton (HELAA Site 40283) – should be allocated for residential development	58841 (Redrow Homes Ltd)
Land at and to the rear of 30 and 32 New Road, Over (HELAA site 40552) – should be allocated for residential development	58855 Abbey Properties Cambridgeshire Limited
Land North Of 26 - 46 Elbourn Way Bassingbourn (HELAA site 40328) – should be allocated for residential development	60647 Abbey Properties Cambridgeshire Limited
Land west of Oakington Road, Girton (HELAA site 40329) – should be allocated for residential development	40329 Abbey Properties Cambridgeshire Limited

Summary of issues raised in comments	Comments highlighting this issue
Land at 92 Old North Road, Longstowe (HELAA site 40422) – should be allocated for residential development	58863 (S Grain)
Land West of London Road, Fowlmere (HELAA site 40116) – should be allocated for residential development	58869 (Wates Developments Ltd)
Land West of London Road, Fowlmere, northern parcel only (HELAA site 40252) – should be allocated for residential development	58869 (Wates Developments Ltd)
Land adjoining 107 Boxworth End, Swavesey (HELAA site 40042) – should be allocated for residential development	58903 (Axis Land Partnerships), 60645 (Axis Land Partnerships)
Land East of Papworth Everard (HELAA Site 40429) – should be allocated for residential development	58920 (Varrier Jones Foundation)
Land to the west of Papworth Everard (Parcels A and B) (HELAA Site 40428) – should be allocated for residential development	58920 (Varrier Jones Foundation)
Cockerton Road, Girton (HELAA site 40555) – should be allocated for residential development	58925 (St John's College Cambridge)
Land off Cambridge Road, Gt Shelford (SHLAA Site 40413) – should be allocated for residential development	58951 (Great Shelford - Ten Acres - Ltd)
Land off Butt Lane in Milton (HELAA Site 40365) – should be allocated for employment development	58955 (Carter Jonas)

Summary of issues raised in comments	Comments highlighting this issue
Land to the East side of Cambridge Road, Melbourn (HELAA site 47757) – should be allocated for residential development	58976 (Wates Developments Ltd)
Land to the south of Hattons Road, Longstanton (HELAA site 40518) – should be allocated for residential development	59038 (Varrier Jones Foundation)
Land at Frog End, Shepreth (HELAA Site 40085) – should be allocated for mixed use development	59083 (Scott Properties)
Land at Slate Hall Farm, Bar Hill (J25 Bar Hill site) (HELAA site 40248) – should be allocated for employment development	59092 (Lolworth Developments Limited)
Land South of Newington, Willingham (HELAA site 59349) – should be allocated for residential development	59167 (Silverley Properties Ltd)
Land to the south of the Causeway Bassingbourn (HELAA Site 40216) - should be allocated for residential development	59176 (Scott Properties)
Land to the west of South Street, Comberton (HELAA Site 40310) - should be allocated for residential development	59226 (Scott Properties)
Land west of Station Road Fulbourn (HELAA site 40293) - should be allocated for residential development	59310 (Countryside Properties)
Brickyard Farm, Boxworth Farm, Boxworth (HELAA site 47353) – should be allocated for employment development	59317 (Avison Young)
Heydon End, 87 Chishill Road Heydon (HELAA site 47352) - should be allocated for residential development	59457 (M Carroll)

Summary of issues raised in comments	Comments highlighting this issue
Land at Rectory Farm Milton (HELAA site 54906) - should be allocated for mixed use development	60265 (Gonville & Caius College)
Land off Shelford Road Fulbourn (HELAA site 51610) - should be allocated for residential development	60299 (Miller Homes)
Land south of Cambridge Road Melbourn (HELAA Site 47903) - should be allocated for residential development	60306 (Miller Homes)
Land north of Craft Way, Steeple Morden (HELAA sites 40440, 40442 - new site boundary submitted 59416) - should be allocated for residential development	60326 (Daniels Bros – Shefford - Ltd)
South of Chestnut Lane, Kneesworth (HELAA site 40073) - new site boundary submitted 59416) - should be allocated for residential development	60542 (Beechwood Homes Contracting Ltd)
Land at Silverdale Close, Coton (HELAA site 40079) - should be allocated for residential development	60581 (Martin Grant Homes)
Land off Water Lane, Melbourn (HELAA site 40274) - should be allocated for residential development	60615 (CALA Group Ltd)
Land Rear of Fisher’s Lane, Orwell (HELAA site 40496) - should be allocated for residential development	60619 (Endurance Estates)
Land East of Redgate Road, Girton (HELAA site 40241) - should be allocated for residential development	60627 (NIAB Trust), 60628 (NIAB Trust)

Summary of issues raised in comments	Comments highlighting this issue
Land north-east of Villa Road, Impington, (HELAA site 40236) – should be allocated for employment development	60630 (NIAB Trust), 60635 (NIAB Trust) 60699 (NIAB Trust)
Land West of South Road, Impington (HELAA site 40232) – should be allocated for employment development	60635 (NIAB Trust), 60701 (NIAB Trust)
Land at Thorpes Farm, Swavesey (HELAA site 40191) – should be allocated for employment development	60658 (Cambridgeshire County Council)
Station Fields Foxton (HELAA site 40084) - should be allocated for a new sustainable community	60662 (Axis Land Partnerships)
Land east of Long Road, Comberton (HELAA site 40497) - should be allocated for residential development	60664 (Thakeham Homes Ltd)
Land at Scotland Farm for the Scotland Farm Travel Hub (Related to HELAA sites 56252, 51608 & 56252) - should be allocated for a travel hub	60665 (Hallam Land Management Limited)
Site on Whaddon Road, Meldreth (HELAA site 55082) - should be allocated for residential development	60669 (Mill Stream Developments)
The Drift, Harston (HELAA site 40535) - should be allocated for residential development	60675 (Bidwells)
Land Between New Road and Water Lane Melbourn (HELAA site 40500) - should be allocated for residential development	60676 (Savills)

Summary of issues raised in comments	Comments highlighting this issue
Kings Gate site, Villa Road, Impington (HELAA site 40041) - should be allocated for residential development	60679 (Cirrus Impington Ltd)
Kingsgate Land off Villa Road, Impington (HELAA site 40239) - should be allocated for residential development	60679 (Cirrus Impington Ltd)
Land South of St.Neots Road Hardwick (HELAA site 40273) - should be allocated for residential development	60690 (Pigeon Land 2 Ltd)
Land at Brook Road, Bassingbourn (HELAA Site 40342) - should be allocated for residential development	60692 (Gladman Developments)
Land at Whitecroft Road, Meldreth (HELAA Site 40338) - should be allocated for residential development	60693 (Gladman Developments)
Land at New Road, Melbourn (HELAA Site 40337) - should be allocated for residential development	60694 (Gladman Developments)
Land at Station Road, Over (HELAA Site 40551) - should be allocated for residential development	60696 (Gladman Developments)
Land at Willingham Road, Willingham (HELAA Site 40340) - should be allocated for residential development	60697 (Gladman Developments)
East Goods Yard Oakington (HELAA site 59328) - should be allocated for residential development	60700 (S Collis)

Summary of issues raised in comments	Comments highlighting this issue
East of Horningsea Road, Fen Ditton (HELAA site 47647) & West of Ditton Lane, Fen Ditton (HELAA site 40516) - should be allocated for residential development	60706 (Countryside Properties)
Land between 12 and 14 Station Road, Steeple Morden (HELAA Site 40054) - should be allocated for residential development	60707 (Steeplefield)
Land east of Highfields Road, Highfields Caldecote (HELAA site 51599) - should be allocated for residential development	60708 (Vistry Group - Linden Homes)
Land at Branch Road and Long Road, Comberton (HELAA site 40261) - should be allocated for residential development	60710 (Endurance Estates)
Land to the southwest of St Michael's, Longstanton (HELAA Site 40521) - should be allocated for residential development	60711 (S&J Graves)
Land East of A10, south of Church Road Hauxton (HELAA site 45674) - should be allocated for residential development	60716 (W Garfit)
Land to the West of Elizabeth Way, Gamlingay (HELAA site 40030) - should be allocated for residential development	60718 (Wheatley Group Developments Ltd)
Ely Road, Milton (HELAA site 40345) - should be allocated for residential development	60720 (Lancashire Industrial & Commercial Services)
Land adjacent to St Georges Way and Woodcock Close, Impington (HELAA site 40282) - should be allocated for residential development	60721 (Bidwells)

Summary of issues raised in comments	Comments highlighting this issue
Bedlam Farm, Milton Rd, Impington (HELAA site 40389) - should be allocated for residential development	60722 (Bidwells)
R/O 89 Rampton Road, Cottenham (HELAA site 59330) - should be allocated for residential development	60723 (S&D Raven)
Land West of Beach Rd, Cottenham (HELAA site 59409) - should be allocated for residential development	60724 (BDW Homes Cambridgeshire & The Landowners - Currington, Todd, Douglas, Jarvis, Badcock & Hartwell)
The Boundary, High St, Horningsea (HELAA site 59410) - should be allocated for residential development	60725 (M Asplin)
Shepreth Rd/A10 at Foxton/Shepreth (HELAA site 59399) - should be allocated for residential development	60727 (Clarion Housing Group)
Land South Bramley Ave, Melbourn (HELAA site 59396) - should be allocated for residential development	60728 (Carter Jonas)
Land West of Fox Rd, Bourn (HELAA site 59395) - should be allocated for residential development	60729 (P, J & M Crow)
Land South of Long Lane, Fowlmere (HELAA site 59393) - should be allocated for residential development	60730 (Orchestra Land)
Telephone Exchange, Fowlmere (HELAA site 59392) - should be allocated for residential development	60731 (Orchestra Land)
Land South of Bartlow Road, Castle Camps (HELAA site 59337) - should be allocated for residential development	60733 (The Critchley Family)

Summary of issues raised in comments	Comments highlighting this issue
Land adjacent to 61 Waresley Rd, Gamlingay (HELAA site 59336) - should be allocated for residential development	60734 (J Swannell)
Land off Rampton Rd, Cottenham (HELAA site 59407) - should be allocated for residential development	60735 (R Agnew)
Bar Hill Golf Course (HELAA site 59381) - should be allocated for residential development	60736 (R. Cambridge Propco Limited)
N Wilbraham Rd, Six Mile Bottom (HELAA site 59380) - should be allocated for residential development	60737 (Lanpro Services)
The Stables, Primes Paddock, Chiswick End, Meldreth (HELAA site 59434) - should be allocated for residential development	60755 (M Prime)
High Street, Longstowe (HELAA site 40387) - should be allocated for mixed use development	60756 (Bidwells)
Land South Of Milton, North of A14 (HELAA site 47943) - should be allocated for employment development	60760 (U+I Group PLC)
Land south of Haden Way, Willingham (HELAA site 59431) - should be allocated for residential development	60825 (Carter Jonas)

Support for sites rejected

Summary of issues raised in comments	Comments highlighting this issue
<p>Kings Gate site, Villa Road, Impington (HELAA site 40041)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: green belt; landscape; traffic; water resources; flooding; strategic highways impact; access to facilities; and site access 	<p>56811 (M Colville), 57765 (C Harding), 58862 (R Mervart), 58844 (R Donald)</p>
<p>Land west of South Road, Impington (HELAA site 40232)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: green belt; landscape; traffic; water resources; flooding; strategic highways impact; access to facilities; site access; scale; and conflict with Neighbourhood Plan 	<p>56811 (M Colville), 57765 (C Harding), 58862 (R Mervart), 58844 (R Donald)</p>
<p>Land north-east of Villa Road, Impington (HELAA site 40236)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: green belt; landscape; traffic; water resources; flooding; strategic highways impact; access to facilities; and site access 	<p>56811 (M Colville), 57765 (C Harding), 58862 (R Mervart), 58844 (R Donald)</p>
<p>Kingsgate Land off Villa Road, Impington HELAA site 40239)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: green belt; landscape; traffic; water resources; flooding; strategic highways impact; access to facilities; site access; scale; and conflict with Neighbourhood Plan 	<p>56811 (M Colville), 57765 (C Harding), 58862 (R Mervart), 58844 (R Donald)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>Site adjacent to Walnut Tree Close, east side of North End, Bassingbourn (HELAA site 40020)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
<p>Land to north and south of Ashwell street, Bassingbourn-Cum-Kneesworth (HELAA site 40106)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
<p>Land at Beauval Farm, Old North Road, Bassingbourn (HELAA site 40202)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
<p>Land south of The Causeway, Kneesworth (HELAA site 40203)</p>	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	
<p>Land at Clear Farm, South End, Bassingbourn (HELAA site 40204)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
<p>Land off Elbourn Way, Bassingbourn (HELAA site 40227)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
<p>Land off The Causeway, Bassingbourn (HELAA site 40228)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Land off Poplar Farm Close, Bassingbourn (HELAA site 40230)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC)
<p>Land at Wireless Station Park, Chestnut Lane, Kneesworth (HELAA site 40311)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
<p>Land north of Elbourn Way and The Limes, Bassingbourn (HELAA site 40328)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
<p>Land east of Ermine Street, Kneesworth (HELAA site 40330)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)

Summary of issues raised in comments	Comments highlighting this issue
Bassingbourn; lack of sustainability; and transport related emissions	
Land off Brook Road, Bassingbourn (HELAA site 40342) <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
Land off North End, Bassingbourn (HELAA site 40398) <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
Land adjacent to Bassingbourn Nr Royston Hertfordshire (HELAA site 40560) <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
Land North and South of Chesnut Lane and Kneesworth Road, Bassingbourn (HELAA site 40105)	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	
<p>Land to the east of Old North Road, Kneesworth (HELAA site 40299)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; and transport related emissions 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
<p>Land south of Chestnut Lane, Bassingbourn Cum Kneesworth (HELAA site 40073)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; transport related emissions; and adverse impact on the road network 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)
<p>Land west of South End, Bassingbourn (HELAA site 40164)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in 	56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Bassingbourn; lack of sustainability; transport related emissions; and adverse impact on the road network</p>	
<p>Land to the south of The Causeway, Kneesworth (HELAA site 40126)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; transport related emissions; loss of woodland; and adverse impact on the road network 	<p>56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)</p>
<p>Land north of Chestnut Road, Bassingbourn-cum-Kneesworth (HELAA site 40463)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: sufficient housing identified elsewhere; amount of windfall development in Bassingbourn; lack of sustainability; transport related emissions; and adverse impact on the road network 	<p>56875 (Bassingbourn-cum-Kneesworth PC), 60558 (Whaddon PC)</p>
<p>Land south of Wimpole Road, Great Eversden (HELAA site 40027)</p> <ul style="list-style-type: none"> • Support for rejection on grounds of: green belt location, outside of development boundary, exceeding scale for infill 	<p>58249 (Little & Great Eversden PC)</p>

Summary of issues raised in comments	Comments highlighting this issue
village, weak existing infrastructure, ecology impacts, lack of public transport and active travel options	
Land off Chapel Road, Great Eversden (HELAA site 40212) <ul style="list-style-type: none"> • Support for rejection on grounds of: green belt location, outside of development boundary, exceeding scale for infill village, weak existing infrastructure, ecology impacts, lack of public transport and active travel options 	58249 (Little & Great Eversden PC)
Land at Chapel Road, Great Eversden (HELAA site 40404) <ul style="list-style-type: none"> • Support for rejection on grounds of: green belt location, outside of development boundary, exceeding scale for infill village, weak existing infrastructure, ecology impacts, lack of public transport and active travel options 	58249 (Little & Great Eversden PC)
Land west of Chapel Road, Great Eversden (HELAA site 40443) <ul style="list-style-type: none"> • Support for rejection on grounds of: green belt location, outside of development boundary, exceeding scale for infill village, weak existing infrastructure, ecology impacts, lack of public transport and active travel options 	58249 (Little & Great Eversden PC)
Land behind Low Close, 52 Harlton Road, Little Eversden (HELAA site 40004)	58249 (Little & Great Eversden PC)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Support for rejection on grounds of: green belt location, outside of development boundary, exceeding scale for infill village, weak existing infrastructure, ecology impacts, lack of public transport and active travel options 	
<p>Land east of Leetes Lane, Little Eversden (HELAA site 40026)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: green belt location, outside of development boundary, exceeding scale for infill village, weak existing infrastructure, ecology impacts, lack of public transport and active travel options 	58249 (Little & Great Eversden PC)
<p>Land adjacent to 9 Lowfields, Little Eversden (HELAA site 40035)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: green belt location, outside of development boundary, exceeding scale for infill village, weak existing infrastructure, ecology impacts, lack of public transport and active travel options 	58249 (Little & Great Eversden PC)
<p>Land off High Street, Little Eversden HELAA site (40211)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: green belt location, outside of development boundary, exceeding scale for infill village, weak existing infrastructure, ecology impacts, lack of public transport and active travel options 	58249 (Little & Great Eversden PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Land off High Street, Little Eversden (HELAA site 40405)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: green belt location, outside of development boundary, exceeding scale for infill village, weak existing infrastructure, ecology impacts, lack of public transport and active travel options 	58249 (Little & Great Eversden PC)
<p>Land to the north, east and south of Six Mile Bottom HELAA site (40078)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: impact on local landscape; wider impact of proposal beyond more limited proposal assessed through HELAA 	60443 (Westley Waterless PC)
<p>DB Group (Holdings) Ltd, Wellington Way, Bourn (HELAA site 47529)</p> <ul style="list-style-type: none"> Support for rejection on grounds of: it is necessary to check that all surface water drains to the west, away from Highfields. If it were to be allowed to drain to the east, it would run into the Highfields Road drainage system, and there would be a high risk that it would cause flooding in Highfields 	60560 (M Claridge)

S/RRP: Policy areas in the rest of the rural area

Hyperlink for all comments

Open this hyperlink - [Policy S/RRP: Policy areas in the rest of the rural area](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section:

23

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

General support for the policy areas in the rural area from parish councils. A number of individuals supported the lack any proposals to develop in the area of Little Linton which protects its identity and Fen Ditton PC support exclusion of any sites within their parish. In contrast a developer claims there is a contradiction between wanting rural villages to thrive and only proposing to allocate a limited number of sites and are promoting land for development.

There is general support for the provision of new open space and community facilities at **East of bypass, Longstanton (S/RRP/L)**. However, there were mixed views on the type of housing proposed, questioning the need for affordable housing and suitability of sheltered and older persons housing given the distance from local facilities, whilst suggesting there is a shortage for assisted living.

No objection to carrying forwards **Fen Drayton Former Land Settlement Association Estate (S/RRP/H/5)**, being mindful of potential impact on heritage assets.

Support for a flexible approach to allow for mix-use development at **Papworth Hospital (S/RRP/E/6)** should healthcare and employment not be successful. Concern for mitigating potential impacts on ancient woodland and heritage assets adjacent to the site.

Site promoter seeking amendments to the **Imperial War Museum, Duxford (S/RRP/E/7)** proposal whilst Historic England are concerned for mitigating potential impacts on heritage assets on the site.

One representor strongly supports **Mixed Use Development in Histon & Impington Station Area (S/RRP/E/8)**, which is endorsed by the Neighbourhood Plan. Historic England have concern for mitigating potential impacts on heritage assets near the site.

Historic England are concerned for mitigating potential impacts on heritage assets on and near the **Papworth Everard West Central (S/RRP/H/4)** site.

Table of representations: S/RRP - Policy areas in the rest of the rural area

Summary of issues raised in comments	Comments highlighting this issue
Support for the policy areas	56588 (Gamlingay PC)
Agree areas designated in 2018 Local Plan should be carried forwards	56876 (Bassingbourn PC)
A number of Rural areas already have Neighbourhood plans. This should be respected.	57804 (Histon & Impington PC)
Support proposals which exclude any development in the area of Little Linton. Settlements of Linton and Little Linton have historically had distinct identities. The direction of future development to other more sustainable locations is appropriate and will ensure that Little Linton and Linton retain their identity.	57845 (S Nickalls), 57871 (A Nickalls), 57910 (S Foulds), 57924 (H Lawrence- Foulds), 57955 (C Mackay)
HIGHLY SUPPORTIVE of exclusion of any sites for development in green belt, village envelope and conservation areas in Fen Ditton parish. Plan accords with Parish policies on development especially in Green Belt – specifically extant green lungs/corridors including Ditton Meadows, in backland areas and in adopted Conservation Plan.	59909 (Fen Ditton PC)
Proposing land for development - Flint Cross, A505, south of Melbourn (HELAA site 59402)	58516 (Dencora)

Summary of issues raised in comments	Comments highlighting this issue
GCSPS wants rural villages to thrive and sustain their local services. Not reflected within policy S/RRA or S/RRP, which propose very limited number of allocations. Strategy needs to include appropriate distribution of growth in villages. Promoting land for development - Land Rear of Fisher's Lane, Orwell (HELAA site 40496)	60620 (Endurance Estates – Orwell Site)

S/RRP/L: East of bypass, Longstanton

Summary of issues raised in comments	Comments highlighting this issue
Only very small part at east of site within a MSA for sand & gravel.	56943 (Cambridgeshire County Council)
Revised proposal no longer for employment is very good but question the need for housing – too far from local facilities for sheltered or older persons' housing. Could be used for recreation and open space.	57003 (P Coldrick)
Support to provide new open space, community facilities and affordable housing.	57363 (Huntingdonshire DC)
Support use for assisted living, which there is a shortage of in the village, but not for general affordable housing.	57466 (Longstanton PC)

Summary of issues raised in comments	Comments highlighting this issue
Would like to see suitable infrastructure improvements as part of the plan.	

S/RRP/H/5: Fen Drayton Former Land Settlement Association Estate

Summary of issues raised in comments	Comments highlighting this issue
No objection to carrying forwards policy which promotes legacy of network of smallholdings and sustainable living	57363 (Huntingdonshire DC)
Fen Drayton Conservation area and listed buildings lie to the east. Development has potential to impact heritage assets and their settings. Recommend prepare an HIA to inform policy wording. Include reference to heritage assets and the need to conserve/sustain them and any mitigation in policy and supporting text.	59666 (Historic England)

S/RRP/E/6: Papworth Hospital

Summary of issues raised in comments	Comments highlighting this issue
Support. Need flexibility, given its size and nature, to allow for mix-use development should healthcare and general	57363 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
employment not be successful. Allows for greater certainty of redevelopment to perpetuate the sustainability of the village.	
Adjacent to an area of ancient woodland known as Papworth Wood at TL29116299 (8.5 Ha). We would like to see a suitable buffering strip to protect this woodland if development takes place on the site.	58985 (Woodland Trust)
<p>Site includes part of Papworth Everard Conservation Area and adjacent to and in setting of grade II* listed Papworth Hall, scheduled monument moated site and close to grade II listed Lodge. Development has potential to impact heritage assets and their settings. Recommend prepare an HIA to inform policy wording. Include reference to heritage assets and the need to conserve/sustain/enhance them and any mitigation in policy and supporting text.</p> <p>Keen to work with Council in preparing a Design Guide SPD for this site to ensure that full consideration is given to conservation and enhancement of historic environment. HIA would help to refine the content of the design code.</p>	59665 (Historic England)

S/RRP/E/7: Imperial War Museum, Duxford

Summary of issues raised in comments	Comments highlighting this issue
IWM and Caius responded to the 2019 and 2020 “call for sites” (Site reference 40095) which included IWM Duxford. Submission expands on previous submission.	58015 (Imperial War Museum/Gonville and Caius College)
Multiple designated assets on site including Duxford Airfield Conservation Area, five grade II* listed buildings and over 20 grade II listed buildings. Development has potential to impact heritage assets and their settings. Recommend prepare an HIA to inform policy wording, draw on Conservation Management Plan and emerging masterplan. Include reference to heritage assets and the need to conserve/sustain/enhance them and any mitigation in policy and supporting text.	59663 (Historic England)

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S/RRP/E/8: Mixed Use Development in Histon & Impington Station Area

Summary of issues raised in comments	Comments highlighting this issue
Strongly support. Also endorsed by the Neighbourhood Plan which was strongly endorsed in the referendum	57792 (J Pavey)
No designated heritage assets within site but Histon and Impington Conservation Area and associated listed buildings lie	59667 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
<p>to north. Development has potential to impact heritage assets and their settings. Recommend prepare an HIA to inform policy wording. Include reference to heritage assets and the need to conserve/sustain them and any mitigation in policy and supporting text.</p>	

S/RRP/H/4: Papworth Everard West Central

Summary of issues raised in comments	Comments highlighting this issue
<p>Site includes Papworth Everard Conservation Area, pair of listed cottages and 2, Church Lane. Nearby designated heritage assets include grade II* St Peters Church and Papworth Hall, and several other grade II listed buildings. Development has potential to impact heritage assets and their settings. Recommend prepare an HIA to inform policy wording. Include reference to heritage assets and the need to conserve/sustain them and any mitigation in policy and supporting text. Note a large permission has been substantially built out - appropriate to adjust the boundary of the policy area accordingly?</p>	<p>59664 (Historic England)</p>

Appendix C: Summary of Representations on Strategy: Quick Questionnaire

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Q1. Do you agree that we should plan for an extra 550 homes per year, so that new housing keeps up with the increase in jobs in our area?

Responses	Number of responses / percentage
Strongly Agree	63 / 11%
Agree	115 / 20%
Neutral	90 / 16%
Disagree	111 / 19%
Strongly Disagree	201 / 35%

Q2. Do you agree that new development should mainly focus on sites where car travel, and therefore carbon emissions, can be minimised?

Responses	Number of responses / percentage
Strongly Agree	225 / 39%
Agree	166 / 29%
Neutral	89 / 16%
Disagree	51 / 9%
Strongly Disagree	41 / 7%

Q3. We think a major new neighbourhood can be developed at Cambridge East, on the current airport site. What housing, jobs, facilities or open spaces do you think this site should provide?

Deliverability of the site

Summary of issues raised in comments	Comments highlighting this issue
<p>Do not need to build in this area because:</p> <ul style="list-style-type: none"> • It destroys the Cambridge landscape and biodiversity • Creating a never-ending urban sprawl • Transport infrastructure around the area is insufficient to support any new development • Local infrastructure cannot support the people e.g., amenities, GP’s, facilities, schools • Already excessive development including Eddington, Darwin, Green, Waterbeach, Northstowe, Marleigh and LNoCH • Contributes to local pollution • Local residents don’t want it • It will make life unpleasant for current residents. • Increases congestion and traffic 	<p>2, 5, 7, 18, 20, 22, 30, 36, 49, 62, 64, 71, 75, 81, 90, 92, 100, 109, 123, 134, 138, 171, 226, 251, 257, 267, 286, 290, 316, 353, 382, 395, 414, 431, 436, 457, 461, 469, 485, 486, 507, 588, 592</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Site is too big • Planned for more housing than nationally required • Don't need for housing • Don't need more jobs • Would put pressure on Cherry Hinton, Coldham's Lane, Teversham • It would exile older residents who need personal transport • local roads, facilities, schools, and GPs are not designed for such population levels 	
Are Marshalls willing to vacate the site & relocate - there's been discussion of this for years?	113
I suspect that given Marshall's are already actively looking at re-locating this is already a done deal?	187
Agree with rational approach in choosing sites.	245, 247, 520, 574
The sites for development should be chosen after a comprehensive evaluation of the impacts on the environment, current and required infrastructure including water, sewage,	439

Summary of issues raised in comments	Comments highlighting this issue
transport and future risks e.g., flooding due to climate change. Looking only at car travel is disingenuous.	

Climate change

Summary of issues raised in comments	Comments highlighting this issue
Too much impact on water supplies. How much water will be used from local aquifers already at high demand. Should not be developed until water supply is guaranteed through survey of needs.	28, 123, 134, 141, 242, 255, 283, 291, 311, 373, 378, 431, 436, 485, 495, 521
How much absorbent surface will be lost?	28
Paved areas should be permeable where possible.	255, 510, 511, 526
Should ensure that the local water supply can sustainably cope with the increased demand including: <ul style="list-style-type: none"> • Through new pipelines to wetter parts of the country • Increasing local supply through new reservoirs • Desalination plants along regional coastline 	68, 510, 511, 526

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Sustainable Urban Drainage Systems (SUDs) 	
Ensure that rain water is captured and used in houses as grey water and then recycled.	148
Everything should be carbon net zero.	86, 218
<p>All homes should of better environmental standard and high quality including:</p> <ul style="list-style-type: none"> Passivhaus standards for all new build projects Using air source and ground source heat pumps Ventilation systems Airtightness Good insulation water harvesting and saving like at Eddington Unobtrusive solar roof tiles/panels with batteries for storage of excess power Buildings with renewable energy Buildings with natural light to conserve energy Planting close to buildings helps to regulate their heating loss and gain Outstanding BREAAAM rating 	42, 45, 63, 89, 148, 153, 158, 179, 224, 230, 236, 248, 263, 266, 291, 293, 296, 328, 330, 384, 407, 468, 489, 497, 510, 511, 526, 570

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Insulating walls and roofs • Green walls and roofs • Nature spaces integrated into design. 	
<p>The flat airport landscape lends itself to siting wind turbines to feed the local power grid; this should be assessed, and a suitable area should be left unobstructed as appropriate.</p>	255
<p>Encourage community renewable energy projects, with any profits going towards local good causes or to invest in more renewables.</p>	89
<p>How does this help in fight against climate change? The economy cannot always come first we have to think of the environment too. We do not always have to keep growing to develop.</p>	123, 173, 276, 495
<p>The climate impact of developing the current airport site must include the carbon cost of removing current embodied energy infrastructure as well as the installation of a new airport.</p>	506
<p>With no track record on creating any development to date that is carbon neutral, this is a sham to suit the needs of developers and banks. Planning Authorities are likely to agree</p>	495, 506, 596

Summary of issues raised in comments	Comments highlighting this issue
compromises during negotiation with developers - for example the number of social housing units is often reduced.	
This will increase already existing impacts on air quality due to: <ul style="list-style-type: none"> • New building works with generators providing power instead of taking it from the national grid. 	134

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
Provision of green space should be more than the national minimum green area/resident capita in order to protect and promote the environment and human wellbeing.	26, 63, 84
Should provide biodiversity through planting and green landscaping of all scales including: <ul style="list-style-type: none"> • re-foresting the airport site • increasing woodland and small woodlands • other green carbon reducing areas • re-wilding at the edges 	12, 28, 29, 42, 54, 63, 75, 89, 93, 129, 135, 166, 181, 231, 233, 238, 262, 263, 266, 276, 282, 287, 291, 311, 330, 340, 343, 358, 363, 367, 368, 371, 384 376, 378, 385, 386, 387, 394, 401, 404, 406, 411, 423, 463, 476, 484, 500, 527, 537, 553, 562, 568, 588

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • open space for other species • promote wildflowers on verges • green corridors for wildlife access • mature and young trees • bushes • ponds • lakes • insect hotels • mixed hedgerows • meadows • not just sterile urban planning • leave to go wild • hedgehog highways • marshland • bacteriological barriers. 	
<p>The link through a corridor of natural and semi-natural habitat should be maintained, ideally by the creation of a new Local Nature Reserve (LNR).</p>	<p>17, 129, 135, 387, 519, 566</p>

Summary of issues raised in comments	Comments highlighting this issue
If Marshall did move, then the area should become a wooded area like Wandlebury enabling local recreation.	90, 183, 242
Significant potential effect on biodiversity including: <ul style="list-style-type: none"> • deer • owls • newts • mice • voles • wildflowers • bees • butterflies • sustainable chalk streams. 	109, 255
Existing sites are already at capacity including: <ul style="list-style-type: none"> • Wandlebury • Anglesey Abbey • Fulbourn Fen 	373, 592
The grassland of the airport does remove some carbon and supports a certain amount of species diversity.	330

Summary of issues raised in comments	Comments highlighting this issue
<p>Should provide outdoor community spaces including:</p> <ul style="list-style-type: none"> • Green spaces • Country park • Recreational parks • Pocket parks • Allotments • Gardening areas and community gardens • Herb and flower garden • 'Mini CoFarms' • Food growing spaces • Sport facilities e.g., a new athletics track (as the only one is on the west side of Cambridge) • Tennis/basketball courts • Playing and sports fields • Football pitches • Outdoor recreational play areas / parks for children and teenagers • Splash pools • Free exercise facilities/outdoor gym 	<p>6, 8, 9, 11, 12, 13, 16, 23, 29, 31, 32, 40, 45, 52, 53, 63, 70, 77, 79, 84, 101, 106, 119, 120, 121, 126, 127, 128, 130, 135, 144, 148, 150, 151, 155, 157, 158, 162, 174, 179, 190, 201, 206, 212, 215, 220, 221, 224, 228, 230, 231, 236, 237, 238, 239, 247, 248, 253, 261, 262, 264, 266, 267, 274, 278, 280, 282, 283, 284, 287, 293, 296, 299, 306, 309, 311, 315, 317, 318, 319, 321, 323, 325, 327, 330, 340, 342, 343, 345, 349, 350, 351, 352, 356, 362, 363, 364, 367, 368, 371, 373, 375, 376, 378, 379, 384, 385, 386, 387, 393, 394, 400, 401, 403, 404, 405, 406, 407, 409, 413, 415, 418, 419, 422, 423, 424, 425, 426, 433, 437, 445, 449, 450, 454, 459, 468, 473, 474, 477, 480, 482, 483, 484, 487, 490, 491, 492, 493, 500, 502, 504, 505, 508, 509, 510, 511, 515, 518, 525, 526, 527, 528, 535, 537, 544, 545, 547, 548, 550, 551, 554, 562, 565, 567, 568, 570, 572, 574, 582, 583, 584, 586, 590, 596</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • High quality open spaces for city to use • Public benches and picnic tables • BMX park and track • Bridleways • Dog walking areas • Skateboarding ramps and ledges • Well-lit skateparks for children, young people and adults • MUGAs. 	
Green spaces in between housing, not just on the edge of a housing development.	179
<p>Keep development to a minimum as you are in danger of destroying the very elements of living here including:</p> <ul style="list-style-type: none"> • green spaces • countryside • separation with Teversham • nearby nature reserves such as Fulbourn Fen Nature Reserve, Little Wilbraham Nature Reserve, Little Wilbraham River and Quy Water. 	200, 397, 484, 486, 855

Summary of issues raised in comments	Comments highlighting this issue
Development opportunity to build sustainably on brownfield sites.	200, 365, 397, 498
Build as much at Cambridge East rather than spoil the villages.	370
Ensure integrated completely with CBC.	454
It should all be open space to compensate for open space taken already by new developments such as Eddington and Northstowe.	115

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
<p>Should provide indoor community facilities including:</p> <ul style="list-style-type: none"> • Community centres like Clay Farm • Communal hub/hall with kitchen facilities for cooking/community kitchen and food sharing • Community centre for group uses and special hire • Community café • Meeting places 	6, 8, 9, 11, 12, 13, 29, 31, 32, 47, 50, 51, 53, 55, 56, 58, 73, 74, 77, 79, 85, 96, 106, 108, 113, 121, 127, 128, 129, 130, 135, 146, 147, 151, 157, 171, 174, 177, 179, 190, 192, 212, 213, 215, 220, 221, 224, 229, 230, 232, 233, 238, 246, 248, 261, 267, 274, 279, 280, 284, 291, 293, 296, 309, 315, 317, 324, 325, 327, 330, 331, 334, 340, 343, 345, 348, 350, 351, 356, 359, 361, 363, 367, 371, 375, 383, 386, 388, 389, 392. 400,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • New public swimming pools • NHS dentists • Pharmacies • Opticians • Libraries • Doctors surgeries • Small scale respite care facilities • Medical facilities • Mental health support hub • Nurseries • Primary and secondary schools • High schools • Special needs schools • Church centre • Indoor play parks for children and teenagers • Indoor skate facilities to accompany the ice skating rink • Youth clubs and facilities • Faith centres • Education facilities 	<p>403, 405, 407, 411, 415, 416, 419, 423, 425, 426, 432, 433, 434, 437, 449, 450, 454, 456, 459, 463, 466, 468, 474, 483, 487, 488, 489, 490, 493, 498, 502, 504, 505, 508, 509, 514, 515, 518, 519, 525, 535, 537, 538, 540, 544, 547, 548, 549, 551, 560, 562, 568, 570, 572, 575, 584, 586, 590, 597</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Places of worship • Facilities for surrounding neighbourhoods e.g., Barnwell • Village hall. 	
Should provide space for Cambridge United Football Club.	253, 577
<p>One respondent asked for the following things:</p> <ul style="list-style-type: none"> • An indoor skatepark facility should be provided in this area to accompany the existing ice-skating rink. • It should be managed by the GLL Better leisure provider. It could be incorporated within a multifunctional sports and leisure facility, including swimming pool with flumes and water play, climbing walls, trampolining, competitive BMX race track and top of the range soft play space to encourage family use throughout the year. • This would be the only facility of its kind in Cambridgeshire and would help address the under provision for young people and families. • It should not be a quantum of open space provision, but actual facilities that will be used and enjoyed for generations to come. 	514

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Sell the Abbey swimming pool site for housing and spend the money on a new facility at Marshall's. 	
Should provide ambulance and police standby location.	279
More money should be given for Addenbrooke's hospital to expand and support the health of the people moving to Cambridgeshire. It is a disgrace that Addenbrooke's is being left without support.	295, 368
Access within 15 minutes to all primary care services, schools, and essential shopping to minimise travel.	190, 232, 289, 425, 468, 490, 497, 508, 510, 511, 526, 544, 545, 548, 571, 572, 586
The need for housing in Cambridge is for people who earn the national average income or less. This is what our community needs. Should support underprovided groups and respond to social issues e.g., homelessness.	495, 496, 506, 521
Provision of a cemetery.	12
Provision of community centres and open spaces before residents move in, not several years later as done elsewhere including Northstowe and Cambourne.	106, 232, 268

Summary of issues raised in comments	Comments highlighting this issue
A thoughtful plan, providing a balanced mix of on-site work, social and cultural facilities will be developed, creating a community and identity of its own. Early promises will be quickly forgotten as developers do the calculations and figure out how much more they can earn by building more houses.	171, 173, 196, 212, 244, 265, 282, 290, 294, 315, 425, 429, 450, 454, 473, 486, 489, 490, 495, 498, 506, 540, 545, 565, 581, 595, 596
Design communities that benefit people's mental health and wellbeing, to build a cohesive suburb where people want to live, and communities cohesively support each other. Cambridge is overdeveloped and the quality of life must remain a key criterion.	212, 251, 262, 291, 306, 327, 347, 349, 356, 363, 378, 386, 387, 496, 500, 596
Safe open streets for children.	544
Should use lessons learnt from growth of CBC where infrastructure surrounding the site are polluted, noisy, and has antisocial behaviour.	308
Lessons learnt from other new developments including CB1, Trumpington, Orchard Park where there are high levels of antisocial behaviour and crime. Council should take action and protect the community rather than ignoring the issue.	106

Great Places

Summary of issues raised in comments	Comments highlighting this issue
<p>Should use precedent such as Garden City design and ethos with excellent design standards, including:</p> <ul style="list-style-type: none"> • Natural surveillance • No fenced blocks or flats • No cul de sacs • Should feel safe • Should be attractive • Should be sympathetic to architecture of Cambridge • Avoid style of housing that creates the feel of 'little boxes in a row' • Architectural variety to avoid monochrome flats • Must not be a dormitory • Encourage vibrancy throughout day and night • Serviced 24/7 by public service. 	<p>26, 278, 291, 356, 470, 482, 492, 525, 561, 568, 584, 582, 592, 596</p>
<p>A learning centre teaching others how to build sustainable communities.</p>	<p>54</p>

Summary of issues raised in comments	Comments highlighting this issue
Art spaces with changing exhibitions. Have a fourth plinth style system that allows residents to choose the artwork, and have it change every 2-5 years to keep fresh artwork that stays relevant.	502
Part of Marshall was in the Green Belt, and taken out for them to expand, moving that land should return to greenbelt.	90
Green Belt should be replaced/extended and be accessible if built on at all.	330, 339, 363, 566
Think outside the box, this will impact future generations.	365
Should celebrate the aviation heritage of this space.	551

Jobs

Summary of issues raised in comments	Comments highlighting this issue
<p>Should provide out of town, accessible retail, and leisure facilities, including:</p> <ul style="list-style-type: none"> • Supermarket • newsagents • convenience store 	9, 11, 29, 31, 32, 46, 50, 51, 53, 56, 73, 77, 78, 89, 93, 108, 113, 127, 128, 129, 130, 135, 143, 144, 146, 147, 148, 155, 157, 158. 179, 187, 201, 220, 229, 238, 246, 247, 248, 261, 262, 264, 266, 267, 278, 279, 280, 284, 296, 309, 311, 315, 323, 325, 327, 331, 340, 350, 359, 362, 364, 375, 375, 386,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • cafes/coffee shops • space for local craft and farmers markets • independent shops • post office • hardware stores • restaurants • public houses • nightlife facilities • entertainment • leisure facilities • a cinema • bowling alleys • gym • live music and sports venues • creative spaces • butchers • green grocers • petrol station • toy stores 	<p>389, 392, 403, 405, 416, 426, 450, 454, 459, 466, 470, 474, 478, 483, 493, 515, 519, 525, 535, 537, 538, 540, 545, 547, 549, 551, 552, 560, 562, 567, 568, 572, 575, 577, 584, 586, 590, 597</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • hospitality 	
Should provide more facilities that will contribute to a circular economy in the city.	6
Retail Park to prevent having to go to the city centre or along Newmarket Road.	130, 538
Should service the established Tech / Silicon Fen in terms enabling companies already here to develop and expand.	191
More of a focus on remote working, enabling people to work where they like and less need for office space.	168, 385, 496, 500
Has COVID impact on homeworking been considered and fact that a large proportion of people now want to live in rural community.	520
<p>Should provide a mix and variety of job sectors and employment opportunities including:</p> <ul style="list-style-type: none"> • local businesses • not just chain supermarkets • diverse local foods, markets and goods • small start-ups • workshops 	12, 56, 58, 64, 67, 79, 89, 93, 96, 112, 127, 129, 135, 147, 148, 155, 174, 177, 190, 191, 201, 206, 212, 229, 236, 237, 247, 261, 266, 267, 274, 289, 293, 296, 301, 311, 323, 330, 342, 350, 352, 359, 364, 376, 379, 386, 407, 422, 450, 454, 459, 477, 486, 493, 500, 502, 510, 511, 526, 545, 560, 567, 568, 570, 572, 583

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • space for repairs and shared tools • offices/shared office environments • light commercial units • light industrial units • Affordable/low-cost retail units • An enterprise area • Early product development facilities • Manufacturing space • 'Green jobs' • Lab space • Research jobs. 	
Employment opportunities for low skilled workers, including apprenticeships and training for local people.	190, 400, 489
An eastern science/business park to rival/complement those on the north of Cambridge with associated housing.	170, 284
Should not close functioning airport which has been a source of engineering jobs for decades. The removal of the site will displace skilled workforce. Where will these people be able find jobs to work at nearby?	20, 41, 80, 90, 251, 283, 503, 568, 579

Summary of issues raised in comments	Comments highlighting this issue
Support existing jobs only - don't attract any new business or jobs.	119, 173, 248, 304, 330, 378, 385
Opportunity to relocate many businesses currently spread along Newmarket Road between Coldham's Lane and the football ground, including: <ul style="list-style-type: none"> • DIY • Electrical goods 	432, 577
Good commercial links to the site.	563
Employers would want to choose from a pool of people applying for jobs, not just from people living in those new development sites.	259
Don't think people would want to live next to their place of work.	259
Not convinced how the council proposes to offer jobs.	281

Homes

Summary of issues raised in comments	Comments highlighting this issue
<p>Provision of homes is critical. Should provide a mix of housing that is:</p> <ul style="list-style-type: none"> • truly affordable including rental properties • at least 20% affordable housing • up to 50% affordable housing • socially inclusive e.g., for tradespeople who can support the new local community • of ranging size and mix including 3-bedroom homes, apartments and maisonettes, small starter homes, single occupancy homes • social housing, bungalows, town houses, detached and terraced • accommodation for NHS staff and key workers • suitable for young people • social housing specifically for those who have lived in Cambridge since birth • sheltered housing 	<p>8, 11, 16, 24, 25, 29, 31, 33, 53, 54, 58, 61, 67, 73, 76, 79, 112, 113, 127, 130, 135, 136, 146, 151, 159, 162, 173, 174, 177, 178, 179, 187, 190, 201, 204, 206, 221, 223, 228, 229, 238, 241, 251, 262, 263, 264, 266, 267, 268, 274, 284, 293, 296, 306, 311, 315, 317, 319, 321, 323, 327, 340, 342, 344, 345, 346, 347, 348, 349, 362, 365, 378, 383, 384, 385, 388, 389, 392, 401, 416, 418, 419, 420, 421, 423, 432, 437, 438, 442, 443, 449, 474, 475, 477, 479, 484, 486, 491, 493, 498, 527, 531, 538, 539, 540, 545, 550, 551, 552, 554, 555, 562, 565, 566, 567, 568, 575, 578, 582, 583, 584, 590, 596</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • co-housing developments and community-led housing projects • off-grid housing • low cost (with maximum output) • actual council housing • low-rise • not over-priced and inflated for developers • shared ownership with long leases • no ground rent, right to manage and no service charges • adaptable housing • imaginatively planned housing • council housing like in Norwich • no luxury houses or flats • less 'executive housing' like Eddington and Trumpington Meadows (that is unaffordable). 	
Should limit student accommodation.	241
Provision of well-designed homes including: <ul style="list-style-type: none"> • with good sized gardens • roof gardens 	236, 237, 253, 266, 296, 407, 418, 424, 491, 493, 526, 550, 554, 567, 575, 584, 594

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • private space • flats with large balconies • homes with lots of storage • space available to work from home • downstairs toilets for the elderly • use example of Marmalade Lane 	
Encourage renovation of existing housing stock and other existing buildings (including converting current airport facilities) to cut carbon cost.	173
<p>Numbers of homes proposed on this site are too low and should provide higher density to:</p> <ul style="list-style-type: none"> • ease the housing crisis • increase housing affordability • reduce long-distance commuting • support efficient public transport. 	66
Numbers of homes proposed on site are too high and should deliver fewer houses than planned.	175, 386, 480, 562
Mixture of low-density mid-rise housing to minimize the burden placed on water infrastructure, transport and the environment.	120, 239, 397

Summary of issues raised in comments	Comments highlighting this issue
Should include space for informal outdoor camping and for the Gypsy and Traveller community to use as a transit stop.	12
The site has good access to employment areas such as Addenbrookes so should provide housing for potential employees of these locations.	68
New housing should be built further out of Cambridge to help provide infrastructure and employment to historical areas that are poor in this e.g., the Fens. Better to build next to a new park & ride site.	111, 461
Limit the amount of overseas investment in the housing market in Cambridge. No property should be allowed to stand empty.	223, 443, 550, 554
May be a challenge for housing delivery depending on the plan for the airport usage in the mid/long-term.	301
No opinion on housing.	166

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
Should make it a car-free development.	6, 119, 143, 208, 248, 263, 468, 527, 544, 545, 552

Summary of issues raised in comments	Comments highlighting this issue
See example of car-free Vauban in Freiburg, Germany or Cayala in Guatemala.	
Should provide plenty of parking for: <ul style="list-style-type: none"> • residents and visitors • including underground parking • encourage electric car use in future • people living there that need a car. 	19, 29, 233, 236, 261, 340, 351, 392, 474, 488, 554
Don't provide parking spaces for cars and do not allow for future conversion of front gardens to parking spaces. This would be a showpiece of an alternative approach to living.	175, 208, 266, 425, 490, 510, 511, 526, 571
Should not negatively impact on existing infrastructure including water, drainage, sewage, gas and electricity.	189, 351, 480
Fully self-contained site where travel is kept to a minimum.	163, 189, 195, 201, 218, 350, 405, 459, 504, 505, 540, 544, 547, 548, 570, 572, 573, 586
Car trips should only be allowed for trips east of the site.	144
Zero carbon transport.	158, 256, 497, 510, 511, 526
Hireable cars (including electric).	59,
Electric Vehicle charging stations and access for people at their homes. And EV pods.	29, 45, 147, 203, 233, 340, 594

Summary of issues raised in comments	Comments highlighting this issue
Should build infrastructure before housing and other uses.	260
<p>Should provide cycling infrastructure including:</p> <ul style="list-style-type: none"> • cycle paths with separate bike lanes • bike stands • communal bike sheds for residential streets • cycle storage for cargo bikes • off-road cycle routes • well-lit cycle networks connecting Cambridge to other areas • paths that have sufficient capacity at peak times without crowding e.g., that occurs on the guided busway from Trumpington to the station • paths safe for children to allow for independence (see the Netherlands) • built in line with Local Transport Note (LTN) 1/20 • learn from mistakes in GB1 and 2. 	12, 15, 16, 50, 70, 76, 77, 79, 89, 101, 106, 108, 121, 142, 156, 179, 218, 233, 239, 240, 253, 264, 266, 278, 280, 284, 306, 311, 340, 367, 379, 394, 411, 425, 490, 497, 510, 511, 526, 527, 545, 552, 571, 572, 573
Too far for most people to cycle into town particularly, for the elderly who cannot use bus services. Promoting cycling and limiting car use is for advantaged groups of people. Cannot stop people using cars or taxi services for vulnerable groups.	192, 272, 275, 306, 560
Should provide regular, reliable public transport links (inc. free buses) to the surrounding areas including:	15, 16, 29, 31, 33, 46, 50, 58, 70, 77, 79, 85, 89, 99, 101, 108, 111, 131, 144, 179, 190, 206, 218, 228, 229, 253, 262, 280,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Cambridge city centre • South Cambridgeshire • Cambridge North and South stations • Addenbrooke's/Royal Papworth Hospital • Science Park • New east-west railway • Newmarket • From Tesco's through housing areas and along to beehive centre • Areas of new development • Retail parks • Cambridge Biomedical Campus • Abbey leisure centre • Cambridge Ice Rink 	306, 309, 311, 343, 352, 373, 375, 389, 404, 416, 425, 466, 488, 490, 493, 498, 508, 510, 511, 525, 526, 527, 530, 534. 545, 551, 565, 571, 572, 580, 581, 582, 584, 597
Should have high quality bus shelters at all bus stops.	253, 275
Provision of a new public transport hub e.g., Park and Ride or a bus way.	29, 233, 256, 411, 508, 575
Connection to the rail network including: <ul style="list-style-type: none"> • Provision of a train station near to Cherry Hinton • A station constructed on the existing line to Ipswich. 	29, 77, 510
Provision of light railway or rapid transport e.g., DLR, Metro station, underground or CAM project due to: <ul style="list-style-type: none"> • buses being too infrequent • nobody wants to travel by bus 	59, 82, 108, 192, 203, 260, 262, 424

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> underground is a good alternative to car use. 	
<p>Improvements to existing road networks to reduce traffic on already congested routes, including:</p> <ul style="list-style-type: none"> Newmarket Road (Including between Barnwell and Elizabeth Way roundabout) Mill Road Coldham's Lane Cherry Hinton. 	29, 77, 82, 87, 99, 203, 211, 373, 378, 419, 466, 519, 560, 582, 592
<p>Should have well-lit paths (with CCTV) separate from any roads, for walking and skating, with cut throughs between streets for quick access. Eddington is a good example of shared-use paths that are well used.</p>	45, 137, 190, 264, 278, 298, 328, 367, 379, 407
<p>Wide roads for easy movement, including for vans and trailers.</p>	261, 306
<p>Provision of public toilets.</p>	545
<p>Multiple well-designed entrances and exits to the site.</p>	261, 299
<p>Reducing road capacity will not represent the ordinary voters of the area, or the viability of Cambridge as a commercial and retail centre.</p>	306
<p>Do not introduce tarmacked cycle tracks over Coldham's Common in order to connect to Cambridge East. Existing road</p>	445

Summary of issues raised in comments	Comments highlighting this issue
structure can be modified without planning more cycle tracks on Coldham's Common.	
High volume of traffic this would be worsened with large local neighbourhood goods being built, including: <ul style="list-style-type: none"> • The Foxtton station level crossing • Newmarket Road • During construction. 	92, 150, 433, 503, 521, 577, 592
Good recycling infrastructure including: <ul style="list-style-type: none"> • Recycling centre • Facilities for recycling electrical items and repair of broken/damaged goods. • Similar to as in Eddington. 	12, 29, 179, 262
Underground delivery points for goods and maintenance.	54
Drop-off and pick-up parcel points.	158
Good digital connectivity such as fast broadband for working from home, and innovative sectors that need reliable internet connectivity.	29, 500, 551, 594
Need a detailed and new public transport proposals.	82
Should provide an airport for the Cambridge area.	27
It will need appropriate drainage and sewage processing plant.	113, 260

Summary of issues raised in comments	Comments highlighting this issue
Should not provide a new sewage treatment site.	339

Other comments

Summary of issues raised in comments	Comments highlighting this issue
No comment.	57, 185, 270, 332, 533
Don't feel qualified to comment.	374, 595
Has this site already got planning permission?	10
Heard that the option of moving the airport wouldn't be able to progress?	506
Retain Green Belt at Honey Hill	63
This is a leading question, why is there no option to say we do or don't agree to development at Cambridge East?	117, 223, 382, 495
More honesty required as developments are agreed long before the public are made aware.	202, 495
As developers have the upper hand in all development decisions and have shown again and again their willingness to	495

Summary of issues raised in comments	Comments highlighting this issue
tear up agreed plans once the projects commence what have up put in place that legally stops them doing this?	

Q4. We think that the area east of Milton Road in Northeast Cambridge (including the current waste water treatment plant) can be developed into a lively and dense city district, after the waste water treatment plant relocates. What housing, jobs, facilities or open spaces do you think this site should provide?

Opinion

Summary of issues raised in comments	Comments highlighting this issue
<p>Object, for reasons including:</p> <ul style="list-style-type: none"> • Involves relocation onto a Green Belt/ greenfield site • Disagree with idea of ‘dense’ city • Impact on biodiversity / environment • Post-Covid, people want gardens, not density • Disagree with city growing/ over-expanding • Address infrastructure issues before expanding • Re-wild the area • City is already congested • Sewage works was recently upgraded, so this is a waste of money with no benefits for Horningsea or Cambridge. Sewage plant has capacity till 2050 	<p>2, 4, 5, 18, 20, 22, 25, 26, 27, 30, 39, 41, 45, 49, 57, 58, 60, 62, 63, 64, 71, 75, 79, 80, 81, 100, 111, 113, 115, 123, 130, 131, 134, 138, 146, 148, 155, 177, 183, 185, 205, 210, 226, 250, 251, 256, 268, 272, 277, 281, 283, 286, 290, 304, 324, 332, 345, 353, 356, 362, 378, 382, 385, 392, 393, 395, 409, 427, 428, 429, 431, 433, 436, 438, 439, 440, 441, 442, 443, 448, 460, 461, 469, 479, 480, 484, 485, 486, 495, 496, 507, 518, 539, 553, 554, 556, 558, 576, 577, 578, 584, 588, 594, 596</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Site is not tenable for anything apart from industrial use • Ruin valuable agricultural land, which contravenes policy CC/CS • Will devastate local community • Have council not learnt from mistakes of high-rises in 60s/ 70s? • People need access to green spaces, but Milton Country Park, but it is at capacity. Approving this would strain it further and mean they don't have access to enough green space. It will also strain the River Cam • Waste should be processed where it is produced and not fair to put this onto the villages • Unless water supply issue is sorted then dense developments should be avoided • Poor use of government funding • Will have an adverse effect on air quality • Isn't this area prone to flooding? • City is already dense + vibrant- leave it alone • No reasons given 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • The same wealthy people will buy the apartments and rent them out • Will just give dividend to shareholders • Will lead to poor mental health • Recent developments such as Eddington have failed to build a 'lively development' so developers will also fail here. • Concern about the word 'dense' • Don't build unless better place for treatment plant is found • Many of the negative effects have been missed out of your consultations/ the proposal will push us far from Net zero aims • Can't this occur outside of Cambridge? • With the Marshall's site we will have enough housing • Proposal needs to be reviewed in light of change in working habits. 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Anglia Water carried out consultation in 2020, but there was more support for it staying where it currently is than alternatives • Will harm quality of life of existing residents • Homes will have cars anyway and contribute to fumes • Disagree with density as will have to be fit to live in flats • Resident's living in high-rise flats will have a poor quality of life due to the A14 • Moving sewage works contravenes policy GP/GB of Local Plan. • It will harm the historical setting of Cambridge and impact nearby conservation areas. • In relation to policy CC/NZ, Carbon expenditure, emissions, to decommission a fully operational CWWTP and decontaminate site and build new plant within 1 mile of existing inclusive of transfer tunnels, HGV traffic etc., should be factored into carbon cost of fulfilling S/NEC Policy 	

Summary of issues raised in comments	Comments highlighting this issue
Should put the proposed housing in the Green Belt (where the treatment plant is mooted to move to) rather than putting the housing in current proposed location, as it would save money and tonnes of carbon	71
Ask for a mixed development without going into detail about what should be included	53, 86, 96, 174, 196, 244, 543, 551
Keep the current plant and develop it with low-density housing / keep plant and put social housing on site	130, 460
Need as much development as a small town would need?	137,
Should not be delivered until water supply is guaranteed	141
<p>Should build at a lower density. Comments included:</p> <ul style="list-style-type: none"> • Either commercial space or housing should be reduced. • The pandemic has highlighted that many people are looking for more space, both internal and external. • The surrounding areas are not built-up so it would not be in keeping with the suburban/rural feeling of this part of Cambridge • Don't just cram in a load of sub-standard housing. 	63, 101, 112, 203, 224, 264, 291, 330, 359, 383, 386, 500, 521, 527, 578, 594
Support building it high/ dense	15, 66, 190, 544, 565

Summary of issues raised in comments	Comments highlighting this issue
Would prefer other sites to be prioritised	156
Government have given money, but this will need facilities, schools, pastoral care, all of which are likely to be overlooked for financial gain of housing	187
Balanced amount of development as appropriate to a normal town	174
I have some concern that this area as planned will become the low-income Qtr. of Cambridge while house to the South of City and I expect East will become the high value / high income area/ one commentator worried it might become "banlieue" on edge of rich city	191, 339
Given the site's proximity to Cambridge North station, it should not become another area of housing for London commuters and not addressing the housing need relating to local jobs. This has happened in the area by the existing station, i.e., property has been bought by commuting Londoners. Same mistakes need to be avoided	247
Support new development, but wastewater treatment plant's relocation should not damage small villages or ecosystems	261

Summary of issues raised in comments	Comments highlighting this issue
If this area doesn't flood it's OK to build	289
Support development/ Good opportunity to use and repurpose land	301, 317, 498
I think the modified plans as recently published are beginning to get there, but there should be replacement of the Green Belt	330
Mixed feelings about the development as it will put pressure on existing green spaces and water supply issue, but it will have excellent transport links	373
No preference	397
Adhere to 15-minute city principles	425, 459, 468, 490, 497, 510, 511, 526, 545, 571
Support but caveats, including: <ul style="list-style-type: none"> • Need 100% support of surrounding villages • the sewage problems must be improved not to pollute Cam river any further • Delivery of the proposals in the plan is contingent on water supply being adequate without causing further environmental harm. 	548

Summary of issues raised in comments	Comments highlighting this issue
This is an 'overkill' solution to Cambridge's housing problems, given that there is already planned so much more housing at Cambridge Airport, Marleigh and Waterbeach.	578, 594
The overall new development in all locations needs to be definitive and balanced.	595

Climate change

Summary of issues raised in comments	Comments highlighting this issue
<p>New homes to meet high environmental standards, including:</p> <ul style="list-style-type: none"> • New houses should be net zero • Solar panels • Heat source pumps • Build to Passivhaus standard • Build to environmental standard of Eddington • Greywater harvesting • Reduce concrete use 	29, 42, 63, 89, 109, 148, 153, 158, 179, 218, 223, 224, 230,233, 248, 263, 293, 328, 363, 388, 407, 468, 489, 494, 564, 570

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Planting close to buildings to help regulate heating loss and gain • Ventilation systems • Air tightness as standard • Not gas • Should maintain optimum levels of water-use, i.e., vacuum assist toilets • Green roofs • Planting on verges • All pavements and parking spaces should be permeable to allow water to drain into landscape and not rush off to disrupt chalk streams and the Cam • Rain gardens in streets allowing deluges to be absorbed rather than putting pressure on water removal/flooding • Green landscaping to include trees 	
Development must be carbon net-zero	86, 101, 143
Encourage community renewable projects with profits used for good causes	89
Encourage retrofitting before new housing	

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
<p>Green spaces, including:</p> <ul style="list-style-type: none"> • Open spaces • Room for nature to thrive • A county park • Biodiversity planting • Insect hotels • Lakes • Parks • Green spaces should be wild, rather than just a patch of grass • Quality green recreation area • Nature reserve • Encourage wildlife • Green spaces in between developments not just at edge • Tree planting • One commentator specifically asked for 3 open spaces • Open spaces should be landscaped 	<p>6, 8, 11, 12, 16, 23, 32, 38, 53, 63, 70, 81, 84, 86, 89, 93, 96, 106, 126, 127, 128, 135, 136, 143, 144, 148, 151, 158, 162, 163, 166, 171, 177, 179, 190, 191, 192, 196, 206, 216, 230, 231, 233, 238, 239, 244, 251, 261, 262, 263, 264, 267, 268, 274, 275, 276, 278, 282, 291, 293, 296, 306, 309, 315, 318, 319, 321, 323, 325, 337, 340, 343, 347, 349, 350, 352, 359, 363, 364, 365, 366, 367, 368, 370, 371, 375, 376, 379, 386, 387, 399, 401, 403, 404, 405, 406, 415, 417, 418, 423, 424, 425, 445, 449, 459, 466, 468, 474, 476, 477, 482, 483, 484, 487, 489, 490, 491, 492, 493, 500, 501, 504, 508, 510, 511, 521, 525, 526, 531, 535, 543, 544, 545, 547, 548, 550, 551, 557, 561, 562, 564, 565, 566, 571, 567, 573, 579, 582, 583</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Ecologically useful places • Native shrubs and trees to reduce the 'heat island' effect • Pocket parks are needed • Hedgehog highways • Parks should be linked up with safe and convenient walking and cycling routes to each other and to all the residential neighbourhoods surrounding them + should be safe for children to access by foot. • Parks within the built-up area should be overlooked by houses and shops, with a welcoming design that encourages interaction with the surrounding community, and which feels safe throughout the day. • Nature reserves connecting to existing reserves • A recreation ground for each group of streets • Housing should offer natural surveillance • Connect to the river 	
<p>Food growing comments, including:</p> <ul style="list-style-type: none"> • Allotments • Community food growing 	<p>6, 12, 127 135, 253, 262, 325, 337, 349, 363, 371, 400, 401, 508, 545</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Orchards • Space for peri-urban agriculture • Good composting facilities • Community kitchen • A community farm extension project here and make it an innovative community with green heating, sedum roofs etc • Balconies are needed where food can be grown • Community fridge's • Multi-purpose space for farmer's market • Gardening area 	
Provision for informal camping for Traveller community	12
More open space than has been currently proposed/ not bare minimum	38, 84, 473
new development should have access to green spaces and ensure residents don't have to travel across town	93, 242, 291
The proposed development is too large in relation to its impact upon Milton Country Park/ new development shouldn't put	109, 216, 484, 521, 527, 557

Summary of issues raised in comments	Comments highlighting this issue
pressure on existing developments/ not enough to encourage locals to stay local	
Recreation areas should be dog-free	228
The recreational areas should be easy to maintain	228
Protect the river area as a green oasis	317
It should be 100% green space/ all land given to a new forest or park	75, 393, 469, 588,
Land will need to be taken from agricultural land around Cambridge to provide enough green space for residents as it currently does not look like enough will be provided	484
Open spaces corresponding to the work opportunities created in the area.	493
Possible replacement of the open grassland with more formal park facilities. Greater emphasis on mixture of retail outlets.	543
Half the area should be allocated as green open space,	562
Milton Country Park is nearby so the need for open space is reduced	564

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
<p>Sports facilities, including:</p> <ul style="list-style-type: none"> • Swimming pool • Athletics track • Splash pools • Free outdoor exercise facilities/ outdoor gym • Tennis court • Basketball court • Skateboard facilities/ skatepark both indoor and outdoor skatepark to match Trumpington's • Riding school • Football pitch • Cycling routes 	<p>6, 9, 12, 13, 90, 96, 106, 128, 163, 166, 171, 174, 177, 187, 190, 191, 192, 196, 213, 215, 244, 264, 267, 282, 293, 309, 331, 337, 340, 350, 367, 370, 375, 406, 407, 413, 417, 422, 425, 437, 449, 459, 463, 490, 502, 504, 505, 508, 510, 511, 514, 525, 526, 528, 531, 543, 545, 549, 551, 570, 571, 573, 582</p>
<p>Community / leisure facilities, including:</p> <ul style="list-style-type: none"> • Community centres • Libraries • Playgrounds for children (a respondent asked for 5) + playgrounds aligned with best practise i.e., not 	<p>6, 9, 12, 13, 29, 51, 53, 67, 90, 96, 106, 128, 135, 147, 148, 151, 155, 158, 162, 163, 166, 171, 173, 177, 187, 190, 191, 192, 196, 212, 215, 230, 233, 238, 244, 246, 248, 264, 267, 279, 282, 284, 289, 293, 296, 309, 330, 331, 343, 348, 350, 359, 367, 370, 375, 383, 386, 388, 400, 401, 403, 405, 407,</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>segregated by age or ability, natural features, accessible, supports risk and challenge, no fence, open to all.</p> <ul style="list-style-type: none"> • Hang-out spaces for teenagers • Youth clubs • Cycle track for older children • Meeting places for adults • Cinema • Climbing wall • Go-Karting • Theme Park • A meeting point for the community • Clubs • Entertainment venues • Information hub • Community apartments for the locality to book • Hotels • public spaces that can be used for local fetes and markets too 	<p>411, 417, 419, 425, 437, 449, 459, 463, 466, 468, 489, 490, 493, 504, 505, 508, 510, 511, 519, 525, 531, 543, 545, 549, 551, 564, 565, 570, 571, 572, 582</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Public toilets 	
Out of town shopping/ cinema complex	11
An open area that can be used for outdoor shows	11, 54
Farmers markets and events	11
Cemetery	12
Youth club	12
Healthcare institutions, including: <ul style="list-style-type: none"> GP surgeries Convalescent/ respite care Dentists Opticians Mental health hub Care home 	9, 12, 29, 50, 51, 73, 74, 90, 96, 106, 127, 128, 163, 166, 171, 174, 177, 179, 187, 190, 196, 216, 244, 267, 274, 280, 293, 296, 309, 325, 330, 331, 350, 351, 367, 370, 386, 407, 415, 423, 425, 434, 456, 459, 466, 487, 490, 493, 504, 505, 508, 510, 511, 519, 525, 543, 549, 545, 551, 557, 571, 574
Education/ childcare: <ul style="list-style-type: none"> Primary schools Secondary schools Nurseries Pastoral care Special needs schools 	9, 13, 29, 50, 51, 67, 73, 74, 90, 96, 128, 135, 147, 163, 166, 171, 174, 179, 187, 190, 196, 216, 229, 244, 248, 261, 267, 274, 279, 280, 293, 296, 309, 315, 331, 340, 350, 351, 361, 367, 370, 386, 388, 403, 411, 423, 425, 434, 456, 459, 484, 487, 490, 493, 504, 505, 508, 510, 511, 519, 525, 535, 543, 545, 547, 549, 551, 564, 571, 580, 590

Summary of issues raised in comments	Comments highlighting this issue
Leisure facilities	51, 229, 282
Faith facilities	56
A major theatre/ concert hall is needed as the current cultural infrastructure is inadequate	78
Artists' studios are needed	78
Outdoor space for sport, health and fitness	78
Need to actually deliver community/ leisure facilities otherwise this will strain existing facilities. Deliver at the start, not like at Cambourne	90, 468,
Activities shouldn't 'cost the earth' to enjoy, i.e., fishing lake at Milton used to be cheap, but now £700 membership a year	236
Ambulance/police standby location	279
Safe community, including: <ul style="list-style-type: none"> • CCTV • Well-lit footpaths 	328
Given the lack of provision in nearby areas (e.g. Chesterton) and the pressures on Milton Country Park, there must be good provision for sports, leisure and wellbeing	572

Summary of issues raised in comments	Comments highlighting this issue
<p>What is being done to increase beds and staff at the hospitals?</p> <p>It's easy to build new schools but health provision and social services provision doesn't increase proportionately with the population growth</p>	368

Great Places

Summary of issues raised in comments	Comments highlighting this issue
<p>Needs to have a good centre with amenities to:</p> <ul style="list-style-type: none"> • avoid it feeling sterile • reduce negative carbon output • create a community • Needs to be a modification of Trumpington/ Eddington model- support more local diversity • Essentially a micro-city within the city and not just a blob of houses that satellites its resources 	15, 93, 190, 376, 405, 459, 489, 504, 508, 545, 540, 561, 571
<p>Cambridge city centre is 'the old' culture, so how about this site being 'the new'. See how they do that in Valencia, with the Old</p>	78

Summary of issues raised in comments	Comments highlighting this issue
Town centre and new 'City of Arts & Sciences' - the two sit beautifully together.	
Whatever is built needs to be sympathetic to its surroundings	224, 482
Need to deliver a thoughtful plan that builds a sense of community and not imitate Cambourne's mistakes where developers have built too many houses compared to community amenities, transport, leisure facilities and outdoor markets	171, 364
Mid-rise housing that makes good use of space and leaves public open spaces available for parks, public squares, outdoor seating, cycle lanes etc.	239
New neighbourhoods should focus on urban design that prioritises walking, cycling and convenience I.e., no cul de sacs, no fenced blocks of flats with only one entrance	278, 425, 459, 490, 510, 511, 526, 545, 557, 571
Avoid excessive road space to create a cycling / walking campus with high quality landscape (like Accordia)	287
The working and living areas must be well divided and screened with attractive planting and trees.	358
Quiet streets are needed	401

Summary of issues raised in comments	Comments highlighting this issue
shops are needed to take the pressure off town	475
Changing art space. Have a fourth plinth style system that allows residents to choose the artwork and have it change every 2-5 years to keep fresh artwork that stays relevant.	502
A new neighbourhood must not be a dormitory. Make entire neighbourhoods so that all essentials can be accessed locally to minimise need to travel, not increase car traffic on roads.	405, 459, 425, 490, 508, 510, 511, 525, 526, 545, 557, 561, 571
It would be good to preserve the rural character.	538
Further reduction to the height of buildings should be strongly considered without any reduction of green spaces.	548
Use of the residential "tower" above retail/leisure facilities can generate great vibrancy and allow good areas of public green space within a somewhat restricted site.	568
Focus on green spaces, not just cramming loads of houses in to maximise profits. Design communities that benefit people's mental health and well-being and include community and business facilities where the community can get to know each other.	212

Summary of issues raised in comments	Comments highlighting this issue
This is a vast site, and any development must be planned with great care so that we don't finish up with another Trumpington entrance to Cambridge. More pleasing house designs (in keeping with historic Cambridge.	424
main policy focus of a local plan should be to design for children. If you make it work for them, you make it work for everyone.	545

Jobs

Summary of issues raised in comments	Comments highlighting this issue
Comments relating to jobs <ul style="list-style-type: none"> • Variety of jobs needed • Spaces needed for start ups • More office space needed • A community of local businesses, including local, eco-sustainable business community 	12, 67, 86, 89, 96, 127, 135, 147, 148, 159, 162, 163, 166, 171, 174, 177, 187, 190, 196, 206, 244, 259, 261, 267, 274, 289, 315, 323, 350, 370, 371, 379, 459, 489, 501, 502, 504, 508, 531, 543, 551, 555, 561, 564, 568, 570, 571

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Good opportunities for employment for low-skilled workers • Space for manufacturing for small businesses • Support for business clusters • Jobs should be available to young people (by creating spaces where businesses that employ unskilled and semi-skilled). • Affordable rent for businesses • Space for artisan workshops 	
Small number of jobs needed. One commentator suggested 1,500	228, 562
<p>Better commercial facilities:</p> <ul style="list-style-type: none"> • Local shops • More retail generally • Grocery • Hardware • Pharmacies • Restaurants • Pub 	9, 12, 29, 50, 51, 53, 67, 73, 89, 93, 96, 127, 128, 135, 147, 148, 151, 162, 163, 166, 171, 174, 179, 187, 191, 196, 229, 238, 244, 261, 264, 267, 278, 279, 280, 289, 293, 296, 309, 315, 323, 325, 340, 343, 350, 364, 376, 401, 403, 405, 411, 425, 459, 463, 475, 489, 490, 493, 501, 504, 505, 510, 511, 526, 535, 541, 543, 545, 547, 551, 555, 561, 562, 565, 567, 571, 575, 590

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Nightlife facilities • Cafes • Bakery • Post office • Takeaways • Food shops • Butchers • Petrol station • Pet shop • Art facilities • Independent shops, similar to the ones on Mill Road • Around offices need spaces for markets • One commentator suggested 5 pubs • One commentator suggested 5 community centres • One commentator asked for not having a big supermarket, but smaller shops • Hairdresser 	
Include enough amenities so that people don't have to go into Cambridge	50, 89, 425, 459, 508, 490, 510, 511, 526, 544, 545, 571

Summary of issues raised in comments	Comments highlighting this issue
Diverse shops, not just one superstore/ local goods + food should be encouraged	56
Should be more of a focus on remote working with homes allowing space for it.	168, 266
An extension of the existing Trinity science Park /business park	170, 221, 259, 302
There should be light industrial / industrial sites.	293, 315, 459, 544, 570
<p>Less jobs are needed, comments include:</p> <ul style="list-style-type: none"> • Already close to science park, no more jobs are need. • No more jobs as need houses to outstrip number of jobs • Creating more jobs and thus needing to build even more new housing just pleases the developers, not your electors. The plan will fail as the climate crisis bites ever deeper. 	144, 173 191, 248, 331, 339, 526
keep the same jobs that are currently there	297
Any expansion of Cambridge Science Park, such as associated manufacturing rather than on land owned by Chivers Farm in the Green Belt east of Impington	302
Ideally residents would work locally	315
Needs better infrastructure to support new businesses	520

Summary of issues raised in comments	Comments highlighting this issue
Need cycling connections with surrounding more industrial job sites to further reduce the need for cars	544
New jobs should be non-polluting	583

Homes

Summary of issues raised in comments	Comments highlighting this issue
More housing generally	16, 42, 86, 127, 162, 163, 166, 170, 177, 180, 187, 206, 221, 244, 251, 274, 293, 296, 299, 315, 319, 321, 331, 337, 423, 449, 498, 519, 531, 543, 544, 551, 555
Lots of apartments	237, 262, 544
Mix of housing types including small homes for those that want them	67, 76, 151, 159, 238, 274, 327, 340, 375, 540
Comments relating to affordable housing: <ul style="list-style-type: none"> • More affordable housing needed • Housing should be socially inclusive, i.e., plumbers + tradespeople should be able to park their vans on the site. Don't just attract office-based workers 	29, 31, 36, 66, 73, 90, 109, 136, 144, 179, 187, 204, 216, 228, 229, 238, 241, 263, 267, 274, 293, 297, 311, 323, 327, 340, 348, 423, 437, 474, 491, 493, 498, 501, 502, 519, 545, 550, 575, 582

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • 3-bedroom homes, not large expensive ones • Social housing not just for locals and not just people with local connections • Not luxury flats • Not 'affordable housing', but housing which locals can afford • Should have a charter for local people encompassed in its charter • Council homes • Housing for local people • Make it majority affordable • Housing for staff at local business parks • Council should do more to ensure houses aren't empty 	
<p>Suggestions for housing:</p> <ul style="list-style-type: none"> • Should be big enough and properly adapted for families • Should be suitable for wheelchair users • Starter homes for young families • Homes big enough to work from home 	<p>42, 86, 127, 135, 203, 237, 253, 262, 344, 346, 347, 348, 349, 365, 418, 419, 492, 544, 565, 568, 590</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Young families should have houses with substantial gardens • Share of freehold, not just leasehold • Flats with balconies + communal gardens • Housing for elderly • Sheltered housing • Co-housing developments • Should be built to highest standards with proper thought given to light and outside space • Housing shouldn't be cookie cutter, so allow lots of smaller developers the contracts 	
Houses should have access to the river	93
<p>Comments about it being low-rise, including:</p> <ul style="list-style-type: none"> • Low-rise housing with no flats • Low-rise housing should be targeted towards families • Low-density housing, not squeezed together as in St Matthews Garden / should have garden • High-density, but low-rise 	192, 203, 205, 296, 349, 311, 347, 407, 492, 503

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Adequate outside space to accommodate the utilities, hidden washing line area and a small raised bed for growing food • Inside - a utility room, small study and plenty of storage space are necessary, especially with people working from home. 	
A few houses are needed/ less houses for population growth	175, 242, 566, 583
Nothing should be too tall, one commentator suggested capping storeys at 4 storeys	237, 562
Mid-rise housing, similar to Cambridge North	239, 510
Housing could also be quite dense with smaller houses & apartments.	565
Apartment buildings with mandated larger than normal apartments and with lots of green space through the streets. Terraced housing/detached housing should be prohibited.	544
Absolute maximum 3000 new homes	562
Homes should be 1-3 bedroom with a garden.	575
Homes should have garages so cars don't need to be parked on the street	233

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
<p>Car comments, including:</p> <ul style="list-style-type: none"> • It should be a car-free development • Minimise car usage • Cars should be kept to a minimum. • Design of development should make running a car unnecessary • No parking, except for disabled people • Ban conversion of front garden to parking • Parking for residents should be on the Freiburg, Cayala in Guatemala, or Ypenburg models, outside the residential areas, in order to create sociable streets which are largely car free and provide space for people to socialise, play and enjoy the streets outside their homes in safety. • Design for low number of cars. Marmalade Lane is an excellent model to copy, for example. This allows more green space, and for it to be central and overlooked, not 'round the back'. 	<p>6, 144, 200, 208, 218, 262, 263, 278, 291, 297, 401, 404, 425, 468, 490, 497, 503, 510, 511, 525, 526, 544, 545, 552, 571</p>

Summary of issues raised in comments	Comments highlighting this issue
All infrastructure should be completed before development of houses/ factories begins. This should include development of good roads.	260, 547, 560
<p>All facilities should contribute to the circular economy, including:</p> <ul style="list-style-type: none"> • Recycling centres • Spaces for repairing broken/ damaged goods + workshops 	6, 12, 262
<p>Transport comments, including:</p> <ul style="list-style-type: none"> • It should be accessible for people from surrounding villages • Cycle paths / off-road cycle paths/ segregated shared-use paths + not just lines on road • New development needs to be accessible to the rest of the city • Need to link to nearby Milton Country Park • Park and Ride • Links between new town and city • Link to the rail network 	11, 12, 15, 16, 29, 50, 70, 76, 81, 93, 106, 112, 131, 136, 142, 144, 158, 163, 170, 171, 174, 179, 190, 195, 218, 228, 229, 233, 239, 248, 253, 260, 261, 262, 264, 267, 278, 280, 287, 291, 297, 306, 309, 327, 337, 340, 343, 349, 364, 367, 375, 379, 404, 407, 411, 416, 417, 419, 424, 425, 445, 466, 468, 490, 493, 497, 506, 508, 510, 526, 530, 534, 544, 545, 547, 546, 548, 549, 552, 555, 557, 571, 580, 582

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Should be able to access cycle lanes • Adequate bike parking, including for cargo bikes. Possibly bike sheds/ bike stands • The Science Park entrance in Cambridge is poorly designed causing traffic and promoting dangerous driving by a few drivers. • adequate public transport for residents to get to work without having to come into Cambridge causing more congestion • A tramway-style connection to the city centre of Cambridge • Drop off and pick-up parcel points • Take advantage of Cambridge North Station • Good bus links to the city for all people, not just commuters • Walking + cycling routes should join existing routes outside of development • Cut through between streets for pedestrians • Links to retail parks 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Extended public transport hours for staff at Addenbrookes • Bus shelters • A new light railway or underground as buses are inadequate • New site needs multiple entrances and exits • Better and cheaper guided bus service • Have more trains to London • Protect and improve walking routes • Adhere to LTN 20/1 and all cycle routes are part of connected network • Children should feel safe travelling • Buses to station/ hospital should take the shortest route • New developments should site and finance new arterial roads where possible, not just place extra load on existing ones. 	
<p>Pro parking comments, including:</p> <ul style="list-style-type: none"> • Ensure there is enough parking. • Having no car parking is impractical for modern parking 	19, 29, 112, 120, 233, 261, 287, 351, 474, 580

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Houses should have multiple spaces • There should be a car park for visitors 	
Electric parking charging points for residents and visitors	29, 147, 179, 203, 233, 287, 340, 474, 548
Digital connectivity	29
A new cycle over the river and railway line parallel to the motorway would allow residents to be able to use Fen Ditton and Horningsea services (e.g., Pub, Art Gallery). This would also allow people in Fen Ditton/ Horningsea to commute into the new district more easily, and access for example Milton Tesco and Milton country park by bike.	121, 151, 282, 394
Reduce the need for cars, so a neighbourhood provides everything in walking/ cycling distance	143, 163, 376, 544, 548
First and foremost, there should be new drainage and sewage processing	260
The Fen Road area beyond the railway crossing from Chesterton needs a new access from the A14 and the access from Chesterton should be closed. If this is done, perhaps access to Cambridge North station could be made from the East.	282

Summary of issues raised in comments	Comments highlighting this issue
Limited parking, i.e., one per house	328
Need to ensure adequate infrastructure for new incoming residents as there is already too much pressure on infrastructure/ cannot just simply add more houses	367, 403
Support EWR	546
<p>Pro car comments</p> <ul style="list-style-type: none"> • Please do not neglect the roads in order to deliberately make them congested and encourage people to use public transport. Many people e.g. elderly need to use cars and roads for medical purposes and many other purposes. • Do not punish cars/ van users as not everyone can cycle. Reducing road capacity that will not represent the ordinary voters of the area, or the viability of Cambridge as a commercial and retail centre. Creating a transport desert is in no ones' interest. • Even with public transport, people will still use cars + you will have to take account of commuting traffic created into Cambridge from towns 	306, 506, 560

Summary of issues raised in comments	Comments highlighting this issue
The new infrastructure must not overload existing infrastructure e.g. water, drainage & sewage, gas and electricity and ongoing question of how water supply will be managed for extra houses	351, 468

Other comments

Summary of issues raised in comments	Comments highlighting this issue
Moving the sewage works has been assigned as a nationally significant important infrastructure project, so why isn't it mentioned in the Local Plan? This omission breaches the democratic process of 'public consultation'	26, 63
Assume this housing is for the Science Park etc so needs to have the appropriate green content since the residents will not be rich but deserving of a nice area. If you plan it to service elsewhere you need to replace the metro with something of equivalent concept and green. The new Mayor's vision of "compassion, cooperation and community" is meaningless.	33
Fair consultation did not take place	41

Summary of issues raised in comments	Comments highlighting this issue
It's good you intend to overpopulate Cambridge so current residents can move out and get a good sale price.	59
Pre-defined survey answer, why no option to say we don't agree	117
I guess 'dense and lively wouldn't accommodate that. More things like the above somewhere else to offset this maybe?	166
Given demand for commuting into London will have fallen with the rise of working from home. Why would living in dense city district on the edge of the city be appealing on the edge of an industrial estate be appealing?	192
Hope it's sufficient with all the new citizens incoming	
How are the Gypsy Roma Traveller residents up Fen Road featuring in your Plan? I asked Town and had not got a reply	223
Arbury Road east is very dangerous and polluted - must be filtered or made one way as recommended in your own LCWIP	276
More special needs schools are needed. My daughter is currently unable to find a place and its severely affecting her mental health. Counsellors tell me there's a £39m deficit and	361

Summary of issues raised in comments	Comments highlighting this issue
that apparently is it. Children have to reach crisis to get a place at a SEN school	
You should have mentioned moving the plant to the Green Belt. This omission, on your part, will mean that people responding in this survey will do so without fully understanding the implications of what they might be suggesting. This will give your survey a distorted and misleading view of public opinion	385, 496, 518, 594
Concerned/ dislike / unsure about the word dense	389, 423, 582
All the development on NEC should not be in this Local Plan as there is no guarantee it can happen	427, 428, 429, 433
Difficult to see how this project can be considered a nationally significant project as Anglian Water say there is no need to move	443
I can't see how anyone living there won't need a car. There would need to be schools, doctors' surgery, a really good bus service. Also, on-site job opportunities. Without this it will just be dormitory housing for people to commute from in cars.	488

Summary of issues raised in comments	Comments highlighting this issue
A robust monitoring systems should be set up to ensure that the developers are living up to the plans approved and not constantly amend afterwards not always to the best of the intentions in the plan. The Darwin Green project in the North area is a bad example of the prolonging and amending plans + reducing provision of community facilities, and other amenities.	548
The best thing about this site is that it is close to A14 - is this a site for people who will be working in Cambridge?	597
Use brownfield sites	89
The Council should learn lessons from other new developments e.g., CB1 at the train station, Trumpington and Orchard Park which have been plagued by anti-social behaviour and crime. If occupants of council properties are involved in anti-social behaviour and crime then the council needs to protect the community and take some action rather than just ignoring the issue.	106
New "communities" may not be initially occupied by the same range of family structures as they will in 20 years' time. This	506

Summary of issues raised in comments	Comments highlighting this issue
needs to be taken into account in the long-term plan for the area.	

Q5. We feel that we should support the development of the Cambridge Biomedical Campus (Addenbrookes) with space for more healthcare facilities, research, and housing. What housing, jobs, facilities, or open spaces should be created around the campus?

Opposition to development

Summary of issues raised in comments	Comments highlighting this issue
<p>There should be limits to the development:</p> <ul style="list-style-type: none"> • It should not sprawl out onto the green belt • There should be a readiness to set limits on the development • We cannot keep building over countryside • The Council must respect biodiversity 	<p>2, 4, 11, 95, 128, 223, 288, 289, 299, 303, 309, 330, 335, 363, 404, 408, 413, 419, 358, 349, 170, 335, 144, 299, 279, 445, 448, 450, 469, 476, 477, 495, 498, 512, 523, 529, 535, 538, 551, 561, 563, 572, 582</p>

Summary of issues raised in comments	Comments highlighting this issue
No development due to concerns about: <ul style="list-style-type: none"> • Sustainability • Biodiversity • Pollution 	22, 223, 258, 272, 290, 303, 335, 402, 354, 400, 134, 435, 471, 472, 598
No development due to concerns about: <ul style="list-style-type: none"> • Flooding • Significant flooding already occurs in buildings in Addenbrookes + at Ninewells estate. • The expansion would have serious detrimental effects upon the chalkland ridge and Gog Magog Hills in relation to increasing the chances of flooding. There are also significant issues to do with pumping and sewage which already effect the Ninewells development. 	303, 435, 547, 598, 523, 543
No development due to concerns about: <ul style="list-style-type: none"> • Water infrastructure • Impact on traffic • Strain existing infrastructure 	335, 378, 141, 431, 471, 485, 95, 100, 106, 203, 275, 419, 487, 515, 527, 555, 559, 588 249, 260, 289, 117, 87,
No development due to concerns about: <ul style="list-style-type: none"> • Aesthetics 	5, 18, 19, 20, 27, 49, 57, 63, 84, 90, 96, 106, 123, 130, 175, 183, 211, 242, 256, 275, 290, 303, 304, 319, 331, 335, 374, ,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • It will blur the Cambridge- Shelford rural-urban divide • Urban sprawl • Impact on green belt • There is enough development • Research facilities are currently underused on the Campus; therefore, expansion is not an appropriate use of land. • Due to innovations in digital communications, there is little need for research facilities to be next to each other. It would have made more sense to put the campus on the Papworth site as it would have a less negative impact. • No more new housing or other development until all infrastructure is in-place including roads, schools, GP's, etc • It will make communication more difficult between different Addenbrooke buildings. Clever planning could expand the site's current footprint without needing to expand into the green belt. 	<p>381, 388 , 393, 395, 398, 399, 415, 435, 436,, 457, 470, 472, 473, 488, 523, 526, , 527 545, 547, 555, 552, 559 561, 566, 573, 588, 589,</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Disagree with the model of hospital expansion (e.g., Boston Medical District) • Amenity of residents 	
There should be no development that infringes on the Gog and Magog hills	68, 106, 289, 477
No development should go ahead, with no reasons given	138, 167, 173, 268, 273, 491
If development has to occur, it will have less environmental impact if it was to the south of Addenbrooke's Road or to west between Addenbrookes Road and the M11. Both could link to sustainable transport in better ways	523
The commentator questions the Council's ability to deliver the scheme	409
Instead of developing this land, other parts of Cambridge should be developed/ Is it appropriate to have such a dense concentration of healthcare services on one site?	106, 191, 236, 358, 340, 386, 399, 432, 450, 521, 523, 561, 565
Other parts of the country should be developed rather than Cambridge/ biomedical industry needs to be spread across a wider area	339, 479, 436, 311

Summary of issues raised in comments	Comments highlighting this issue
Proposals would significantly impact upon the amenity of residents at the edge of the city.	523, 545
BMC growth should be halted. Growth should be spread across city, i.e., north Cambridge site/ Milton Science Park	40, 70, 95

Deliverability

Summary of issues raised in comments	Comments highlighting this issue
Scale of development should be constantly reviewed to avoid impacting green belt land in this area / The new development needs to learn from the lessons of development from previous developments/ previous problems have not been addressed by development plans	42, 86, 407, 308, 340, 395, 308, 497, 572
<p>The hospital and its facilities should be prioritised for development. Specific changes include:</p> <ul style="list-style-type: none"> • Large horticultural therapy should be created at Addenbrookes as a referral unit for people with stress and high blood pressure + staff • Care homes and recuperation facilities 	226, 308, 386, 507, 554, 514, 543

Summary of issues raised in comments	Comments highlighting this issue
Supportive of developing all the suggested uses	244, 245, 248, 353
If there is a real need to expand the campus, please extend the area to the south. The field at the north-east could then be improved. Hedgerows could be reinstated on Babraham Road and more trees beside the cycle path could instated. This would preserve Cambridge's view and maintain the city's 'soft edge'.	365
Before development can go ahead, the following improvements would have to be made, including: Road improvements	211

Climate Change

Summary of issues raised in comments	Comments highlighting this issue
In relation to climate change and housing, changes should include: <ul style="list-style-type: none"> • Well-insulated housing • Carbon net-zero housing/ New facilities should be built to the latest NHS net zero carbon standard 	66. 89, 93 109, 117, 148, 150, 151 179, 233, 239, 296, 324, 392, 474,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Heat pumps • Built to passivhaus standard • No gas • Electric charging points • Mid-rise housing that makes good use of space and leaves public open space for parks. • New housing needs access to the river • Houses should be built on stilts due to flood risk • Ensuring rainwater is capture in houses and then recycled 	
Encourage community renewable energy projects	89
All surfaces should be permeable to facilitate drainage into an aquifer	564
Non-polluting activities should occur at the campus	583
Rain gardens by roads and walk-ways to assist the cleaning of surface run-off and drainage into an aquifer	564

Biodiversity and green spaces

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Summary of issues raised in comments	Comments highlighting this issue
<p>Green Spaces including:</p> <ul style="list-style-type: none"> • Open spaces • Incorporate Ninewells Reserve as a park • Maintain the open space around the campus as much as possible • Wildlife sites • Reforesting • Protect Ninewells Reserve in a new development • Sites for patients to go out with visitors • Food growing opportunities should be provided, e.g., allotments, co-farming, community gardens. • Land for bio-diverse habitats • Trees/ hedges • Semi-natural areas • Facilities should be built to take advantage of the outside views, natural light and ventilation • Water features 	<p>3, 8,11, 12, 13, 17, 23, 42, 46, 67, 71, 75 79, 93, 101, 111, 120, 131, 148, 162, 187, 200, 206, 216, 230, , 231, 233, 238, 251, , 261, 262, 274, 282, 283, 288, 293, 294, 301, 304, 311, 317, 319, 343 , 356, 358, 362, 365, 371, 373, , 376, 383, 387, 389, 397, 398, 400, 401, 403, 405, 406, 407, 415, 417, 418, 423, 449, 463, 471, 477, 483, 484, 489, 492, 502, , 506, 518, 523, 527, , 528, 543, 545 547, 550, 567, 586, 582, 583, 592</p>

Summary of issues raised in comments	Comments highlighting this issue
Skateboarding facilities/ skatepark that is well-lit/ indoor skating facilities	67, 413, 422, 502
Cemetery	12
Green spaces in between houses, not just on the edge of housing developments / Planting close to buildings to help regulate building's heating loss and gain	179, 148
Avoid building on low-lying flood-prone areas and instead keep them as recreational areas	410
Informal camping which the Traveller community could use	12
Ninewells, Great Kneighton, Cherry Hinton Chalk Pits should be joined up with Wandelbury and the Beech Woods to make a proper wildlife corridor	401
Woodland	262, 343, 498
New or more parkland/ parkland should be easily accessible by community + children	74, 75, 79, 262, 278, 306, 318, 321, 323, 362, 375, 379, 425, 466, 470, 490, 498, 511, 525
Outdoor facilities such as: <ul style="list-style-type: none"> • A running track • Tennis courts • A football pitch 	8, 12, 50, 54, 67, 71, 73, 79, 80, 86, 93, 111, 128, 135, 148, 238, 233, 264, 267, 314, 323, 325, 371, 375, 411, 426, 449, 518, 525, 582, 586, 348, 545, 375, 505, 535, 582, 586

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Outdoor gyms • Outdoor Splash pools • Playgrounds • Community gardens • swimming pool 	

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
Changes to encourage wellbeing on the site, including: <ul style="list-style-type: none"> • Farm animals (for patients and their families) should be provided for therapeutic visits 	506
Whole development should revolve around maintaining good health and a healthy sustainable environment for all/ should link with aims of GCPS/ the development should link with the aims of 15-minute neighbourhoods and have a mix of uses that are easily accessible	96, 278, 407, 425, 490, 497, 511, 544, 571, 572, 578, 545
Healthcare facilities, including: <ul style="list-style-type: none"> • GP surgeries 	12, 128, 179, 190, 212, 216, 261, 274, 324, 325, 343, 396, 466, 505, 518, 586, 545

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Dental practice 	
There needs to be more health facilities and beds provided, nothing else.	368
Space for alternative therapy	506
Community facilities such as: <ul style="list-style-type: none"> Libraries Allotments Toilets Community centre Cultural and social places to give the area an atmosphere 	8, 12, 50, 67, 71, 73, 79, 80, 86, 93, 135, 148, 238, 264, 267, 314, 323, 325, 371, 375, 411, 426, 449, 518, 525, 582, 586, 233, 348, 545
Meeting places for adults	67
Communal hubs	317, 324, 233
Youth clubs	12
Childcare facilities including: <ul style="list-style-type: none"> A special needs school School Nursery 	31, 50, 67, 76, 79, 146, 156, 179, 190, 194, 216, 261, 274, 280, 323, 360, 426, 505, 523, 580, 545, 550
Swimming pool	213, 371, 545

Great Places

Summary of issues raised in comments	Comments highlighting this issue
Recreational areas are needed for staff to socialise	334
Needs more buildings on a walkable / human scale with a diversity of users as currently too many massive single purpose buildings.	108, 537
Public square/ public spaces	239, 410
Changing art space- a 4 th plinth style system which residents can vote to change every 2 – 5 years	502
Space for local craft and farmer's markets	12
Public benches and picnic tables	12, 239

Jobs

Summary of issues raised in comments	Comments highlighting this issue
More general research facilities (i.e. not only healthcare)	6, 11, 66, 162, 174, 190, 194, 323, 426, 437, 477
More of a focus should be placed on remote working	168
Pub	58, 93, 179, 279, 470
Dining / cafes	46, 93, 148, 238, 296, 309, 398, 401, 470, 522, 529, 537
Co-working spaces	564
Training site for different jobs	127
Education sites for qualifications for different jobs	127
An alternative idea could be making a medical school on the site.	113
More healthcare research facilities / Biomedical facilities	6, 39, 174, 301, 389, 396, 482, 503
No more research facilities	315
Comments about CBC: <ul style="list-style-type: none"> CBC lacks hospitality facilities for people it employs. Having a network of facilities including restaurants, cafes and supermarkets will support current users. Currently after 20:00 only 1 café is open in CUH's concourse. 	229, 343, 506

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • More consideration needs to be paid to the shift patterns of staff 	
Small shops (not a big supermarket)/ local shops/ independent	58, 93, 179, 264, 267, 278, 309, 411, 456, 470, 567
Post office	93, 156, 261, 398
Spaces for recycling and repairing damaged goods	12
Focus on health care provision, not houses	232
Small business spaces/ support for business clusters	12, 148, 261, 274, 379, 502
Jobs for local people that are not medicine-related	25
High quality jobs/ high-tech jobs, research jobs	52, 127, 192, 323, 456
More jobs generally	159, 162, 206, 274, 571, 592
Secure jobs that are not on zero-hour contracts and which provide living wage	327
Hi-tech facilities	120
Shops	46, 50, 127, 146, 190, 194, 238, 279, 280, 296, 315, 324, 375, 376, 450, 466, 505, 522, 537, 564, 567, 572, 586, 545

Homes

Summary of issues raised in comments	Comments highlighting this issue
No more housing/ minimal new housing	4, 6, 39, 64, 75, 80, 135, 289, 293, 294 301, 311, 360, 437, 503, 523, 559, 563, 566, 583 592
Houseowners should be banned from converting front gardens to parking spaces to reduce cars	208
Housing shouldn't be too dense	101, 597
<p>Provision of homes is critical. Should provide a mix of housing that is:</p> <ul style="list-style-type: none"> • Affordable housing for younger people who might want to get involved in medicine or teaching • Affordable housing for people with low-income levels, key workers, local people, lower paid healthcare workers, NHS staff, families, researchers, care workers, local people • More affordable housing is needed in this part of the city • Mix of social and private housing • Smaller developments for smaller developers • Flats with different numbers of bedrooms • More housing for the elderly/ people visiting the elderly 	7, 8, 11, 12, 16, 24, 29, 42, 50, 56, 58, 59, 62, 72, 76, 81 86, 89, 90, 101, 109, 112, 115, 119, 127, 136, 150, 155, 162, 179, 187, 197, 205, 216, 219, 228, 238, 247, 251, 253, 263, 264, 267, 274, 279, 282, 283, 291, 296, 297, 299, 315, 324 327, 340, 344, 345, 348, 351, , 362, 368, 370, 382, 401, 407, 410, 417, 420, 432, 442, 449, 461, 474, 492 493, 495, 502, 504, 506, 511, 519, 520, 523, , 531, 534, 539, 540, 543, 545, 550, 567, 569, 574, 575, 577

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Housing for those who have family-members that are staying in hospital for a long-time / Respite facilities/ a hotel for family members • Suitable for wheelchair users • Housing for first-time buyers • Have a garden • Co – housing schemes • Luxury housing shouldn't be built • Council housing • Avoid segregation • Larger family homes, not high-rise flats • Should be an appropriate mix of housing and places for people to work to encourage and work in the same vicinity rather than commuting from outside of the area • Small 1 room flats or studios, possibly with shared gardens • Is there no aim to create a new community like Cambourne or Northstowe? / Build a copy of Cambridge North here 	

Summary of issues raised in comments	Comments highlighting this issue
Densify the Addenbrookes site in-between buildings already there	147, 190, 287, 296, 483
Acceptable to increase housing density/ reduce garden size to increase provided public green space	544
Houses need garages so cars aren't parking on-street	233
A trust could be set-up to ensure that properties remain in-use for low-income biomedical staff and NHS staff	495
A lot of housing in Trumpington has been bought by buy-to-rent investors and this should be stopped	194, 368
Student accommodation	253, 323
Need for housing, but it would encroach onto the environment. The Food, Farming and Countryside Commission is currently developing a land-use framework and doing a pilot project in Cambridgeshire. This research should be consulted before irrevocable decisions are made	363
High quality housing is needed as the stock in the area is already looking a bit care worn	284
Due to the way housing sales currently work, whilst some housing would be available to key workers, the majority would	523

Summary of issues raised in comments	Comments highlighting this issue
still not be affordable. It is therefore hard to justify this expansion on the grounds it would increase the stock of affordable housing	
New housing should be near the site to minimise the need for private transport	367

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
Addition of research hubs could create S106 funds which could be used to fund staff facilities.	117
These facilities need cash to be built.	295
Create a mini-Science Park	293
Better transport links, including: <ul style="list-style-type: none"> • Good transport links to other research centres at Babraham and the Genome Campus • A tramway-style connection to the rest of Cambridge • Cheaper transport 	89, 109, 101, 142, 179, 190, 306, 340, 362, 375, 404, 416, 420, 456, 483, 506, 508, 523, 530, 546, 571, 580, 586, 592, 594

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Better transport links generally • Community transport between accommodation and medical facilities 	
Houseowners should be banned from converting front gardens to parking spaces to reduce cars	208
East – West Rail should enter Cambridge via Northstowe to take traffic off the road and assist the Addenbrookes site by enabling more people to use the train	328
<p>Cycle improvements, including:</p> <ul style="list-style-type: none"> • Cycle paths • Making it safer for cyclists • Sustainable transport • Cycling paths should be built in-line with LTN 1/20 • Cycle storage • Segregated cycle paths • Multi-user cycle paths • Should emulate Dutch infrastructure • Enable children to travel 	12, 16, 45, 50, 67, 76, 87, 93, 101, 121, 142, 156, 233, 239, 264, 280, 282, 293, 297, 306, 311, 367, 379, 425, 468, 490, 497, 505, 511, 523, 545, 552, 564, 569, 571, 572, 577, 586

Summary of issues raised in comments	Comments highlighting this issue
Safer for pedestrians/ walking routes/ running routes	45, 263, 280, 297, 367, 379, 142, 445
Additional road capacity/ new arterial roads which should be financed by the development/ wider roads	306, 261, 475, 559
Minimise the need to travel into the town centre	410
Parking improvements, including: <ul style="list-style-type: none"> • Disable parking • Parking for incoming residents • Parking for staff • More parking generally • Parking for residents • Parking modelled on the Freiburg or Ypenburg models 	24, 51, 158, 180, 233, 261, 353, 416, 417, 424, 426, 474, 506, 549, 478, 511, 545
The Campus has failed to supply the active travel aspects it promised in its previous 'vision plan'. It has appalling cycle provision where cyclists have died. These things need to be held to account before further expansion.	526
A public transport hub	131
Better transport links generally/ consideration of transport impact	15, 51, 58, 62, 109, 143, 180, 264, 267, 291, 293, 301, 364, 416, 417, 468, 511, 525, 567

Summary of issues raised in comments	Comments highlighting this issue
Multiple entrances and exits to the site	261
Car facilities should be kept to a minimum	109, 47, 477, 483, 508, 544, 571, 572, 208
More attention needs to be paid to the transportation of hospital staff to the site	291, 87, 117, 289, 291
A railway station	99, 156, 177, 265, 283, 301, 373, 411, 546, 564

Other Comments

Summary of issues raised in comments	Comments highlighting this issue
It is a leading question	382
Where is your analysis of the radical changes to work-life patterns/ travel needs from the Covid-19 pandemic?	395
Natural elements are currently lacking in the CBC	408
CBC has brought anti-social behaviour into nearby communities. Parking on drives, littering and did not socially distance during Lockdowns	559
Affordable housing is a 'joke', you need a large mortgage to get a house near Addenbrookes	171

Summary of issues raised in comments	Comments highlighting this issue
It is a high-quality asset in Cambridge and therefore needs to be planned and developed well, not saturated with housing	286
It currently feels soulless/ architecture his horrible/ area lacks amenities which means residents have to drive	337, 598
Uncertain whether the campus is a housing development/ industrial site or university campus	424
It appears that you have already planned new development. The Council needs to 'come clean' about it.	202
National chains should be banned from owning shops or property in the area	71, 73
Addenbrookes should be treated like a small town/ neighbourhood with appropriate facilities	343, 350, 525
Fundamental aim of the Local Plan should be aiming to design for children	545
A mixture (undefined) of things are needed	53
Any new development needs to be definitive and balanced	595
Less unimaginative development	63

Summary of issues raised in comments	Comments highlighting this issue
Just because developers are building affordable housing, it doesn't mean that they should be able to get out of paying penalties if they don't deliver	500
Better food is needed for people who are visiting the hospital	135
Only ethical medical companies should be allowed to move to the campus	187
CBC should be leading the environmental, social and governance efforts of Cambridgeshire.	486
Has anyone done a survey of where campus staff live? Where would they ideally like to live to inform questions on housing + transport links?	373
Any new development needs a proper centre/ centre needed that is not based solely on a supermarket.	376. 233
Impact of this development will be less because it is near a lot of jobs.	353
Fully self-contained site where travel is kept to a minimum	163

Q6. We think East-West Rail provides the opportunity for Cambourne to grow up into a proper town. What housing, jobs, facilities or open spaces do you think should be developed in and around Cambourne?

Opposition to development

Summary of issues raised in comments	Comments highlighting this issue
Oppose with no reason given	5, 10, 17, 30, 57, 62, 120, 210, 241, 328, 457, 492, 575
Oppose EWR because: <ul style="list-style-type: none"> • It will ruin villages. • Not needed. • It will strain infrastructure • Misguided aim, instead 'coast to coast' provision would be beneficial. • Proposal to use diesel trains is wrong • Cambourne could become a ghetto • Removes access between Hauxton & Little Shelford which is harmful • It will never get its money back • No need for freight 	7, 18, 33, 40, 41, 49, 50, 95, 109, 126, 170, 183, 189, 203, 205, 244, 256, 283, 289, 328, 339, 354, 359, 368, 378, 382, 409, 498

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Money should be used to 'level-up' the North • Was conceived pre-Covid and should be reassessed • Should go for a light rail network • EWR should connect northern populations providing commuting • Biodiversity loss • No business case is available • potential for those living in N/W band of Cambridgeshire • Rail travel only affordable for those on high incomes • EWR is a vanity project • EWR not needed as less people commuting due to remote working practices • Road access is already good to Cambridge • Stop at Cambourne would lead to unacceptable environmental degradation • It is more important for the railway to join up the Biomedical campus with Oxford and Cambridge 	

Summary of issues raised in comments	Comments highlighting this issue
<p>Oppose development because:</p> <ul style="list-style-type: none"> • Increasing its size will increase crime • Needs more farming land • It will create problems in the rural parts of the area • Council won't deliver it • Satisfies developer's needs, not the community's • EWR Station would split Cambourne into two • No as it will lead to people to working from home and community to Cambridge • Will impact water supply of this area which is a key area for farming • Area is already over-developed • Object to the urbanisation of West Cambridge • No brownfield sites, but against the use of greenfield sites • Cambourne is already over-developed • Isn't it large enough? • Cambourne should remain isolated and become self-sufficient 	<p>7, 11, 26, 70, 71, 95, 141, 175, 183, 204, 242, 285, 304, 356, 359, 382, 386, 387, 403, 409, 415, 422, 425, 460, 485, 487, 495, 506, 591</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Infilling undermines the point of Cambourne which was to be villages with plenty of green space/ Expansion would betray the original vision for Cambourne • Cambourne should grow organically • Concerned about 'strip development' along the East-West rail line. • Spatial strategy is incorrect, instead small development should be allowed in small settlements to allow for natural evolution of communities • EWR is a good idea, but the development proposed a long it will harm nature, the quality of village life and create an unsustainable water supply 	

Deliverability

Summary of issues raised in comments	Comments highlighting this issue
Support for scheme, but prefer EWR to follow the Northern route to Northstowe/ northern route is preferrable	68, 69, 95, 117, 144, 147, 247, 263, 289, 358, 399, 546, 582

Summary of issues raised in comments	Comments highlighting this issue
Decision needs to clarify whether the railway goes between Cambourne and Cambridge	211
If EWR has to go ahead, make it electric, not diesel	19, 561
Support the scheme	76, 247, 263, 251, 287, 291, 293, 301, 317, 353, 365, 482, 424, 500, 503, 563, 587, 588, 590
Should support EWR and run south, not go north, to support the Biomedical Campus/ this route is cheaper, faster and more logical	191, 222, 561
All new development should focus on the need to build 15-minute neighbourhoods to reduce the need to travel/ aim to reduce carbon consumption	278, 425, 490, 497, 545, 571, 572
If the rail goes ahead, then it should travel along the guided bus route, via Northstowe	368
<p>Concerns about EWR including:</p> <ul style="list-style-type: none"> • EWR will deliver more jobs however, it will split the town into two • Commuter towns are old-style thinking • Need to research whether EWR is needed now more people are working from home 	218, 275, 474, 520

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Railway stations must be properly incorporated into the town 	
<p>Comments advising the Council, including:</p> <ul style="list-style-type: none"> The Council should learn from the example of Thetford to understand how a 'proper town' works, as this has kept much employment in the town, and much of the original green space has been kept and schools are still functioning Cambourne needs an envelope to constrain the development Should be a clear natural border between Cambourne 'town' and surrounding villages Villages around Cambourne should be developed to provide destinations for new residents, including retail, craftwork and heritage industry. Need to ensure surrounding villages do not become mono-cultural. Cambourne is very 'samey'. It needs more diversity of shops and facilities 	9, 24, 181 436, 506, 597

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Cambourne should become a 'model' town for the 21st century 	
Council should let the free-market determine what is needed	268
Development needs to be conducted at a high density, not urban sprawl	190
Science parks should be set up around Cambridge to ease the pressure off Cambridge	138
A mixture of things is needed (undefined what these things are)	53, 196
No objections if it is well-thought out	578
If there must be more development, then facilities and infrastructure must be in-place before it is implemented	39, 73, 131, 260, 339, 360, 392, 395, 560

Climate Change

Summary of issues raised in comments	Comments highlighting this issue
In relation to sustainability, housing should include: <ul style="list-style-type: none"> Solar panels Heat source pumps 	29, 39, 69, 109, 158, 179, 248, 296, 497

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Insulation • EV charging points • Centralised water storage • Should reach an environmental standard as high as Eddington • Ventilation systems • Air tightness 	

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
<p>Open spaces + Green spaces, including</p> <ul style="list-style-type: none"> • Trees and wildflowers • Meadows with long grass • Ponds • Insect hotels • Bee- friendly areas • Wildlife corridors 	<p>8, 12, 78, 86, 128, 136, 143, 166, 200, 206, 231, 238, 251, 261, 264, 274, 293, 296, 311, 315, 340, 349, 363, 366, 371, 376, 403, 404, 466, 473, 483, 493, 498, 508, 518, 527, 538, 543, 545, 571, 572, 583</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Wildlife buffer zones 	
Food- growing / native trees and shrubs should be incorporated throughout the area, including parks, street-verges, parks	363, 400, 545
There should not be a reduction in existing open space/ don't destroy natural areas	393, 406, 433
Streets with meadow grassland	527
Reduce the need for parking to free up green space	425, 490
Mixture of things (undefined) is needed	294
Additional community gardens, including: <ul style="list-style-type: none"> 'co-farms' allotments dedicated for peri-urban agriculture to increase the provision of local food Community kitchens and food sharing, i.e., community fridges Allotments 	262, 271, 349, 363, 371, 400, 502, 508, 527, 545
The pre-existing nature reserve is a great facility and needs encouragement for local people to get involved	39, 282
An area that was earmarked as a golf-course should be turned into a parkland	68

Summary of issues raised in comments	Comments highlighting this issue
More woodlands + trees/ Ancient woodlands and farmlands of Cambourne should be preserved	74, 261, 401
Reforestation/ reforestation of wastewater treatment	12
Spaces for informal outdoor camping	12
Green spaces in-between housing, not just on the edge of a housing development	179, 543
Car- free areas	401
Spaces for the Traveller community to use as a transit stop	12
Parks, including: <ul style="list-style-type: none"> • Trees • Lakes • Country Park 	23, 158, 278, 311, 375, 411, 466, 535, 538, 571, 572
Parks should link up with walking and cycling routes and neighbourhoods surrounding them/ should be easily accessible by children	56, 425, 490, 571, 572
Parks should be situated within built-up areas, overlooked by houses and shops, designed in a welcoming way to ensure they are safe	425, 490, 571, 572

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
Healthcare facilities: <ul style="list-style-type: none"> • GP surgery • Dentist • Respite care • Opticians • Pharmacy • Community hospital • Public toilets 	7, 8, 12, 13, 29, 34, 39, 46, 48, 51, 58, 73, 96, 128, 179, 261, 274, 296, 351, 367, 395, 425, 466, 483, 490, 493, 518, 537, 538, 545, 549, 555, 565, 571, 572
No swimming pool	48
More facilities (not defined)	162
Needs a lot of support for community cohesion	190
A mixture of services is needed to make Cambourne a self-contained community/ new development in all locations needs to be definitive and balanced	350, 595
Recreation areas for children and adults	29, 128
Skatepark/ rolling skating facilities	422, 502, 579

Summary of issues raised in comments	Comments highlighting this issue
Hang-out spaces for young people/ youth clubs + more things for young people to do	12, 553
Community facilities including: <ul style="list-style-type: none"> • Community spaces (undefined) • Community centres • Playgrounds • Libraries • Outdoor and indoor recreation areas • Swimming pool 	7, 8, 9, 12, 13, 51, 52, 68, 96, 101, 128, 238, 248, 280, 348, 375, 416, 425, 432, 438, 466, 490, 498, 500, 508, 518, 545, 551, 565, 571, 572
Spaces for recycling and repair of broken goods	12
Childcare facilities, including: <ul style="list-style-type: none"> • Schools, • Nurseries • Special needs school 	9, 13, 29, 34, 51, 73, 128, 179, 248, 261, 274, 280, 296, 331, 350, 361, 367, 375, 395, 396, 416, 477, 483, 493, 508, 518, 535, 538, 545, 549, 571, 572
All community buildings should offer space for cooking, eating and learning about food	363
Public benches + Picnic spaces	12

Great Places

Summary of issues raised in comments	Comments highlighting this issue
It needs better public architecture	282
Proper town centre is needed with improvements to the public realm is needed	39, 68, 108, 181, 190, 376, 521
Cambourne had been poorly planned. What is needed is a thoughtful plan, providing on-site work, social and cultural facilities and creating a community and identity for the area/ the area needs investment as business' do not survive there/ it is lacking a heart	171, 190, 233, 238, 284, 286, 299, 360, 432, 468, 489
More interesting things to do in town	101, 553
The area should be safe for children to exercise and play	419
Changing art space in style of 4 th plinth system that allows residents to choose artwork every 2-5 years	502

Jobs

Summary of issues raised in comments	Comments highlighting this issue
More jobs, including: <ul style="list-style-type: none"> • More jobs generally • IT Companies • Healthcare jobs • Locally based jobs • Conservation jobs • Teaching, science and more creative jobs for a diverse workforce 	46, 206, 251, 274, 282, 315,330, 340, 350, 397, 425, 490, 508, 545, 555, 561, 571, 572
Supermarket	47, 179
Entertainment facilities including arts centre, concert/performance centre, cinemas, and theatre	48, 51, 68, 293, 456, 555, 597
Shops, including: <ul style="list-style-type: none"> • Decent neighbourhood shops • Food shops • Hardware shop 	9, 29, 34, 47, 51, 56, 58, 73, 78, 96, 128, 146, 159, 238, 261, 264, 280, 286, 311, 362, 367, 379, 396, 411, 425, 436, 466, 483, 490, 493, 500, 508, 535, 565, 571, 572
An outdoor market should be considered	12, 112, 148, 171

Summary of issues raised in comments	Comments highlighting this issue
There are no jobs in Cambourne at the moment unless you want a minimum wage retail job	171
Post Office	9, 31, 68, 261
Pub	7, 51, 179, 280, 416, 500
Leisure facilities, such as a cinema and galleries	78, 128, 158, 286, 311, 367, 537, 538, 571, 572
Restaurants/ Cafes'	51, 101, 128, 179, 238, 280, 282, 296, 500, 571, 572, 597
Balanced mix of housing, jobs, community facilities and open space as appropriate to a normal town/ increase commercial activities so fewer people commute to Central Cambridge	174, 565, 572
Business space improvement, including: <ul style="list-style-type: none"> • Affordable rent for small businesses / • low rent units small to medium for retail and light commercial • Offices/ Office space for smaller businesses/ start-ups • Support for business clusters/ a significant business district 	64, 80, 96, 179, 171, 315, 12, 179, 261, 274, 280, 376, 444, 489, 461, 502, 545
Good location for jobs if EWR goes ahead	505
Question whether more jobs a necessary corollary of the East-West Rail link	4

Summary of issues raised in comments	Comments highlighting this issue
Existing business park is underutilised, there is enough office space	39, 64
More local companies and jobs not just large corporations. These should create a community feel/ jobs should be related to the social and community needs of the area	148, 543
Could Cambridgeshire County Council move there?	297
Non-polluting activities (research etc.)	583
A new science/ innovation park	406, 479
Putting jobs in Cambourne without houses would be good because it would rebalance work vs. accommodation and enable less travel between Cambourne and Cambridge	134, 540
Industrial estates/ Business parks	158, 315, 500
Some industry (undefined what it is)	362
i-business parks and drop offs/ parcel points	158

Homes

Summary of issues raised in comments	Comments highlighting this issue
Building more houses without facilities only benefits the developer	68
Lower density of housing is needed	187
Less housing is needed	7, 58
Moderate amount of housing is needed	228, 492
A limited amount of housing is needed	388, 566, 583
No more housing is needed	64, 65, 74, 285, 403, 438
<p>Housing is essential, it should deliver:</p> <ul style="list-style-type: none"> • A mix of social/ affordable and private housing • Co-housing scheme • More affordable housing generally • Affordable three-bedroom houses • Not as expensive as Eddington • Maybe a housing association is needed • Council housing • Housing for key workers • Less emphasis on executive housing 	8, 29, 86, 109, 136, 179, 274, 238, 251, 262, 263, 274, 296, 340 344, 346, 349, 401, 416, 419, 477, 500, 527, 545, 554, 568,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Suitable for wheelchair users • Have proper gardens • Accommodation for public health workers • Sheltered accommodation for elderly people • Houses should have toilets downstairs for elderly people • Suitable for working from home 	
<p>A mix of housing sizes, including:</p> <ul style="list-style-type: none"> • 1–5-bedroom houses • flats to cater for smaller family units, people who haven't settled properly + those who are getting on property ladder 	238, 461, 568
Don't allow properties to be sold overseas	554
Housing needs to be less squeezed together	296, 360, 349, 543
Properties should have at least 2 parking spaces	554
High density housing is needed around the railway station	66
Gardens are too small and become waterlogged	360
More housing is needed/ better to build here than in villages	15, 31, 237, 317, 350, 362, 375, 425, 490, 538, 555, 572
Cambourne is very 'samey'. It needs more diversity of houses	436

Summary of issues raised in comments	Comments highlighting this issue
Houses that look like houses, not 'shoe boxes and no wooden siding, especially black wooden sliding	528
Housing should be high-density, but low-height- level if no provision of cars	527
No provision of parking spaces for houses and future conversion of front gardens to parking space to be banned	208
Quality of housing is poor in Cambourne and only people that benefit are developers	290
Housing only with no more jobs.	331

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
Transport needs to be considered as it is very difficult to travel already	216
There needs to be a decision about whether EWR is a commuter link or link to the biomedical park. It cannot be both	344, 365
Guided bus plan is flawed in relation to cost per user	263

Summary of issues raised in comments	Comments highlighting this issue
A guided busway between Cambourne and Cambridge is needed as we have the infrastructure that embraces this transport model and electric buses	283, 256
The town must be self-sufficient in terms of community services to avoid excessive travel	96, 163
Traffic is increasing and original concept of 3 connected villages has been thrown out of the window/ Cambourne has now become a town and is now soulless	65, 370
<p>Cycling, suggestions include:</p> <ul style="list-style-type: none"> • A route that doesn't involve the old A428 • Cycle paths • Cycle routes to the station • Safe cycle route into Cambridge • Build them to Dutch standards • Cycle paths are good and should be extended • Safe routes for children • Easier to travel within Cambourne • The routes need to be well-lit • Links to existing villages 	6, 12, 15, 71, 121, 142, 155, 264, 282, 293, 311, 394, 425, 490, 527, 544, 545, 552, 566, 571, 572

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • All local services should link with cycle Infrastructure, designed and built in-line with Local Transport Notes 1/20 • Make it safer for Cambourne residents to commute to surrounding areas • Segregated cycle lanes 	
Road layout needs to change because the amount of parking on roads is dreadful	233
Need more entrances and exits the roads	261
Reducing car travel does reduce emissions, but most of our carbon emissions come from heating our homes.	153, 376
Upgrade of A428 will provide transport links necessary for Cambourne	170
More services in Cambourne to reduce the need to travel	34
Zero carbon transport	158
Lack of jobs in Cambourne means cars must drive into Cambridge as public transport is poor	48
Most important thing is easing the pressure off pressure from the city centre of Cambridge	136

Summary of issues raised in comments	Comments highlighting this issue
Reduce the need for cars so neighbourhoods can provide within walking and cycling distances/ minimum amount of space should be given to cars	143, 497, 571, 572
Cheaper parking	416
More entrance points into the town	47
A new railway station should be located south of the A428 and not North. Why not use the siting of the old Varsity Railway Line?	42
Assume everyone will own two cars and plan on that basis	7
Metro and a sub-station into the town centre/ new light-rail/ tram	64, 260, 264, 530, 566
EWR should be situated within the centre of Cambourne to encourage sustainable travel	9
Better transport links more generally and road infrastructure	280, 466, 493, 508
A transport hub	411, 555
Better public transport, including: <ul style="list-style-type: none"> • Faster buses • Cheaper buses • Good links to Cambridge 	15, 179, 248, 262, 264, 75, 142, 349, 375, 404, 416, 422, 438, 456, 466, 474, 497, 508, 527, 530, 534, 544, 545, 551, 552, 554, 566, 571, 572

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Cheaper train fares • Free transport is needed into the city • Active travel networks • Train to Cambridge • Reliable buses • Tram link into Cambridge • Better links with surrounding villages • Easier to travel within Cambourne • Make it safer for Cambourne residents to commute to surrounding areas 	
Car parking	261
The guided bus route is already subscribed and buses on the busway are full by the time the buses reach Northstowe, so how do residents from Northstowe get into Cambridge	113
Wide roads allowing for easy movement of vans and trailers/ roads need to be improved to alleviate traffic/ don't just focus on public transport	261, 395, 419, 560
Make sure buses or trains stick to their timetables and don't leave their stops early	392

Summary of issues raised in comments	Comments highlighting this issue
Cycle Storage	425, 490, 545, 571, 572
Improvements to walking routes, including: <ul style="list-style-type: none"> • Walking routes to the station • Access to greenery • Pedestrianised to encourage markets and events • Safer to walk within Cambourne • Make it safer for Cambourne residents to commute to surrounding areas 	15, 101, 142, 264, 286, 401, 425, 490, 497, 571, 572
A private school is needed because a lot of Cambourne residents use the money saved in a cheaper area to send their children to private school in Cambridge, which places strain on the traffic of the area	553

Other comments

Summary of issues raised in comments	Comments highlighting this issue
Question whether this rail line will be diesel?	81

Summary of issues raised in comments	Comments highlighting this issue
Commenter notes West Cambourne, and South Cambs Council are placing strain on Cambourne as it is	73
Something to stop the wind which is bad in Cambourne	67
Why does development have to rely on EWR	42
EWR seem to be given a free choice how to direct development.	181
Cambourne needs to be a lively, interesting town to retain young workers which they can commute to Cambridge	52
Opportunity for planning a town centre has gone	285
Residents of Cambourne should have the major say	4, 135, 418, 468
EWR was never premised on being a commuter solution for South Cambs residents. If EWR comes north, the expansion of Cambourne will effectively create a new town and have a detrimental environmental and social impact on the area from increased vehicle traffic/ human footfall and loss of green fields, which is surely contrary to govt. policy?	474
Proportionate development based on 'need not greed'	445
EWR route needs to be settled upon	113
It appears it has already been decided	389

Summary of issues raised in comments	Comments highlighting this issue
This is a pre-defined answer question, why no option to say we do or don't agree to development at Cambourne?	117
New developments should model themselves on the car-free development Vauban in Freiburg, Germany, or Cayala in Guatemala	545
Isn't Cambourne already a 'proper town'	113
What is a 'proper town'	20, 42, 51, 168
It already is a proper town. Increase in size should be accompanied with increase in services/ appropriate increase in-line with increase in jobs	202, 351, 353, 367, 493
Cambourne shows how unaccountable developers are, poor town centre with little infrastructure and poor public realm. It would be heartening to see any evidence that developers can be held accountable to providing better infrastructure.	171
There was no planning to support the community in Cambourne. New developments, such as Northstowe do not seem to be learning from these lessons	168, 171
Cambourne should be designed for children, and this should be the central aim of Local Plan's	545

Summary of issues raised in comments	Comments highlighting this issue
Cambourne has room to grow, but not at the expense of major development happening north of the A428	42
It is a leading question	382

Q7. We think that the ‘southern rural cluster’ of villages near the rail line and the business parks south of Cambridge, could see some limited development. What housing, jobs, facilities, or open spaces do you think this area should provide?

Opinion

Summary of issues raised in comments	Comments highlighting this issue
Oppose with no reason given	30, 41, 51, 57, 64, 115, 185, 203, 332, 457, 491, 508
Oppose, with following reasons: <ul style="list-style-type: none"> • Development should not sprawl onto the Greenbelt • Issues of water • Issues of biodiversity 	2, 4, 5, 7, 11, 18, 20, 27, 34, 50, 62, 69, 70, 71, 72, 75, 81, 83, 90, 95, 98, 101, 106, 107, 113, 117, 118, 126, 128, 131, 134, 135, 138, 141, 144, 147, 154, 165, 170, 171, 183, 187, 189, 196, 202, 224, 226, 236, 242, 267, 268, 273, 275, 283, 289, 290, 291, 295, 298, 304, 311, 319, 324, 329, 335, 339, 353,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Issues of sustainability/ carbon emissions from construction • Area is overcrowded • Issue of aesthetics • Even with stations it is likely that many people will drive because parents in new developments will need to drop their children at school. • Infrastructure is already strained • Using wrong land, i.e., land high in biodiversity rather than agricultural land that ranks lower in biodiversity value. • Countryside/ agricultural land needed to grow food • Council seems to have already planned a lot of houses • EWR is actually a freight train, which will not serve the community • EWR is a vanity project with limited benefits • Concerned about Ninewells Natural Spring • Undermines levelling up agenda • Against due to road pressures 	<p>359, 368, 370, 382, 387, 388, 392, 393, 403, 407, 418, 419, 431, 436, 439, 442, 456, 458, 460, 461, 473, 475, 479, 480, 482, 485, 486, 489, 494, 498, 504, 533, 538, 540, 544, 546, 549, 553, 555, 563, 587, 590, 597</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Worried about additional traffic impact upon Stapleford/ Shelford • Lots of houses have been built in the area outside of the Local Plan • Development should be limited to infill with development envelope • Worries about additional impact upon traffic in Foxton • Should Cambridge attract more jobs if it will worsen the north/ south divide? • Focus development on city and surrounding area. • Pressure on local schools/ GPs is likely to increase • Let the development at Foxton 'settle' in and see what impact they have before planning other changes. • Permission for A10/M11 is already far in excess of what the area can cope with • No need for the development • It won't stop in South Cambs, therefore it provides harm with no benefits 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Nothing should be built near the villages if the trains are diesel • Rail link is not needed or wanted • Additional strain will be placed on local schools • Highfields Caldecote as received far more than its share of development. People live in rural areas because they want to live in a rural landscape and there should therefore be no housing. • Plans will lead to the blurring of Shelford and Stapleford • There is too much development in the north and west of Cambridge. There should be one large development in the south of the city, this would address overreliance of cars in South Cambridgeshire • There is too much development in Cambridge, the spatial strategy should include building on the villages • Council should put housing further out than Shelford because it is too easy to drive into Cambridge from Shelford which undermines the point encouraging train use 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Democratic deficit in process and evidence base 	
No preference	397
Support	16, 96, 204, 205, 206, 229, 237, 244, 251, 261, 264, 280, 284, 286, 296, 318, 321, 323, 332, 340, 344, 346, 348, 356, 371, 375, 394, 417, 420, 444, 463, 474, 483, 492, 495, 496, 514, 518, 527, 534, 551, 564, 577, 582, 592
<p>Support, but caveats include:</p> <ul style="list-style-type: none"> There should be more development than a 'limited' amount to ensure there are affordable and not luxury housing Support depends on exactly where the locations are All development should focus on '15-minute neighbourhoods', so that all can live, work within a short walk or cycle ride. Therefore, there should be a mix of uses in any development. Remote working should be encouraged, everyone will be working, and development should reflect this The Shelford's should be kept separate from Cambridge 	36, 89, 168, 175, 191, 299, 301, 315, 330, 350, 401, 410, 425, 468, 487, 490, 497, 545, 554, 560, 571, 572, 583

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Development should only occur if it has good transport links which will not increase dependencies on cars • Need to protect open spaces • Enough development to support existing the facilities of existing villages including the church, the Post Office, and a shop to ensure they do not close down • Need to increase hospital capacity before development • Support but prioritise brownfield sites • Support but growth should be limited to Campus 	
<p>Mixed/ Neutral comments including:</p> <ul style="list-style-type: none"> • The transport, education, leisure, and healthcare, shopping infrastructure has to be improved before anything else happens • Should be limited to near railway • Development should be limited in scope and only take place on brownfield sites • Settlements should not merge with each other • Some development, but not a developer's playground 	<p>10, 26, 40, 79, 101, 109, 139, 187, 190, 194, 213, 216, 225, 233, 247, 262, 263, 272, 289, 293, 294, 309, 328, 358, 367, 371, 374, 381, 383, 386, 389, 395, 406, 411, 415, 423, 424, 432, 438, 444, 493, 500, 505, 517, 520, 521, 522, 527, 531, 535, 537, 565, 566, 579, 590</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Need to consult with local residents to see what they want, especially in relation to design • Limited development to preserve the character of villages • Buildings over 100 years in age should be renovated not demolished • Don't add to Melbourn • Supportive of the southern busway (from Babraham to CBC), but there needs to be a limited number of houses and plan of 3500 houses in Babraham needs to be stopped. • No development for smaller villages, but could Sawston develop more? • Very little development is feasible as long as the rural nature of villages along the A10 corridor is preserved • If the development is routed to the south, it is clear there will be a lot of development and lobbying from developers to cram as many houses in as possible 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • All villages will be massed develop anyway because the Council wants to minimise car travel • Why is the south so protected and all building is North and East? • Less housing and more facilities, jobs to minimise travel • Upfront money from developers should cover the costs of infrastructure • Why not re-establish rail stations in Cherry Hinton, and extend railway connections to Teversham and Fulbourn • Try to avoid ribbon developments • Don't swamp villages with too many people and turn them into dormitory towns of Cambridge. Have you considered the possibility of people working from home? How will you support this change? 	

Climate Change

Summary of issues raised in comments	Comments highlighting this issue
<p>Houses including sustainable measures, such as:</p> <ul style="list-style-type: none"> • Solar panels • Eco-friendly housing • Heat source pumps • Fully insulated homes • Net-zero • Ventilation systems • Built to the highest environmental standards as in Eddington • Airtightness as standard • Ensure building is done to Passivhaus standard • Reduce the need for concrete • Development should capture rain 	29, 86, 109, 153, 158, 218, 248, 296, 348, 497
Replace all the oil with greener technologies in these villages	45
Need to ensure all developments are low or zero carbon emissions	497

Summary of issues raised in comments	Comments highlighting this issue
Encourage community renewable energy projects with profits used for local good causes	89

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
There needs to be a new drainage and sewage system	260, 487
Green spaces, including: <ul style="list-style-type: none"> • Keep small open spaces • As much open space as possible • Linked green spaces • Increase access to open spaces 	8, 9, 13, 127, 136, 143, 200, 206, 242, 251, 262, 275, 315, 330, 347, 367, 371, 379, 401, 410, 425, 444, 474, 477, 478, 483, 490, 492, 495, 508, 518, 545, 571, 572, 582, 583, 592
Protect open space, no more housing or other development	19, 128, 165, 179
Biodiversity planting/ insect hotels/ encourage wildlife/ wildflowers/ Hedgehog highways	12, 89, 143, 148, 166, 200, 242, 371, 408, 423, 478
Reforestation of wastewater treatment works	12
Spaces for recycling and repair of broken goods, including workshops and shared tools	12

Summary of issues raised in comments	Comments highlighting this issue
Spaces for informal camping outdoor camping and for the Traveller community to use as a transit stop	12
Parkland, including: <ul style="list-style-type: none"> • Trees • Lakes • Places for growing food • Bee friendly planting • Areas of meadows • Ponds • 'Pocket parks' which allow people access to green spaces within 5 minutes of their house • Should be linked up with sae cycle and walking routes • Parks within built-up areas should be overlooked by houses and shops that encourages interaction by the community and which feels safe. • Every child should be able to access their local parks on foot and by cycle 	23, 53, 158, 229, 272, 318, 321, 363, 366, 371, 375, 379, 508, 571, 572, 582
Tree planting	200, 231, 242, 401, 477
Places are needed for 'growing spaces', including	363, 400, 508

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Allotments • Community gardens • Mini grow-farms • Community fridges 	
Verges and roundabouts should be included as places where native trees and shrubs, herbs can grow so that wildlife can move from one place to the next/ streets should be lined with meadow grassland	89, 363
Only farming land	409
It must avoid low-lying areas liable to flood, which should be kept as recreational space.	410

Wellbeing and Social inclusion

Summary of issues raised in comments	Comments highlighting this issue
All community buildings should offer space for cooking, food sharing and community kitchens	363, 400

Summary of issues raised in comments	Comments highlighting this issue
Sports facilities including: <ul style="list-style-type: none"> • Free outdoor exercise facilities • Sports centre • Outdoor pool • A leisure centre • Swimming pool • Good cycling and running provision, bus way is a good example of shared-use paths 	12, 13, 58, 143, 229, 248, 375, 379, 416, 444, 463, 495, 508, 571, 572
Community facilities, including: <ul style="list-style-type: none"> • Community spaces • Splash pools • Libraries • Allotments • Playgrounds • Recreation areas • Community gardens • Spaces that are free to access • Public toilets 	8, 12, 13, 46, 90, 143, 210, 229, 261, 330, 375, 416, 463, 488, 495, 508, 515, 518, 545, 571, 572, 590
Cemeteries	12

Summary of issues raised in comments	Comments highlighting this issue
Healthcare facilities, including: <ul style="list-style-type: none"> • GP surgery • Convalescent/ Respite care • Dentists • Pharmacies 	12, 13, 55, 73, 96, 104, 296, 330, 416, 487, 488, 505, 518, 545, 571, 572
Educational facilities, including: <ul style="list-style-type: none"> • Schools • Special Education needs schools 	55, 73, 96, 248, 261, 296, 331, 361, 416, 488, 505, 518, 571, 572
Hang-out spaces for young people, including youth clubs	12
Skateboarding facilities, including indoor and outdoor facilities	413, 422, 502,
Facilities for the elderly	488

Great Places

Summary of issues raised in comments	Comments highlighting this issue
Public benches and picnic tables	12
These areas need some 'soul'	275

A changing art space, with a 4 th plinth style system that allows residents to choose artwork every 2-5 years	502
This needs to include public spaces and facilities to minimise the need to travel into the centre.	410
Fundamentally, I think the main policy focus of a local plan should be to design for children. If you make it work for them, you make it work for everyone	545

Jobs

Summary of issues raised in comments	Comments highlighting this issue
Comments relating to jobs, including: <ul style="list-style-type: none"> • More jobs are needed • Local jobs needed • Jobs within different sectors are needed • Jobs to suit differing abilities and working times 	206, 229, 508, 537, 551
Local services, such as garages performing MOTs	551
Clean jobs that produce less carbon	251, 583
Farming must be protected	251
Support for businesses, including:	12, 31, 109, 229, 261, 274, 340, 376, 432, 444, 502, 545

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Office space for small businesses • For small starter workshops for new businesses • Support for local businesses • Business clusters • Support for local craft and farmer markets • Business parks have potential if they are joined up with public transport • Aim should be to revive local businesses • Affordable rent for small businesses • Small units with flexible terms, but long-term flexibility 	
No more jobs as the only way to reduce housing prices is reducing the demand to move here.	331, 248
Training resources/ education for the jobs	127
Villages around Cambourne should be developed to provide local destinations for new residents. This could include speciality retail, local food growing projects, craftwork and heritage industry. This would provide local employment opportunities and diversify the villages	24, 148
More retail park shops	551

Summary of issues raised in comments	Comments highlighting this issue
Jobs should be located closer to reduce the need to travel long distances	89, 96, 143, 148, 425, 490, 508, 545, 571, 572
No need for offices as a lot of office blocks have been vacant for several years	183
Commercial facilities including: <ul style="list-style-type: none"> • Shops • Post Office • Drop-off and pick-up points for parcels • Banking facilities • Pub • Restaurants • Café's • Libraries 	29, 73, 89, 90, 96, 127, 158, 143, 212, 255, 261, 264, 331, 350, 362, 375, 376, 432, 463, 505, 508, 515, 537, 551
A new regional shopping centre	58
Supermarket	46
Facilities for the elderly	488

Homes

Summary of issues raised in comments	Comments highlighting this issue
Limited housing is needed, not too dense/ spacious localities	120, 158, 294, 383, 583
More housing is needed	174, 206, 237, 247, 274, 287, 297, 331, 416, 468, 592
Affordable housing, including: <ul style="list-style-type: none"> • More affordable housing generally • More housing for young people • Affordable housing in central locations • Remove 'tired areas' and replace them with houses at a low price • Co-housing schemes • Homes for key workers • Shared ownership schemes • More social housing • Less 'executive housing' • Starter homes 	8, 29, 73, 109, 136, 146, 251, 278, 280, 323, 344, 346, 347, 348, 349, 375, 378, 401, 410, 420, 444, 474, 502, 515, 527, 575, 582
More housing to reduce the need to travel	287, 571, 572
No need to build houses around the business parks	34

Summary of issues raised in comments	Comments highlighting this issue
Housing should be for local people, rather than commuters to London/ beware of turning it into a commuter town	86, 112
Fully contained site where travel is kept to a minimum/ less parking provision	163, 527
Small homes for those who want them / Smaller developments with adequate parking	76, 238
New houses should come with parking, especially in context of growing popularity of electric cars	474
Housing should be suitable for wheelchair users	86
Shelford/ Stapleford would benefit from mixed/lower cost house as access is good for the biomedical campus.	46
Dense housing near the train line/ high-density of housing	159
No more housing	75, 210
More housing along the Cambridge Royston Railway/ along the railway lines	58, 66
Some infill housing, but no massive new town	160
No housing near rail lines	31
Low density so that residents can produce their own food	

Summary of issues raised in comments	Comments highlighting this issue
Villages should develop detached houses, whereas central urban locations should focus on larger blocks of flats / housing should be appropriate to location it is situated within	278, 286, 592
Homes should be built to a high architectural standard and be attractive	365
Homes should come with a garage/ driveway	487
Houses with gardens, not blocks of flats	492, 575

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
Cycle improvements, including: <ul style="list-style-type: none"> • Cycle paths • Well-lit cycle network • Segregated cycle paths to Cambridge • Needs to be connected to the rest of the network • Shared-use paths 	12, 76, 89, 121, 142, 194, 218, 229, 248, 264, 367, 375, 379, 394, 420, 425, 468, 490, 497, 527, 545, 566, 571, 572, 582

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Off-road cycle paths, possibly into town centre or villages • All buildings, parks and public spaces must be fully integrated with the cycling network • All new and refreshed cycle infrastructure must be designed and built in line with Local Transport Note (LTN) 1/20 • Cycle storage 	
<p>Better public transport measures, including:</p> <ul style="list-style-type: none"> • Public transport links to the business parks • Good links between villages • Free transport • More frequent bus services, including at weekends and evenings • 'Active' transport network • A train station • Rapid transit connections to the centre of Cambridge • Better transport between schools as this contributes to a lot of traffic 	<p>15, 33, 52, 89, 90, 96, 218, 228, 229, 248, 255, 291, 309, 323, 349, 350, 356, 362, 371, 375, 408, 416, 420, 468, 483, 487, 497, 508, 527, 530, 534, 564, 571, 572, 573, 582</p>

Summary of issues raised in comments	Comments highlighting this issue
A short-term electric bus-way should run along the A1307 which should eventually be replaced by a light railway.	40
Better transport links generally/ a more integrated travel network	212, 228, 251, 264, 410, 420, 497
There should be proper travel hubs and not the terrible travel hub	194
An electric tram should run along the main railways/ light railway	194, 566
Supportive of the southern busway (Babraham to CBC)	522
Roads should be less 'wiggly', the roads should be straightened, and the land should be used for housing	52
Reduce the need for cars, so within walking and cycling distances, all amenities are accessible	142, 218, 508, 571, 572
Should reinstall railway line between Haverhill and Cambridge to alleviate overuse of the A1307/ generally re-establish train stations on the rail line into Cambridge	99, 254
A commuter ring-road has to be built to replace the use of narrow village streets by commuters and HGV's and this should be balanced by the pedestrianisation of some village	40

Summary of issues raised in comments	Comments highlighting this issue
centres, LTNs and the extension of the mobility schemes to cover the villages	
Improvements to roads, including <ul style="list-style-type: none"> • Wider roads • Multiple entrances to the site. • Roads should be built to a high architectural standard and not be 'soulless' 	158, 229, 261, 420, 582
Area should be serviced 24/7 7 days a week	582
Should reduce the amount of parking provision so that there is more space for greenery	490, 497
Why not re-establish railway stations in Cherry Hinton, and extend railway connections to Teversham and Fulbourn?	79
Trams/ light railway should be used or new underground travel system	33, 40, 142, 260, 356
Transport should be prioritised above employment and housing	194
Better transport links that don't rely on cars	15
Better walking infrastructure, including: <ul style="list-style-type: none"> • Circular walks • Better paved walks for buggies and wheelchairs 	52, 142, 264, 367, 375, 425

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • 'World-class' infrastructure 	
Transport needs to be completed before building any houses or light factory units	260
Due to existing traffic problems, consider rail stops at bigger stations and integrated minibus links to the stations	543
Parking comments, including: <ul style="list-style-type: none"> • Cheaper parking • Parking for multiple cars • Any new development should be exemplary with seriously high goals, such as car free Vauban in Freiburg, Germany, or Cayala in Guatemala 	261, 416, 545
It should be a car-free area and ban future conversion of front gardens to parking	208

Other Comments

Summary of issues raised in comments	Comments highlighting this issue
Why is nothing being placed in the south-west of Cambridge. Is it because rich people live there?	277
Where is your analysis of the radical changes to Work-Life patterns/WFH/Travel needs etc. we have all seen with COVID19 pandemic?	395, 438
I hope EWR is not a 'Trojan Horse' to create a need for further development in this area. I hope that the Planning Department are concerned about maintaining a good quality of life for local citizens	399
Leading question	404
Young graduates struggle to stay in Cambridge, therefore transport and affordable housing improvements are needed	420
Why not build a plastic recycling centre and incinerator to poison Cambridge there?	469
The villages have already been developed significantly. You need to consider how this has impacted on their original purpose, as they originated from the rural economy. If they are now commuter dormitories, then their design needs to be	506

Summary of issues raised in comments	Comments highlighting this issue
reviewed in that context as this will shape the type of development in the area.	
Where do you mean the cluster of the village is? If you mean the south of the A428, I agree	42

Q8. We think we should be very limited about the development we allow in villages, with only a few allocated sites in villages with good public transport connections and local services. Which villages do you think should see new development of any kind?

Opinion

Summary of issues raised in comments	Comments highlighting this issue
No development with no reason given	9, 57, 126, 134, 147, 155, 162, 165, 179, 180, 185, 208, 226, 242, 249, 274, 275, 311, 332, 360, 366, 387, 389, 392, 436, 469, 488, 492, 505, 547, 550
No development for the following reasons: <ul style="list-style-type: none"> Impact on green belt 	4, 18, 19, 23, 26, 29, 30, 49, 53, 62, 64, 67, 74, 81, 91, 95, 99, 106, 138, 153, 187, 203, 210, 247, 256, 283, 291, 310, 312,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Already more than limited in villages such as Waterbeach • Impact on urban sprawl • Impact on character of villages • Biodiversity concerns • Should help more deprived areas of region, i.e., Wisbech • Impact in traffic • Sustainability concerns • Level-up other parts of country • Making more jobs is not an excuse as there are already enough jobs for young people if they tried harder • Concern about community facilities already being over-strained • Too many people already • Should focus on new communities not villages • Poor transport infrastructure/ public transport • Landscape concerns 	<p>333, 335, 356, 359, 368, 395, 397, 399, 419, 423, 433, 439, 442, 458, 460, 476, 480, 521, 535, 538, 539, 590, 594, 597</p>

Summary of issues raised in comments	Comments highlighting this issue
No development should take place until transport/ water/ infrastructure/ amenities improvements first take place before building	2, 40, 68, 79, 83, 86, 89, 113, 115, 131, 141, 142, 178, 190, 212, 216, 424, 468, 486, 507, 554
Agree, limited development is needed, comments included: <ul style="list-style-type: none"> • Only develop where necessary • Take into consideration increased Working from home • Limited development unless well-paid jobs also put in villages to prevent commuting 	11, 69, 101, 103, 117, 130, 244, 263, 268, 270, 293, 296, 309, 350, 373, 376, 383, 385, 398, 416, 432, 461, 474, 494, 533, 543, 566, 568
No development on greenfield/ greenbelt, brownfield only	50, 51, 96, 103, 133, 139, 205, 221, 225, 238, 263, 309, 379, 456, 475, 500, 588
Only develop where the water-table can sustain it	334
All villages should share the housing burden as long as building is within the village envelope	201
Should finish massive developments before building more	11
Villages that have not already significantly increased in size should have small developments.	494
Less development should occur in more villages	80
Against the proposition, instead there should be more than limited development in villages	16, 24, 27, 87, 523

Summary of issues raised in comments	Comments highlighting this issue
Development should be shared around the villages within the village envelopes	201, 282
Small infill sites in villages that were submitted in the call for sites and have not been accepted. These should be developed	441
Larger villages should be developed, but it should not lead to a merging of villages	298
Villages should be consulted on nature of development/ it should be up to them to decide what gets built	20, 41, 90, 111, 200, 386, 431, 463
Agree, but don't specify which villages should receive development	245, 279, 299, 346, 358, 378, 398, 520, 520
Smaller villages should see development along with improved public transport	297
There should also be a policy of allowing and encouraging more infill building which increases housing density on land already in residential use.	475
Why not redevelop empty shops/ sites in Cambridge and leave villages alone	383, 456
Gift the land to local people who can develop it	204
Housing should be affordable	204

Summary of issues raised in comments	Comments highlighting this issue
Ensure that there remain gaps between villages to maintain identity	108

Which places should not be developed or receive limited development?

Summary of issues raised in comments	Comments highlighting this issue
No development Highfield Caldecott	7
No development in Bourn Airfield	7
No development in Great Shelford/ Stapleford	97, 122, 125, 140, 184, 252, 312, 333, 336, 357, 377, 565, 569
No development in Melbourn	43, 463, 531, 543, 549
No development in Babraham	295
No development in Meldreth	549
No development in Barrington	543
No development in Milton	13
No development in Longstanton	232
No development in Northstowe	232
No development in Cottenham	232
No development in Rampton	232
No development in Histon	250

Summary of issues raised in comments	Comments highlighting this issue
No development in Oakington	383
No development in Impington	250
No infill in Bourn	171
Nothing too close to Cambridge/ development shouldn't just be put into Cambridge which can also lead to negative impact	175, 573
No massive new town as proposed by Thakeham	160
Only infill on brownfield land in Stapleford/ Shelford	189
Should only build 10's, not 100's of houses in: <ul style="list-style-type: none"> • Babraham • Sawston • Stapleford • Shelford 	34
Only development should be an increase in jobs in Cambourne, but no increase in homes	134

Where should be developed?

Summary of issues raised in comments	Comments highlighting this issue
All of villages should receive development	11, 237, 254, 261 289, 354, 483, 498, 514
Development in places with good transport connections. Comments included: <ul style="list-style-type: none"> • Villages on train line • Villages on busway • Villages with good public transport connections • Villages with good greenway routes, • Villages with good cycle lanes + pavements. • Villages where the above things will soon be provided 	6, 10, 14, 16, 33, 143, 148, 190, 194, 224, 264, 315, 373, 376, 406, 407, 461, 485, 490, 497, 500, 510, 533, 551, 574, 578, 350
Development should be in areas with poor transport connections	163
Larger villages with Post Office/ Café/ Education/ Medical/ pre-existing amenities	47, 66, 73, 85, 449, 461, 561
Development should be situated in villages north and west of Cambridge	583
Too much development in north and west of city/ Large development needed in South Cambridgeshire/ near Biomedical Campus.	72, 191, 238, 254, 574

Summary of issues raised in comments	Comments highlighting this issue
Transport connections should improve to enable development on this side	
More development needed in south and west	286
In villages near to centre of Cambridgeshire	323
In villages with business parks	79, 287
Standalone villages	78
Development should be in new villages/ villages, e.g. Northstowe, Eddington, Waterbeach and not old villages which should be limited to infill sites	170, 24, 482
Ely	323
Villages near A14	323
Foxton	6, 109, 160, 196, 315, 380, 420, 515, 528, 540, 543, 577
Fowlmere	543
Newtown	321
Coton	6
Stow-Cum-Quy	6
Girton	6, 276, 277, 361
Fulbourn	6, 33, 349, 374, 515

Summary of issues raised in comments	Comments highlighting this issue
Barton	6, 286, 348
Duxford	16, 47, 183
Waterbeach	25, 159, 170, 321, 323, 328, 339, 388, 438
Cottenham	31, 70, 108, 159, 235,349, 361, 362, 432
Willingham	31, 70, 362
Linton	33
Sawston	33, 84, 202, 273, 371, 475, 517, 565
Royston	42
Gamlingay	42, 47
Melbourn	42, 58, 109, 137, 160, 380, 420, 515, 540
Meldreth	42, 109, 420, 577
Bassingbourn	42, 543
March	90
Littleport	90
Chatteris	90
Shelford/ Stapleford	84, 202, 251, 294, 466
Bourn	47
Shepreth	58, 420, 577
Dullingham	58

Summary of issues raised in comments	Comments highlighting this issue
Whittlesford	58, 183
Hardwick	68, 251, 286
Bar Hill	70, 166, 206
Granchester	71,276, 277
Harston	109, 380
Histon	112, 284, 323, 349, 361, 374, 379, 422, 432
Impington	112, 349, 379, 422
Cambourne	146, 196, 321, 328, 438, 555
Landbeach	159
Airport site- unspecified?	438
Eddington	170
Northstowe	170, 328, 388, 438, 509
Fowlmere	217, 543
Milton	235, 284, 323, 555, 563
Abington	254
Babraham	254, 294, 517
Oakington	235
Ramsey	272
Trumpington	277

Summary of issues raised in comments	Comments highlighting this issue
Madingley	276, 374
Over	362
Comberton	286
Cherry Hinton	301, 349
Longstanton	362
Swavesey	362
Teversham	374, 515
Proposal by Trinity College to expand the Science Park would support growth of nearby housing developments + provide much needed open space + support local villages	222, 248
Council should build further out beyond Shelford to make housing more affordable and encourage public transport	207
Design a Garden Town/Village with lower density housing. Not blocks as in Eddington, that does not fit in with the landscape	339

Proposed requirements for developing in villages

Summary of issues raised in comments	Comments highlighting this issue
Only develop if car-free	6
New developments must adhere to 15-minute neighbourhood principles and provide housing, employment, jobs, facilities etc. in 15-min radius	401, 571
Only develop if: <ul style="list-style-type: none"> • Public transport is included • Safe cycle links are included • New villages have school, shop • Travel is safe for children • New developments adhere to 15-minute city philosophy which includes sustainable forms of transport 	6, 52, 545, 571, 401
New development should have employment	24
Everything should be carbon net-zero	86, 133
Houses should be suitable for wheelchairs	86
Transport improvements are needed, including: <ul style="list-style-type: none"> • Buses • Congestion charge 	63, 69, 83, 142, 181, 309, 331, 339, 404, 422, 530, 538, 543, 544, 566

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Speed cameras • Cheaper public transport • Cycle lanes • Provide a new NE bypass from A10 • New developments on the fringes of villages must have footpath and cycle path connectivity to the village centre 	
Buildings should be sympathetic to character of villages	133, 151, 224, 261, 373, 470
Development needs to carefully think about floodplains	168, 216, 449
Leave natural spaces/ protect green spaces/ tree planting	181, 231, 422
Rural exception housing in the villages	194
Not expensive private development which local people cannot afford/ social housing only	194, 545
Stick a busway alongside the villages and put stops alongside where the villages will come up	202

Other Comments

Summary of issues raised in comments	Comments highlighting this issue
Please define what 'good public transport connections' are as very few villages have good connections	213
Why 'limited' in villages and not elsewhere	4
Public transport needs to improve in the villages	229
laughable to hear you talk about good public transport and connections from villages when all stagecoach has ever done is cut bus services to villages to save money.	236
Water authorities and developers should be held accountable and be kept to original plans on affordability and sustainability.	260
Let the free-market decide	268
Each village should have its own individual aspects and interests. Each village should have both commercial areas, retail areas and amenity activities in addition to residential development potential	289
If places like Cambourne and Northstowe are allowed to swallow smaller surrounding villages, what's the point of limiting development	290

Summary of issues raised in comments	Comments highlighting this issue
You get the impression that you first build automated routes to every village and then announce that as they all have good public transport they should be developed/ don't use future transport links as an excuse to destroy green belt	295, 533, 538
Do not use the proposed new travel hub near Babraham as an excuse for over-development along the new busway in Babraham, Sawston, Stapleford and Shelfords.	533
Development should take place in villages that are already on the way to being ruined	304
I don't approve of singling out specific villages	311
No one seems to know about this consultation round here. The council needs to do better at telling people, as I don't know anyone who thinks these homes are a good idea.	312, 357
Villages are vital to the housing markets in the form of small integrated units which are not larger than the existing village. They are often cheaper than city in terms of housing but suffer from poor transport links and reduced services. Some people prefer this to the density of towns	319

Summary of issues raised in comments	Comments highlighting this issue
If S106 was lifted, people would move freely and no more new builds would be needed	324
Where are the water supplies coming from these homes	328
I think the reasoning re public transport is sound. But what if you're living in village without public transport and you can't drive because you can't afford it and /or are unable to do so because of disability? The villages without public transport then become limited to the well well-off.	330
We should maintain and encourage local businesses not superstores	335
Co-housing schemes	344
Brownfield sites in Cambridge should be developed and no further development of hotels or student accommodation	359
Whatever's done should be high-quality and enhance people's lives	365
Avoid large developments in villages	367
Why? You've already ruined the three Cambourne villages. Why stop there?	370

Summary of issues raised in comments	Comments highlighting this issue
I live in Fulbourn, which is already faced with two approved developments of over 300 dwellings, which I think is too much even though we are a larger village.	373
I feel there should be very little if any retail and office space provided. Instead, there should be open space, woodland plantations etc.	385
Where is your analysis of the Climate Change degradation on all this unnecessary new building? Also, where is your analysis of the radical changes to Work-Life patterns/WFH/Travel needs?	395, 470
What is "limited development". Who controls it? The developers with the most money? Most people use their cars for convenience and would not use public transport. How can you shop on a bike or a train for a family?	418
Histon and Impington Skate park should be expanded	422
No more roadways should be developed	485
No more development in the A10 or A603 corridors	487
Please provide plans and costing and sustainability of the 'good public transport' model that is being proposed and also	495

Summary of issues raised in comments	Comments highlighting this issue
provide evidence that these proposals have worked in other regions either here or abroad. Same goes for the local services.	
I agree with the principle but other proposals above break this principle	496
Limited building on brownfield sites should be allowed however building over 100 years in age should be renovated not demolished.	500
Didn't you say in question 7 that you wanted to see more development in villages	506
This is hypocritical to not build in the villages, when the WWTP project will cause similar environmental harm to the Green Belt.	518
There should be no development with more than 10 units in any village bar exceptional cases, with in aggregate developments over the Plan period limited to 50 units per village except where there is infill which is not on open space.	568
Whatever villages are developed it should fall within the local guidelines and communication with local councils.	582
Playgrounds for the kids are needed	590

Summary of issues raised in comments	Comments highlighting this issue
Hope this won't be decided upon the basis of who shouts the loudest	592
New developments in all locations needs to be definitive and balanced	595
To answer this would require detailed knowledge of every village in South Cambs.	10

Q9: What housing, jobs, facilities, or open spaces do you think should be provided in and around these villages?

Summary of issues raised in comments	Comments highlighting this issue
<p>None for reasons including:</p> <ul style="list-style-type: none"> • Not enough water/ should not have development until more water is provided • Land needed for farming • City is already constrained • Protect the green belt 	5, 11, 18, 41 63, 95, 115, 117, 134, 141, 192, 216, 244, 247, 256, 359, 368, 392 403, 418, 423, 456, 509, 521, 533, 535, 554, 565, 566, 584

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • There is enough development in the plan already • Hospital capacity needs to be increased before new developments • Jobs are needed in the north of the country, not Cambridge • People chose to live in a village for the 'village life', not the job opportunities or facilities • Northstowe is creeping closer to Oakington and therefore village should not be built on • Local plan should prevent urbanisation which would ruin character of villages • Retain what is already there • Building on greenfield land always reduces the amount of available open space 	
None with no reason given	27, 30, 49, 57, 64, 106, 138, 163, 179, 183, 185, 187, 210, 331, 366, 442, 458, 469, 507
Amenities need to be within walking distance	83, 143

Summary of issues raised in comments	Comments highlighting this issue
<p>Limited development, including:</p> <ul style="list-style-type: none"> • No development in the Green Belt • Sites should be placed in bigger villages where residents can see the benefits from housing in terms of more amenities • Only build if transport infrastructure is in-place • retain spaces between the villages • Small villages are suitable for small increases on brownfield sites • All facilities should be provided within existing boundaries • Enough development to support the infrastructure • Strictly infill for housing / no development outside residential boundaries • Avoidance of ribbon development • Small expansion of villages can enhance the viability of village services 	<p>111, 200, 238 248, 267, 272, 293, 304, 311, 358, 395, 432, 460, 461, 479, 485, 505, 511, 543, 544, 549, 561, 569, 571, 582, 590, 597</p>
<p>All new development should focus on the need to build true '15-minute neighbourhoods' so that those who live and work</p>	<p>24, 267, 425, 490, 544, 571</p>

Summary of issues raised in comments	Comments highlighting this issue
there do not have to be dependent on car use and can access the majority of their destinations including jobs, education, shops, services, open space and leisure amenities within a short walk or cycle ride. Therefore, any significant development must have a mix of uses to give people a chance to access everyday needs without travelling far.	

Deliverability

Summary of issues raised in comments	Comments highlighting this issue
All villages should be developed to prevent them becoming dead dormitory towns.	24
The area south of Cambridge through to Royston has existing rail links and should be considered for more than limited development both housing and business/scientific.	577
North Cambridgeshire has seen a lot of development. The south should see some occur	72
Brownfield sites should be used not greenfield	86

In Histon, a new GP surgery is needed along with a public playground next to the new Park Primary school	155
No development should be allowed which merges villages	298
Adequate facilities should accompany housing	331

Climate change

Summary of issues raised in comments	Comments highlighting this issue
<p>All housing/ development should be carbon net-zero/ highest environmental standards, including</p> <ul style="list-style-type: none"> • Solar panels • Water harvesting • Passive house • Developments are low or zero-carbon emissions • Homes are well-insulated 	86, 109, 218, 296, 328, 388, 545, 497
Community renewable energy projects should be encouraged	89
Nearly all the growth suggested in the Draft Local Plan will lead to new building with an associated increase in the area of artificial surfaces. Of course the developers will claim this can be off-set by the use of badly designed Sustainable Drainage	439

Summary of issues raised in comments	Comments highlighting this issue
Systems, SuDS. It is essential that safe and effective, design and implementation of SuDs is adequately enforced.	
The local sewage system is currently inadequate. Currently, there are no plans to improve failing combined sewer overflows (csos), just promises to monitor them more accurately. To date there have been no upgrades at any of the smaller works in the area while more and more taps are still being connected. The Environment Agency has already warned at least one Cambridgeshire local planning authority, East Cambs District Council, that they must stop looking at the sewage requirements of single planning applications and instead look at the cumulative effects.	439

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
There are enough natural open spaces	34, 69,

Summary of issues raised in comments	Comments highlighting this issue
More open/ green spaces generally	4, 6, 8, 9, 19, 20, 28, 62, 74, 86, 135, 137, 151, 153, 160, 180, 191, 194, 196, 206, 212, 226, 231, 237, 238, 242, 251, 267, 274, 293, 297, 319, 335, 349, 353, 374, 381, 393, 398, 425, 449, 460, 466 474, 490, 509, 533, 543, 545, 562, 563, 569, 571, 574, 582, 583, 592
<p>Green improvements, including:</p> <ul style="list-style-type: none"> • Borders between villages to be kept clear and defined perhaps by corridors of trees/woods so that new walkways can be established • Reforesting 	9, 62, 76, 143
<p>Biodiversity planting, including</p> <ul style="list-style-type: none"> • Insect hotels • Encouragement of wildlife • Wildlife spaces • Tree planting • Managed woodland involving native, not forestry pine • Open meadow land • Community orchards 	12, 143, 166, 226, 231, 242, 334, 398, 478, 545

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Wildflower meadows 	
Spaces for informal camping/ use by the Traveller community	12
At least 1 hectare of new nature reserve for every 10 new houses	562
Parks, including: <ul style="list-style-type: none"> Green spaces that are proper green areas and do not pretend to be parks Trees Which are safe to play in Lakes Places to walk dogs Local council pavilions Outdoor gyms Parks for kids Parks within the built-up area should be overlooked by houses and shops, with a welcoming design that encourages interaction with the surrounding community Should be accessible by children 	24, 40, 61, 83, 180, 191, 194, 196, 202, 212, 293, 321, 323, 425, 490, 528, 531, 544, 545, 571, 574, 592

Summary of issues raised in comments	Comments highlighting this issue
There should be the 'right to roam' on this land	190
Plan for greenways from a number of villages in Cambridge is a good idea	263
Food growing opportunities, including: <ul style="list-style-type: none"> Allotments Co-farming Community gardens Growing facilities at no expense to residents 	349, 400, 478, 502

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
Facilities are already good in the villages	69
More community spaces, including: <ul style="list-style-type: none"> Libraries Village hall Community facilities designed for multipurpose usage Community centres 	8, 12, 73, 83, 127, 135, 151 196, 202, 237, 264, 267, 275, 279, 286, 293, 301, 323, 324, 328, 331, 349, 367, 381, 400, 425 461, 463, 495, 508, 515, 538, 551, 555, 561, 562, 571, 590, 592

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Splash pools • Playgrounds • Places for recycling and the repair of broken goods • Community centres with community kitchens and food sharing facilities • Youth clubs • Play facilities should mirror the village demographic • Fenced-off areas for children's play 	
Cemeteries	12
<p>Sports facilities including:</p> <ul style="list-style-type: none"> • Free outdoor exercise facilities • Sports centre • Outdoor pool • A leisure centre • Swimming pool • BMX park and track • Dog walk areas • Pump tracks • Gym 	12, 40, 58, 83, 111, 113, 131, 135 151, 196, 212, 213, 227,237, 261, 264, 267, 275, 289, 290, 293, 301, 324, 331, 367, 381, 422, 463, 502, 508, 514, 519, 528, 531, 555, 561, 592

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Skateboarding facilities 	
Healthcare institutions, including: <ul style="list-style-type: none"> GP surgeries Respite care Dentists Mental health support hub Pharmacy 	12, 73, 85, 96, 126, 127, 151, 177, 190, 196, 212, 237, 251, 261, 264, 296, 331, 339, 367, 381, 425, 449, 461, 466, 478, 483, 485, 487, 490, 494, 508, 519, 538, 544, 549, 561, 565, 571, 592
Education facilities, including: <ul style="list-style-type: none"> Schools Special needs school 	126, 146, 151, 159, 196, 237, 261, 264, 296, 315, 361, 381, 388, 425, 461, 485, 487, 490, 494, 508, 519, 538, 544, 561, 571, 592
Childcare, including: <ul style="list-style-type: none"> Nurseries 	83, 190, 196, 229, 237, 425, 483, 487, 508, 571
Support for the elderly within the community	229, 237
Children's activities	463
At least one new community centre for every 500 new homes	562

Great places

Summary of issues raised in comments	Comments highlighting this issue
Lots of public benches and picnic tables	12
Hang-out spaces for teenagers	12
Any development needs to reflect the village character and meet the needs of local residents	42, 151
Changing art space. Have a fourth plinth style system that allows residents to choose the artwork, and have it change every 2-5 years to keep fresh artwork that stays relevant.	502
Creative features are needed to make it a destination to travel to	561

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Jobs

Summary of issues raised in comments	Comments highlighting this issue
No more jobs	69, 93, 175, 301, 505, 543
Generally, more local jobs	4, 24, 159, 206, 237, 293, 493, 577, 592

Summary of issues raised in comments	Comments highlighting this issue
Help for local businesses, including: <ul style="list-style-type: none"> • Space for small starter workshops • Space for local craft and farmers markets • Businesses that support the local community • Facilitate local businesses to try and recruit locally • Small units • Affordable rents for small businesses • Shared office spaces with bookable meeting rooms, small conference facilities • Small units for long-term rental, with flexible terms, but long-term stability 	12, 78, 112, 147, 194, 196, 229, 261, 323, 444, 489, 502, 508, 564, 577, 592
A mix of small employers and tradespeople	24
Hi-value jobs/ high-quality activity	137, 540, 577
Jobs need to be 'green jobs'/ non-polluting	382, 583
Jobs should focus on smaller manufacturing and IT units/ Hi-tech-jobs	260, 568
Better commercial facilities including <ul style="list-style-type: none"> • Shops • Supermarket 	25, 31, 58, 73, 83, 93, 127, 135, 146, 159, 190, 194, 196, 229, 245, 251, 261, 264, 267, 279, 282, 283, 286, 289, 315, 331,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Post office • Pub • Cafes • Local food shops • restaurants • Petrol station • Country based businesses 	349, 361, 367, 382, 461, 466, 483, 508, 515, 519, 538, 555, 561, 592
Home working should be encouraged	168
Jobs should be encouraged locally which accord with the '15-minute' neighbourhood idea	425
Small business parks/ small science parks	96, 170, 191, 194, 196
Business parks and innovation centres work well when on mainline rail links	500

Homes

Summary of issues raised in comments	Comments highlighting this issue
No more housing	4, 247, 297, 367, 383

Summary of issues raised in comments	Comments highlighting this issue
Generally, more housing	16, 206, 237, 293, 301, 315, 321, 331, 438, 505, 577, 592
<p>More affordable housing, including:</p> <ul style="list-style-type: none"> • Housing for local people should be prioritised • Affordable housing for first-time buyers and younger people • Co-housing schemes • More affordable housing in and around Melbourn • Housing for key workers • Social housing • Housing should be targeted at the median consumer • No luxury flats • Council Housing • Single-storey accommodation • 1 – 3 bed homes 	8, 31, 112, 251, 260, 323, 344, 349, 420, 432, 449, 474, 475, 478, 502, 519, 520, 545, 555, 575, 582
Family-sized homes	160, 251, 538
Bungalows	251
Denser housing, less student accommodation/ 15-minute neighbourhood principles should be implemented for new development	66, 491, 571

Summary of issues raised in comments	Comments highlighting this issue
Less denser housing, with gardens	68, 349, 575
Any residential development of more than a couple of houses should be wheelchair friendly	86
New houses should be linked to new employment opportunities created	86
Housing for those who want to be close to work, but who do not need the social resources of the city	137
New housing should have good transport links to reduce the need to use a car	218, 425
Housing should be attractive and take into account the identity of villages	296
A limited number not exceeding 10-15 houses could be built	538
Affordable 3-bedroom housing is needed	407

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
<p>Improved walking routes, including:</p> <ul style="list-style-type: none"> • Encouraging children to walk to school • Well-lit footpaths with CCTV • Pavements are in a poor state • Need a better set of footpaths for people to access the countryside/ country parks 	<p>142, 143, 151, 153, 190, 196, 237, 251, 264, 291, 328, 349, 367, 425, 459, 490, 497, 544, 561, 571, 573, 574, 582</p>
<p>Better transport links, including:</p> <ul style="list-style-type: none"> • Improved access between the villages • Other areas are required for active travel 	<p>51, 126, 151, 153, 190, 196, 212, 218, 237, 264, 349, 360, 361, 365, 367, 388, 404, 416, 420, 425, 490, 497, 508, 544, 561, 571, 573, 582</p>
<p>Improved public transport, including:</p> <ul style="list-style-type: none"> • Better connections to key hubs • Better bus connections • Better rail connections • Regular bus and train services which are well-advertised • Tram to city centre • Buses should arrive at 10-minute intervals at peak times 	<p>6, 16, 58, 73, 85, 109, 131, 142, 143, 151, 190, 196, 212, 218, 237, 253, 264, 287, 291, 349, 356, 361, 365, 371, 376, 387, 388, 398, 404, 416, 420, 425, 486, 490, 497, 508, 519, 530, 544, 561, 571, 573, 582, 596</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Guided busway • Create such good transport that there is less need to travel by car • A bus provided between villages to help with the school run. 	
<p>Improved cycling routes, including:</p> <ul style="list-style-type: none"> • Off-road cycle paths • Better routes within and between the villages • Path between Melbourn and Royston • All buildings, parks and public spaces must be fully integrated with the cycling network and all new and refreshed cycle infrastructure must be designed and built in line with Local Transport Note (LTN) 1/20 • Wilbrahams could do with a cycle link up to Newmarket Road • Wide paths • Safer cycle lanes • Adjacent footways 	<p>6, 12, 50, 113, 142, 143, 151, 153, 156, 190, 191, 196, 212, 213, 237, 264, 274, 276, 328, 346, 349, 394, 425, 431, 459, 490, 497, 544, 545, 561, 562, 571, 573, 582</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Separated from the road • Suitable to use at night • Cycleway as much as possible from villages into Cambridge town centre 	
Secure bike storage	153
Better parking	31, 261
New estates should only have room for one car/ a minimum amount of cars/ Reducing the amount of road and parking space needed for cars will provide more space for greenery and green corridors in proposed developments.	328, 425, 490, 544, 571
New houses should have more than one car parking space	474
Electric Charging points	474
New bridleway	40, 190
Better roads, including: <ul style="list-style-type: none"> • Road bypasses • Direct route to useful shops such as B&Q, not just to Cambridge city centre • Multiple entrances and exits 	51, 71, 93, 109, 151, 190, 196, 261, 356, 361, 367

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • More houses would put a great strain on the roads, so they need investment • Traffic is travelling at excess speed • Roads are in a poor state 	
Broadband needs to improve	99, 147, 330, 353

Other comments

Summary of issues raised in comments	Comments highlighting this issue
We have residents willing to invest £300k in reforestation, yet can't engage the local landowners. Would you be able to provide some pressure?	76
Cambridge industrial estate shops should offer a service to transport goods without using a car	93
Strategic support needs to be clearly defined and committed to avoid damage to traditional village facilities (post offices, butchers, village shops...). How are you going to balance the	171

Summary of issues raised in comments	Comments highlighting this issue
tensions with the greed for the big anchor tenant supermarkets etc?	
The overall new development in all locations needs to be definitive and balanced	595
Ask local residents/ those living in the villages should be consulted	200, 236, 386, 431, 436
Should people choose to live in a village, they no doubt will have transport to their place of work. Also they would have chosen a village because they enjoy the peace and green space of the countryside.	482
The guided bus has been a success and capacity at peak times is a problem as buses arrive full at places like Histon	284
Foxton needs parking for the train to Addenbrookes	203
Villages should be expanded wherever possible because they are popular places to live	592
Trinity College Proposal for Science Park North is a notable omission from the current round of the Local Plan, but it would provide a significant amount of new hi-tech jobs and provide additional green space.	222

Summary of issues raised in comments	Comments highlighting this issue
The level of development around Addenbrookes is awful with three story house crammed to gather or the concrete wasteland that is Eddington.	353
Do you really think they'll be able to function as self-contained communities? Perhaps that's not what you mean. The economy of the villages is disrupted by the presence of a wealthy city within commuting distance. They are now functionally detached from the environment. And house prices perpetuate this so that seasonal agricultural employment has to be accommodated on farms in temporary facilities where the skills cannot be replaced with technology.	506
Exactly what development occurs needs to be decided on a village-by-village basis	350
Villages still need their own facilities so they need to be kept alive and operational	508
There needs to be a lot of development, villages can't preserve their life in aspic. If they want to pretend they live in	237

Summary of issues raised in comments	Comments highlighting this issue
the 1950s countryside, then they shouldn't live on the border of the world's premier biomedical city.	
Babraham Research Institute and Cheveley Farms are working together to deliver in terms of delivering a village of 130 houses	295
We have a lot of employment in Fulbourn but many people still travel into the village by car to work and many people from here travel across country to work by car, as such journeys are not serviced by public transport.	373
Once you grow a village too much you can never get back that village feel.	383
Where is your analysis of the Climate Change degradation on all this unnecessary new building? (concrete/diesel powered trucks & machinery ... etc.)?	395
Often service such as healthcare and education are not being increased along with house numbers, meaning service are stretched	494

Summary of issues raised in comments	Comments highlighting this issue
Where is your analysis of the radical changes to Work-Life patterns/WFH/Travel needs etc. we have all seen with COVID19 pandemic?	395
I'm unsure what proportion of village home-owners of working age actually work 'locally'	419
The most important issue is that our councillors should represent the interests of residents, not property developers. They should be working for genuinely-affordable housing, and not accepting the current weak standards that mean that new developments do not offer genuinely affordable housing.	475
To answer this would require detailed knowledge of every village in South Cambs. Any village picked for some of these allocated sites should be sustainable.	10
This is a terrible questionnaire which is clearly designed to prompt an uncritical response to the local plan. The local plan is fraudulent and invalid without mentioning the proposed re-location of the WWTP on which it fully depends.	518

Q10. Are there any sites which you think should be developed for housing or business use, which we haven't got on our map so far?

Opinion

Summary of issues raised in comments	Comments highlighting this issue
No	2, 4, 5, 7, 10, 18, 19, 29, 30, 36, 42, 50, 51, 53, 57, 62, 64, 68, 73, 85, 86, 89, 95, 96, 99, 109, 115, 126, 127, 131, 135, 138, 139, 143, 147, 158, 160, 163, 170, 171, 175, 177, 179, 185, 196, 200, 205, 208, 213, 216, 226, 229, 231, 242, 244, 249, 251, 261, 262, 270, 273, 274, 290, 291, 293, 296, 297, 299, 304, 309, 311, 321, 324, 332, 345, 350, 356, 360, 366, 371, 374, 376, 387, 389, 392, 393, 403, 405, 423, 431, 449, 450, 454, 458, 463, 479, 482, 484, 485, 487, 489, 493, 500, 503, 505, 507, 528, 529, 533, 537, 540, 547, 549, 563, 564, 568, 590, 594, 597
Don't know	12, 13, 74, 212, 263, 275, 280, 294, 328 411, 567
Stop / limit development – no more development is needed.	18, 20, 27, 30, 62, 70, 81, 134, 139, 175, 210, 223, 242, 257, 290, 318, 359, 378, 386, 393, 395, 397, 442, 474, 521, 538, 548, 590
Too much development already.	41, 63, 168, 171, 291, 365, 533, 548, 565

Summary of issues raised in comments	Comments highlighting this issue
Proposals suggest a need for 30,000 new homes – how has this figure been calculated? How many homes are required according to Government?	419
There are sites shown that shouldn't be included – should be no development in the Green Belt.	45
If Green Belt is to be lost at Honey Hill, it should be for housing not waste water treatment works, with the waste water treatment works retained on its existing site.	518
Too much growth in north Cambridge e.g. Northstowe, Waterbeach	434, 578
Proposed development and infrastructure in the Local Plan breaches obligations for sustainable development. Embodied carbon emissions are ignored.	439
Climate change should be considered when deciding on further development.	136, 223, 291, 395
No development until new water infrastructure built.	141, 436
No development until increased hospital / health service capacity.	168, 554

Summary of issues raised in comments	Comments highlighting this issue
Amount of growth should be determined by water and power availability rather than employment targets.	190
More small business and office units are needed in villages – planning should allow for businesses to locate close to their employees. Large employment sites create transport problems.	289
Brownfield sites should be prioritised.	187, 225, 280, 309, 319, 439, 535, 11, 436, 588, 491, 553, 89, 485, 533, 547
Development should be concentrated in towns / existing population centres.	190, 568, 571
Legacy villages should be developed as semi-autonomous hubs.	24

Discussion of sites

Summary of issues raised in comments	Comments highlighting this issue
S/C/R5 Camfields Resource Centre and Oil Depot, Ditton Walk – should be changed to mixed use development, with cafe/restaurant to encourage more use of the green space along the river and provide a local meeting point for the new and existing housing in the area.	364
Newmarket Road / Beehive Centre etc – develop for housing, pubs and other uses.	16, 66, 236
Grafton Centre – convert back to housing, less demand for retail	66, 101, 283
Car parks on Riverside, underneath Elizabeth Way Bridge – replace with housing	552
Orchard Road, off Hinton Way – fenced off site with some dwellings on it, could be used for affordable housing	475
Rifle range	317
College grounds / under used college sports grounds	180, 221
BT building, Long Road	483
Coldham's Common	414
Gog Magog areas	237

Summary of issues raised in comments	Comments highlighting this issue
Regenerate areas to increase quality of life	20, 106
Newnham	71, 277
Trumpington	237, 277, 281
Orchard Park	422
North of Barton Road - South of M11	6
South of West Cambridge Campus (e.g. Laundry Farm) – good location for mixed use neighbourhood	121
Cambridge airport	146, 438
New town close to A11/A14 junction	260
Land between Girton, Arbury and south of A14 (already encircled)	498
Alongside the A1307 between Huntingdon and Swavesey (as a result of development of A14)	56
Along the A428	520
West of Cambridge	276, 286, 531
St Neots / Cambourne / Northstowe arc needs to be developed as a manufacturing / business area – to balance Cambridge's reliance on biotech industries.	40
South of Cambridge	247, 286, 434

Summary of issues raised in comments	Comments highlighting this issue
Along the A505	120
Along existing Kings Cross and Liverpool Street railway lines e.g. Meldreth, Ashwell & Morden	72, 104
Along new railway lines e.g. along East-West Rail from Cambourne to Cambridge Biomedical Campus.	72
Bassingbourn airfield / barracks	543, 577
Cambridge Science Park North in Impington	112, 191, 222, 444
Milton Road, Impington – housing and open space	112
North of Science Park, in Impington – land owned by Chivers Farms	206
Land by railway bridge and industrial estate, south of Meldreth. Bridge is unsafe, development could include new pedestrian and cycle bridge over the railway.	52
Heydon golf course – could include new homes	52
Barton	47, 71
Comberton	490
Coton	281, 578,
Duxford	120, 461, 598
Foxton	315, 514

Summary of issues raised in comments	Comments highlighting this issue
Fulbourn	290
Grantchester	277, 281
Madingley	276, 281
Melbourn	420
Meldreth	104, 159
Milton	383
Pampisford	461
Sawston	202, 486, 598
Shelford	237
Shepreth	159
Whittlesford	
<p data-bbox="203 927 976 959">Some areas suggested outside of Greater Cambridge:</p> <ul data-bbox="203 983 1097 1361" style="list-style-type: none"> <li data-bbox="203 983 371 1015">• Ramsey <li data-bbox="203 1038 647 1070">• March / Chatteris / Wisbech <li data-bbox="203 1094 1097 1190">• To the east in the Fens / closer to Newmarket / around Ely / Littleport <li data-bbox="203 1214 1077 1302">• Further north where they need development e.g. Spalding, Boston <li data-bbox="203 1326 960 1358">• New town between Huntingdon and Peterborough 	58, 90, 183, 260, 272, 339, 388, 432, 469

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Felixstowe • South west of the country 	
Revitalise villages by allowing them to take on a small amount of development, rather than focussing all development in Cambridge.	20, 80, 90
Concentrate development in Cambridge where people can use public transport, walk or cycle.	34, 535
Fen End Road could be improved.	45
Re-open old alignment of Fitzroy Street with retail pared back to scale of Mill Road	66

Other comments

Summary of issues raised in comments	Comments highlighting this issue
There should be no development in Trumpington	4

Summary of issues raised in comments	Comments highlighting this issue
Support for Thakenham proposals not being included in the Local Plan.	376
Agricultural fields should be considered first – used in monoculture for years, so less threats to loss of wildlife.	166
Meadows, woodland, hedgerows and ponds should be protected from development.	166
Green spaces should be protected from further housing development.	168, 223
Office space should be turned into housing.	488, 496
Empty shops should be converted to truly affordable housing.	382
Reuse existing buildings, rather than build new developments.	395
Local Plan should encourage Cambridge businesses to move north where there are empty homes and brownfield sites that could be redeveloped for housing.	439
Scrap the unelected Greater Cambridge Partnership.	19
Need improved infrastructure e.g. public transport, broadband	365, 474
Sawston and Whittlesford need stations. Whittlesford Parkway should be moved to Duxford.	203
Neglects strong economic influence of London	506

Summary of issues raised in comments	Comments highlighting this issue
Development needs to be balanced across communities.	26, 595
Need a step change in transport infrastructure, that does not rely on cars and buses.	142
All sites should be considered if they include co-housing schemes	344
All developments should include reasonable percentage of Council housing.	386
Large development proposals should not be allowed to bypass local planning and go straight to Government.	113
Running the process backwards – you are deciding on sites before finding companies to use them.	33
Stop planning, reduce Council Tax and let the market decide.	268
Encourage people to downsize to allow existing family homes to become available.	20
Develop a net zero approach to built up areas – new areas are allowed, if old areas are returned to green spaces.	566
Encouragement of sustainable farming and restoration of peatland.	330

Q11. What kinds of home do you think you will need in the next 20 years? Choose as many as you think may apply to you.

Responses	Yes / percentage	No / percentage
11.1 Family Home	325 / 54%	273 / 46%
11.2 Home for one or two people	323 / 54%	275 / 46%
11.3 Student Housing	46 / 8%	552 / 92%
11.4 Co-housing	65 / 11%	533 / 89%
11.5 Sheltered Housing	150 / 25%	448 / 75%
11.6 Retirement Home	205 / 34%	393 / 66*
11.7 Wheelchair adapted home	110 / 18%	488 / 82%
11.8 On a Gypsy or Traveller site	35 / 6%	563 / 94%
11.9 Affordable rent home	155 / 26%	443 / 74%
11.10 Shared ownership home	83 / 14%	515 / 86%
11.11 Market rent home	45 / 8%	553 / 92%

11.12 Market sale home	76 / 13%	522 / 87%
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Q12. What should we prioritise when planning homes for the future? Choose 4 from the following:

Responses	Yes / percentage	No / percentage
12.1. Energy and water efficiency	510 / 85%	88 / 15%
12.2. Compact development that uses less land	211 / 35%	387 / 65%
12.3. Private gardens	294 / 49%	304 / 51%
12.4. Balconies and shared gardens	146 / 24%	452 / 76%
12.5. Secure cycle parking	305 / 51%	293 / 49%
12.6. Private car parking	185 / 31%	413 / 69%
12.7. Accessibility and adaptability for wheelchair users	182 / 30%	416 / 70%

12.8. Safe streets where children can play outside	383 / 64%	215 / 36%
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Q13. Is there anything else you would like to tell us about what Greater Cambridge should be like in 2041?

Opinion of vision

Summary of issues raised in comments	Comments highlighting this issue
The broad aims, vision + sites in the Plan is correct/ appreciate its attempt to balance competing impulses	16, 85, 196, 245, 249, 270, 497, 503, 581
Wants to see GC as a world leading centre of technical excellence, with homes and environment to match	58
Villagers must accept that the villages need to expand and also allow others to move to them without making it so difficult.	31
Preservationist recommendations, including: <ul style="list-style-type: none"> • Preservation of green spaces and landscapes • Preservation of green belt • Prioritisation of brownfield sites 	2, 5, 8, 9, 10, 11, 17, 20, 34, 42, 45, 50, 51, 57, 95, 97, 111, 123, 128, 133, 138, 147, 165, 183, 185, 200, 210, 221, 225, 247, 249, 253, 256, 270, 279, 289, 290, 295, 296, 297, 298, 313, 322, 325, 328, 335, 338, 354, 356, 378, 381, 385, 386,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • All communities should share the burden of any housing needed so that as little countryside as possible is built on • Green belt should have more protection • EWR Southern route shouldn't be allowed to cut through the Green Belt/ important villages with conservation areas • Development should be constrained by amount of available water • Protect Nine Wells Hills/ ensure not blocked by development • Hope there is still farmland to provide produce locally • Preserve few remaining rural villages • Don't ruin rural aspect of the county • The Ox-Cam Arc should be set aside too • No expansion of villages • 'insult' to put more housing in Longstanton • Don't destroy the last remaining paddock in Melbourn 	<p>387, 388, 389, 395, 401, 403, 407, 412, 415, 417, 421, 431, 433, 442, 446, 449, 455, 458, 463, 467, 477, 478, 479, 481, 483, 485, 487, 492, 494, 501, 521, 531, 537, 549, 550, 551, 553, 564, 574, 583, 586, 588, 590, 591, 594, 597</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • the river basins including Nine Wells should be protected for say 30 or 50 m on either side • Chalk streams should be protected • Too much development in Petersfield recently that is too tall and unclear how facilities can support it • Don't allow EWR to build a 30ft high embankment across the countryside • Preserve area around Biomedical Campus • No to expansion of Trinity Science Park • Plan to build houses between Mingle Lane & Hinton Way is terrible • Have limited/ moderate growth 	
A densified, compact Cambridge is needed	2, 106
<p>Comments criticising the rate of growth, including:</p> <ul style="list-style-type: none"> • The housing/growth projections are based on the pre-levelling up policies. • Needs to take account of how things have changed post-Covid and reduce housing figures/ reduce commercial office space 	132, 163 171, 174, 188, 247, 328, 354, 385, 498, 515, 521, 564

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Assumptions about job growth should be reassessed • Combining jobs and housing is a nice idea but doesn't always work as it is easier to move job than move house. Jobs also usually come after housing, e.g., Northstowe • With working from home, people can live much further away from their place of work/ have more dispersed development • Need more data that incorporates climate change <p>Question whether housing can be delivered due to water issues</p>	
New developments need to have character	91
Council is destroying Greater Cambridge	7, 255
Some expansion into the green belt seems inevitable but I think the creation of satellite settlements seems a good way to accommodate expansion in a way that saves Cambridge from becoming an endless urban sprawl and everyone has good access to green open spaces and the countryside.	287

Summary of issues raised in comments	Comments highlighting this issue
Concentrate development and new jobs in new towns, ensure there is enough in the new town so that residents do not need to commute in cars	309, 479, 522
Disagree with the concept of compact housing developments. People are looking for space for their families. If people cannot find/afford the space in the Greater Cambridge area, they would choose to move out of the area, rather than live in squashed conditions in the city. This would then defy the objective of reducing commuting/people living closer to their employment.	259, 265
The Greater Cambridge area in 2041 should be dynamic and prosperous	66
Need to encourage employment opportunities outside of city of Cambridge	68
<p>Object to the Plan for reasons including:</p> <ul style="list-style-type: none"> • Stop expanding population • Want an underdeveloped and preserved area • no more housing • emphasise retrofitting, not new development 	18, 22, 57, 64, 71, 80 123, 134, 138, 144, 169, 200, 203, 223, 226, 241, 242, 257, 303, 304, 318, 319, 321, 330, 365, 378, 382, 387, 393, 395, 399, 414, 423, 426, 448, 460, 462, 469, 474, 484, 485 486, 488, 495, 500, 503, 504, 507, 513, 529, 545, 569, 573, 576, 578, 586, 592, 595

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Limited jobs • Don't build on St Matthews Garden • Don't build in Great Shelford • Fewer people will lead to fewer emissions • Vast overestimate of needed houses. Instead, there should be a limited number • Should be net zero change in the sqm of built environment • Easier to decarbonise without growing • Previous developments have brought negative consequences. Trinity Science Park is a prime example of what should be opposed • Expanding Cambridge is against governments levelling-up agenda • Don't build in the city of Cambridge • Plan will exacerbate inequalities • Cambridge will be hit hard by flooding so should stop building and should also stop harm to chalk aquifer • Need to keep it 'nice and quiet' 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Development will harm quality of life for residents and their health • Street design of Cambridge is not adequate for population growth • Where is your analysis of the radical changes to work-life patterns post-Covid? • Where is your analysis of climate change degradation of unnecessary new buildings? • Should prioritise less growth and should prioritise small homes instead • Water supply issue • Effect on food security • Democratic deficit in process • Spatial strategy of putting work + employment in one centre is outdated and belongs to industrial age, not digital economy • Based on previous record, the addition of more homes doesn't add to the availability of affordable homes. Nowhere does the plan address this 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Transport is in hands of so many different groups, it is difficult to understand who is consulting on what and results in a muddle • Move for sustainable transport will negatively impact the poor + key workers • This Plan is dependent on EWR, but unclear what is happening with OX-CAM Arc + EWR, how can issues such as water be conclusively dealt with? 	
Same as now, but without the unelected Greater Cambridgeshire Partnership	19
Local farmland can be used to provide local food for local people.	11
A greener and friendlier city - working together well as a community and growing more of their own food with vibrant markets selling them.	148
There isn't enough water to support existing plans, let alone adding more.	95

Summary of issues raised in comments	Comments highlighting this issue
Greater Cambridge in 2041 should be a better version of what we have today, not a bigger version. No transport through villages that doesn't serve villages.	
Embrace Doughnut economic ideas and principles	89
I am very impressed with the research and thought that has gone into the development of this plan as well as the commitment to genuine consultation.	245
I think it's an awful plan which will destroy and swamp the city of Cambridge and surrounding areas. Why are you so desperate to build so many ugly, pokey, packed in houses to destroy our lovely county?	27
Services should be spread equally, small villages like Fowlmere are usually forgotten	217
Provide new development over infill and there should be no infill of overdeveloped Bourn	171
Understand need for affordable houses, but sites need to be chosen which will not exacerbate environmental and infrastructure pressures	412

Summary of issues raised in comments	Comments highlighting this issue
Cambridge should be the world leading Environmental, social, and corporate governance city by then	483
The Plan seems to prioritise biomedical rather than technology. Where is the next Arm (company) going to come from/ grow/ expand? The Plan should not exclude the Trinity Science Park and I request it is put back in the Plan as would also mean North of Cambridge gets a significant new open space with the Country Park	191
I disagree with economic growth plans, which were never put out to public consultation, we've just had to accept this and hence all the subsequent development and congestion that comes with it.	128
I fully appreciate the inevitability of development and need to reduce personal car use in support of global climate change	202
Stop assuming growth should be maximised	119
Most of the population appear to feel that to turn the area into a metropolis is a short-sighted approach given that the UK is a relatively small island in the big scheme of things. Communities	41

Summary of issues raised in comments	Comments highlighting this issue
are being eroded and the population is being distanced from democracy.	
I worry about the impact of all this development on the quality of life for existing residents/ healthcare needs of existing residents, and those who need to drive for work in the city, especially in terms of increased congestion, supply of clean drinking water and the necessary infrastructure and utilities	36, 87
If you want your strategic plans to be meaningful for an uncertain future, you need to design in flexibility so future societies have options to deal with situations beyond our normal current experience. The pressure on local plans to meet population and job growth within local authority areas prevents progress made on a national conversation about where we should be focusing any community growth – i.e., why would we choose to grow a city on the edge of the fens where the extremes of drought and flood are potential threats?	506
No	62, 77, 493

Climate Change

Summary of issues raised in comments	Comments highlighting this issue
<p>Need to have high environmental standards, including:</p> <ul style="list-style-type: none"> • Need to be carbon net-zero/ reduce carbon footprint as much as possible • Solar panels on all buildings/ solar farms around the city • Remove the reliance on burning oil. • No gas should be available • Wind turbines for some rural homes for energy generation • Use rainwater harvesting • Reduce carbon usage • Funding for eco-proofing older properties • Prioritise research into climate change and water safeguarding issues • Prioritise improving air quality • All development over 10 new homes should have WLC assessment • Highly insulated houses 	<p>11, 16, 45, 81, 86, 101, 102, 109, 111, 133, 136, 179, 193, 255, 260, 263, 267, 272, 277, 282, 340, 350, 353, 381, 385, 389, 400, 404, 439, 447, 459, 489, 497, 506 508, 510, 513, 535, 551, 561, 566, 574, 575, 582</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Heat pumps • More renewable energy • Drones for deliveries • Should focus on repurposing, reducing travel, insulating housing • Important that Service Water Drainage at a site is completely understood. Underground pipes cannot be seen, so an observation window on the important flow pipes should be installed and observed. • Infrastructure within the G.C. area for a comprehensive circular economy, including facility to repair all kinds of goods for resale or charity, recycling of all recoverable materials, use of biomass waste for energy generation by anaerobic digestion, or for carbon sequestration • Geothermal energy should be linked with new developments • All areas to have plug-in EV sockets • Must be designed to passivhaus standard 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Criminal that the new 'wing development' is not using world class standards for efficiency and is only using current building regulations. Should be ambitious as a 'hi-tech' city • Next to no black bin rubbish with people having changed buying habits to only essentials and must haves • New development should have green space which acts as heat sinks in summer and flood attenuation in winter • Is there a case for shared facilities in some residential developments, which might attract climate change conscious purchasers/renters? e.g., shared laundry • Support proposal to require new developments to use a green infrastructure standard such as Building for Nature. Clear targets and requirements help developers by giving them certainty about what they need to do to obtain planning permission 	
<p>Suggestions relating to traffic + congestion, including:</p> <ul style="list-style-type: none"> • Radical reduction in motor traffic • Private vehicle free Cambridge 	<p>2, 4, 6, 8, 16, 76, 81, 104, 117, 128, 136, 143, 173, 200, 208, 237, 263, 264, 267, 276, 280, 281, 309, 317, 354, 366, 375,</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Car-free in Greater Cambridge area • Low-emission zones • Cars should automatically be slowed down which would enable speed humps, etc. to be removed • Congestion charge/ penalties for cars should be applied. • Developments should prioritise non-car forms of transport • Filters on traffic on narrow roads • More incentives for people to not use cars • Cars should have to go around city, not in it • Do not funnel traffic down a few streets 	382, 394, 401, 405, 411, 425, 459, 463, 468, 477, 485, 490, 508, 511, 519, 526, 529, 540, 545, 548, 562, 571, 573, 572
Sustainable water supply should be a priority	475
The critical issue of embodied carbon in new buildings has been ignored in this consultation. Car travel is not the main source of carbon emissions.	132
The conversation around embodied carbon is developing fast, with it even being discussed by politicians and in the news. If it isn't possible to introduce targets in this current iteration of the local plan, it would be prudent to include a mechanism to	447

Summary of issues raised in comments	Comments highlighting this issue
enable the local authority to introduce these in future without a whole new Local Plan.	
In G. Cambs there are a considerable number of rural communities reliant on oil. They have ageing power networks without the capacity to install heat pumps or car charging points. There is a risk that these communities will be further left behind. As part of new developments, section 106 agreements must be negotiated to help rural residents also install renewables. There are many roofs in these areas that would benefit from solar PV with batteries plugged into this “smart” network.	593

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
Change the overarching approach of the Plan to place more emphasis on safeguarding biodiversity and saving the planet. Comments include:	11, 40, 54, 75, 173, 200, 230, 250, 256, 282, 285, 289, 323, 327, 347, 356, 373, 381, 382, 386, 387, 410, 411, 415, 423, 451, 471, 484, 485, 497, 501, 503, 525

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Avoiding flooding should be a priority • Must be a huge retrofitting programme • Sustainable water supply should be the absolute priority • Cambridge should be leading on environmental action. • Cambridge should prioritise well-being not just economic growth. • Want GC to be a place where commercial interests do not 'call the shots' in planning • Improving air quality to WHO standards • Needs to be a realistic assessment of water supply/energy supply • Many dangerous suggestions currently in Local Plan, including expansion of Biomedical Campus • Nothing that harms environment should be considered. After environment issues are put front and centre, then Council can address issue of socio-economic improvements 	, 526, 564, 566, 569
<p>Suggestions to improve green spaces including:</p> <ul style="list-style-type: none"> • Bigger and more joined up wild areas 	17, 20, 23, 45, 47, 75, 76, 81, 109, 111, 130, 135, 143, 151, 155, 166, 183, 196, 238, 239, 251, 253, 262, 264, 265, 267,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Wildlife corridors • Increase in natural parks with trees and lakes • More trees • A place where locals can help the forest. • Nature reserves where animals can run free • More green spaces • Country parks • Preserve Coton Corridor • Preserve Magog Down area • Develop a wooded area for recreational use • Park on airfield • Protect wildlife and plant-life. Keep wild areas truly wild • New development should not damage trees • Woodland around individual centres • Green spaces need to promote biodiversity • Hedgehog highways • More hedges • Should switch away from pesticides to protect biodiversity 	<p>287, 313, 321, 340, 347, 365, 371, 375, 378, 382, 388, 397, 399, 421, 434, 436, 450, 454, 466, 476, 487, 490, 508, 510, , 511, 519, 525, 542, 543, 548, 553, 562, 566, 568, 574, 575, 579, 587, 588</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Needs to better manage wildlife at Coldham's lane and Snaky Path, but city is good at planting street trees and attractive roundabouts • Where there is development on green field sites (e.g., Darwin Green), the adverse impact would be greatly diminished by stipulating that existing hedgerows, vegetation and topography along existing roads must be maintained. Where such do not exist, a margin of newly planted trees should be required. • The amount of land devoted to car parking and roads should be reduced in favour of more space for trees and plantings, which will help to absorb carbon and make roads and streets more pleasant. • The number of dedicated nature reserve sites should be increased proportionate to any new housing. • Green places to get away from people + public transport links to get to these places 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • At least 1 hectare of NEW high quality nature space for every 10 new homes, within a 5-minute walk from those homes. • Mix of woodland, meadows, marshland, ponds, etc, with walkways. • A new country park in Longstanton or Northstowe 	
<p>Keep natural habitat compared to the vast tracts of open crop fields. On the crop fields, promote cycling and create wildlife corridors. Don't allow private owners of meadows to sell them for development</p>	166
<p>It is paramount that Grantchester meadows be included as an integral part of G. Cambs green infrastructure. This would extend the Cambridge Nature Network. The plan mentions King's College specifically as a potential delivery partner. It should work with them and Cambridge Past Present and Future to create a conservation covenant across the Grantchester Meadow area. This would aid its inclusion in the W.Cambridge buffer zone. Low carbon public transport should</p>	593

Summary of issues raised in comments	Comments highlighting this issue
be provided into and around the area. Litter collection, car travel and parking all need to be organised better.	

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
Community food facilities, including <ul style="list-style-type: none"> • Allotments • Small agriculture that can provide fresh fruit and vegetables to the locality in ways that enhance the soil, nature and biodiversity • Should create facilities to promote knowledge of where food comes from and where people can enjoy food together • Zero food waste 	9, 262, 363, 371, 400
A safer/ inclusive area, including: <ul style="list-style-type: none"> • Open and visible new streets • Safer streets where children can play 	106, 202, 251, 354, 466. 468, 497, 510, 529, 540, 582, 490

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Better lighting • New development should be well-maintained 	
<p>Healthier communities, comments included:</p> <ul style="list-style-type: none"> • Tackling mental and physical health issues. And for health care a more long term and preventative system including exercise, complementary therapies and community building to prevent loneliness. • Recent blocks of flats will not lead to healthy communities • New housing needs adequate open, green space • Trees should provide shade on streets • Emphasise community building 	121, 134, 148, 206, 265, 373, 385 398, 407, 421, 439, 468
Another hospital.	521
<p>Community facilities, including:</p> <ul style="list-style-type: none"> • Retirement homes for old people • Community centre • Provision for arts activities • Community theatres • Galleries 	8, 119, 262, 369, 378, 410, 422, 466, 487, 542, 551, 553, 575, 579

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • One respondent is supportive of policy WS/CF to protect community/ sports/ leisure facilities • All housing needs new GP surgeries • Small neighbourhoods with public spaces would be welcome • Ninewells is currently without a community centre • Require a sliding scale of contribution from all new developments not just those over a certain threshold • More facilities for young people • A swimming pool in Northstowe 	
<p>More leisure facilities, including:</p> <ul style="list-style-type: none"> • Allow permissions for entertainment venues and retail parks outside of Cambridge so everyone doesn't have to travel to Cambridge • More wet weather activities for families • Emphasis on 'square lifestyle' in main city with outdoor seating and licenses for bars and coffee shops until 2am • City needs a world class concert hall like Saffron Hall • Skateboarding facilities that light up at night 	48, 52, 81, 239, 246, 408, 410. 413, 466, 514, 516

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Need skateboarding facilities on the new meadows' development 	
Sport facilities	81, 466
<p>Social justice aspirations, including:</p> <ul style="list-style-type: none"> • Break down the barriers between the university elite, super rich and those from lower socio economic groups - there is a feeling of fragmentation at present • No homeless people • Investing in poorer parts of the city • The colleges should do more, particularly working with deprived schools in the city • Reducing inequality across the city • Poor people shouldn't be pushed to the margins • Consider controlling visitor/ tourist numbers, possibly through tourist tax • Concentrate on moving economic activity to areas that actually need it. • Control on greedy growth 	148, , 151, 169, 339, 509
School improvements, including:	135, 361, 490, 511, 548

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • There should be schools for people of all ages • There should be more SEN schools • Schools should never be on major roads. 	
<p>Not enough commitment to connect jobs, culture and social facilities. Facilities promised by developers during the early days of big developments have been quietly forgotten and replaced by flats. A whole generation of bored teenagers have been neglected by unimaginative plans that have not delivered pools, gyms, etc.</p>	171

Great places

Summary of issues raised in comments	Comments highlighting this issue
<p>Identity considerations, including:</p> <ul style="list-style-type: none"> • Protect old buildings • Maintaining differentiation between city and villages • Too much traffic currently in Cambridge, don't spoil it more. 	46, 69, 70, 71, 105, 106, 249, 286, 296, 356, 386, 390, 407, 418, 480, 492, 494, 540, 548, 574,

<ul style="list-style-type: none"> • Maintain the beauty + identity of villages • No urban sprawl • Less isolating • Cambridge should not become a dormitory town for London 	
<p>Why are the centres of these new developments pound-stores and supermarkets? Surely in a region with Cambridge's history of innovation we can be more imaginative in our urban design – creating village squares that are the heart of historic market towns, precincts and Saturday craft and food markets, and small units for sole traders and start-ups?</p>	171

Jobs

Summary of issues raised in comments	Comments highlighting this issue
<p>More commercial facilities are needed to improve the lives of citizens, including:</p> <ul style="list-style-type: none"> • Pubs • Shops • Cafes 	31, 262, 362, 408, 470, 471, 490, 510, 511, 526, 548, 575, 598

<ul style="list-style-type: none"> • Housing developments need shops that will act as a 'natural centre' • Amenities should not be an afterthought • Amenities should be close to housing to reduce need to travel • Need to move away from out-of-town shopping centres 	
Out of town shopping areas are needed	47
More businesses are needed	31

Homes

Summary of issues raised in comments	Comments highlighting this issue
<p>Housing suggestions, including:</p> <ul style="list-style-type: none"> • Low-rise flats of 3/4 levels, including basements and roof top gardens • Green spaces between houses • Many new homes are needed • Provide more housing for people to downsize into • Lack of smaller, affordable homes • Less large luxury homes/ luxury suburbs are needed 	<p>9, 16, 73, 106, 111, 128, 169, 179, 181, 218, 231, 251, 253, 266, 280, 283, 337, 407, 432, 439, 490, 500, 510, 511, 519, 540, 548, 579</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Should exceed minimum space standards • New housing should be beautiful • Keep innovating like Marmalade Lane • New housing should fit in with local architecture • Should ensure housing is well-insulated • Use sustainable materials to build houses • Needs to be well-designed and big enough • Must be truly sustainable • Need an emphasis on quality, smaller developments • New developments should not be cut off from amenities • Use brick and tiles, not render • Should be in harmony with existing neighbourhoods and not pull-down quality pre-existing buildings • Ensure enough homes for old people • Provide support for housebuilders to ensure pace of construction isn't slowed down. • Intention to build more compact buildings is not a good idea as it will destroy wildlife 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Integrating different housing types and construction of regular meeting places can improve community cohesion • All new housing should be constructed to be water neutral, and no housing should be built until the problem of unsustainable abstraction is resolved adequately. • Housing should be on quiet neighbourhood streets that are good for cycling because they have very low levels of car traffic. • Nuclear housing development 	
<p>Affordability suggestions including:</p> <ul style="list-style-type: none"> • Affordable housing • More small homes, closer together • Homes for essential workers • Housing needed for biotech industry • Much lower house prices • Making Cambridge a more affordable place for young people • Affordable housing should be mixed with other tenures 	8, 52, 76, 81, 99, 121, 169, 278, 323, 327, 339, 340, 344, 348, 349, 360, 381, 383, 385, 392, 420, 466, 471, 475 ,503, 575

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Greater emphasis on community/ co-housing housing • More council housing • Need to ensure there is a community on new housing estates • 40% affordability should be rigorously enforced and a large % of this being at social rent level 	
<p>Housing development should be where there is employment within 200m</p> <p>We should have pockets of developments - say c 500 people to a unit and then gaps; with greater gaps over say 2000 people. And allow commercial and entrepreneurial activities to develop - leave room for future technology changes and growth of both population / commercial activities.</p>	289
<p>Need to ensure that the Local Plan allocates enough houses so that uncontrolled development isn't taking place in unsustainable village locations</p>	213
<p>Do more to change people owning multiple homes/ stop wealthy landlords owning multiple homes</p>	64, 210

Summary of issues raised in comments	Comments highlighting this issue
Less ugly new builds that look like shipping containers/ City should flow out from its historic core/ Developments should look less like prison blocks and more like “English” houses.	45, 49, 106, 283, 286, 334, 337

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
<p>Comments about infrastructure, including:</p> <ul style="list-style-type: none"> • Must not fall into what has happened with the last Local Plan where housing was built without infrastructure • Must ensure all infrastructure is right and put in place first before any developments are allowed to be built. • Must be open if development is going to be placed onto busway stops, the parish councils must be informed so that they can plan for proper infrastructure. • Must be realistic + build only number of houses that can be sustained by water, infrastructure etc. 	90, 126, 141, 171, 187, 202, 225, 243, 249, 260, 271, 365, 382, 439, 463, 465, 468, 470, 505, 513, 526, 537, 551

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Level of development is causing massive parking, school capacity and health capacity issues, yet you still allow it? • Spend less money on roundabouts, but more on pavements • Current infrastructure must improve • Developers must be held to account and actually deliver amenities • Building too many houses without infrastructure is very stressful for residents • Cambridge is an old town, and the centre cannot support the number of people who it seems will be here by 2041. The infrastructure in and around the city needs to be thought about proactively rather than reactively. • Want to see it become a city with adequate water, power, digital and communications infrastructure • Sewerage treatment plants should be built to adequately support any new housing development. 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Use planning conditions to mandate micro generation like solar panels on all new dwellings, and EV charge points for new developments. • Mandate 1Gbps network connections as a minimum for new development. 	
<p>Transport improvements, including:</p> <ul style="list-style-type: none"> • Adequate parking spaces (possible underground garages) • Routes which encourage active transport • Better road surfaces to make cycling safer • Scooter for hire schemes • Areas to prioritise cycling and walking over cars • Safe, lit walking routes, especially for women + children • P & R should run 24/7, be more regular be doubled in size and linked to train. Suggestion it should be free. • We need a metro system • Bicycles should be prioritised at junctions 	<p>8, 20, 29, 45, 48, 53, 66, 68, 76, 83, 84, 86, 87, 93, 104, 106, 108, 117, 120, 121, 123, 128, 130, 136, 142, 143, 151, 159, 166, 169, 171, 179 , 200, 202, 206, 212, 218, 221, 225, 228, 233, 239, 242, 246, 251, 253, 263, 264, 265, 276, 278, 282, 284, 299, 306, 309, 317, 325, 327, 337, 343, 347, 354, 358, 362, 371, 373, 382, 384, 394, 398, 400, 404, 405, 408, 410, 411, 412, 415, 417, 422, 425, 434, 453, 454, 459, 463, 468, 475, 477, 485, 490, 491, 492, 497, 499, 509, 510, 511, 519, 520, 522, 525, 526, 528, 530, 534, 544, 545, 546, 551, 552, 553, 554, 557, 560, 561, 562, 564, 568, 571, 575, 577, 582, 598</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Should include disabled people and ensure that they also have good transport. Inclusive cycle routes for all forms of travel • Intersecting bus routes, not linear ones • More footpaths open to public • Cycle paths for all ages • Develop travel hubs in towns and villages with links to Cambridge • Better connectivity to areas outside of the Greater Cambridge area. • Buses to be electric, hydrogen or zero emissions • Use small buses not double deckers • Need modern buses • Remember, not everyone can cycle, should prioritise pedestrians • Schools need to be located off main roads • Public transport needs to run for later hours • Improve links of new towns, such as Cambourne, to Cambridge 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • South Cambridgeshire villages need better public transport to Addenbrookes and the City Centre for our elderly, students and those who work on the biomedical site and city centre. • Secure, attractive bike parking/ storage • Affordable and reliable public transport services are desperately needed. • Centralised bus system with one price per ticket which could be switched on different services • Free public transport • More space between cars and people • Transport should link from Cambridge to tourist sites outside of Cambridge • Pedestrianisation of Cambridge centre • Cheap underground railway • Pavement needs to be widened along the Moor near Melbourn • Provision of public areas to access services + green spaces 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Busway needs improvements • Through-routes to traffic should be avoided in residential areas, including villages. The strategic road network should be the primary route for heavy traffic. Provision for segregated active travel should be made alongside these roads with regular safe crossing. • Roads need to be drastically improved to cope with population and vehicle use • Delivery should be based around delivery hubs so last-mile is cycle-based • Rapid transit connections to the centre of Cambridge and station are needed, especially from new developments • Set a policy that all new developments will have at least 50% of journeys by cycling and walking • Developers are continually getting away with providing poor quality cycle parking. • Cycle parking needs to be usable by non-standard cycles, including cargo cycles 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Metro needed with stations setting out to village/ other settlements in Cambridgeshire 	
Forget guided bus, tram and metro schemes as too expensive for returns	263
Congestion charging is not the answer. Congestion occurs mildly at two peak times each weekday.	325
Private electric cars are not sustainable transport	571
Prioritise train/ light-rail/ tram network and reduce some bus services	265
Need diverse public transport, adjusted to the different needs of the region and competing for every single passenger. Relying on solely on buses is a mistake and you'll likely to see the effects of that when people start leaving the Greater Cambridge because of a ghetto style of house development with poor access to Cambridge while the elites can cycle and walk to work.	131
Comments relating to cars <ul style="list-style-type: none"> Improve planning for electric cars, including electric car charging point 	38, 46, 324, 468, 477, 509, 526, 547, 564, 575, 582

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Each dwelling should have charging point • EV charging points should not obstruct paths. • Communal charging points for flats • Incentives for electric cars • Think about self-driving cars 	
<p>Until the public transport system can provide affordable, reliable and frequent journeys that support peoples' individual lifestyle choices, provision for the car should not be sacrificed/ some car travel might be unavoidable// Both the climate and air quality concerns of cars will naturally go with the move to electric cars, so no need for the local plan to solve those problems / stop closing roads in the city</p>	72, 87, 112, 215, 243, 306, 554, 577
<p>Cambridge has one of the largest proportions of the classic car market (£10bpa) in the UK. By reducing car access and bringing in emission's charges, many small businesses will have to close or move and the £10b will reduce and with it tax.</p>	261
<p>Don't forget about electrical power generation. Where is it all going to come from, and how resilient are the systems in place to unusual weather and/or malicious attack?</p>	24

Summary of issues raised in comments	Comments highlighting this issue
In relation to water issues, abstraction rates may need to be reduced significantly to safeguard natural river flow and there is no capacity to increase groundwater abstraction from the chalk	171
More affordable parking	47, 81
No parking facilities in new development / should be a rare exception on new developments	102, 552
Please abandon the proposed travel hub near Babraham as it will destroy the greenbelt and numerous habitats along the way with no benefit for the residents. It is hugely expensive as well. Make improvements along A1307 instead or restore the old railway from Haverhill.	533, 538, 597

Other comments

Summary of issues raised in comments	Comments highlighting this issue
It would be nice if the planners were honest instead of asking for input on a deal, they have already agreed behind closed doors.	74

Summary of issues raised in comments	Comments highlighting this issue
Colleges should free up land to sell for building on, so much of their land is unused and central.	81
Better than Carbon neutral; restoring nature, drawing down Carbon and with a vibrant blooming natural environment.	89
Can we honestly say the last local plan is improving Cambridge?	90
Policy 60 in the existing 2018 Cambridge Local Plan must - in all iterations of the Local Plan - be not only retained 100% in full but also strengthened to make it more easily observed and enforced.	12, 265
Support Policy 23, of the 2018 Cambridge Local Plan.	12, 265
Cambridge should be cleaner	323
My home area is green but overrun by those who do not live here to use it for anti-social behaviour	308
There have been suggestions that the government is planning to override planners with very large-scale developments this is not helpful in the long-term growth of this area. Strongly oppose massive developments	424

Summary of issues raised in comments	Comments highlighting this issue
In an updated version of Policy 23 the boundary of the 'Eastern Gate Opportunity Area' must be redrawn to exclude both the northern half of St Matthew's Piece and the allotments on New Street	12
<p>Comments about relocation of Wastewater Treatment Plant</p> <ul style="list-style-type: none"> • Would like the Northeast Cambridge proposal not to be dependent on the unnecessary relocation of the Wastewater Treatment Works to Green Belt Land • Disagree with relocation of Plant • Keep the Cowley Road treatment plant where it is. as it will ruin the green belt and waste our taxpayer's money/ it should be shown on the Local Plan/ Local people should be listened to 	60, 100, 146, 150, 385, 395, 438, 461, 518, 594
Want it to be a place people want to live and will look after	133
Copy the Netherlands	15
As it is now rural and happy	30
It will be covered in concrete ugly boxes and drinking water will be rationed. There won't be any green belt left, and no one will want to live here.	63

Summary of issues raised in comments	Comments highlighting this issue
A town that is safe from rising sea levels. A town that is a safe place to be for my children and grandchildren. A town that plays its part in saving the planet.	101
Overdevelopment threatens to undermine social cohesion and it will be essential to support resident/ interest groups in new developments to maintain civic identity/ social fabric	190
I feel that nobody in government or government is listening to the voices of residents, but only to the voices of those who want to make money	134
Works shall be done to Newmarket Road	157
Needs to take account of how things have changed post-Covid and working in coastal towns should be prioritised	175
Be bold and use all space, don't restrict to certain areas	204
Avoid Thakeham new town/ Should not be accepted just because they give money to government/ Thakeham tried to bypass democracy	164, 233, 270, 293, 595
It depends if the railway to the West gets built or not.	177
It was a bad idea to move the Council offices to Alconbury, as public transport access is terrible	113

Summary of issues raised in comments	Comments highlighting this issue
It should be like it was in 1991 - a nice place to live.	268
Thankfully I will no longer be here to see my beloved Cambridge transformed into an urban new town.	273
I should like if there are planning conditions attached to a planning application that these are carried through and checked	275
New development should only be made after substantial consultation with members of the public. Could the attached survey be attached to the Cambridge News as it not everyone uses computers	386
Need to advertise Local Plan initiatives	437
To Question 11, I would like to add: housing that cannot be used as buy-to-let or second homes - must be primary residence. Question 12 I would like to add prioritise proper drainage and sewerage - in Longstanton we suffer as our sewerage systems often overflow as they have not been updated to take into account the extra load from more houses and residents. In addition, the development has caused more flooding, whilst also adversely affecting the local water table.	168

Summary of issues raised in comments	Comments highlighting this issue
<p>There seems to be little accountability for the developers of projects, section 106 agreements are not honoured, and restrictions ignored, and it feels like developers are there to make a quick buck and there is no care for what is actually being delivered and the long term impact. I strongly feel there should be no more development additional to what has already been signed off in Longstanton and Northstowe. We have had over a decade of constant development and noise, there needs to be an end point and our green spaces need protecting for local wildlife as well as for drainage and water absorption.</p>	
<p>No more cheap flights or foreign packaged holidays</p>	<p>508</p>
<p>I would like to see analysis of the % of dwellings that are a) for students and b) foreign investor owned and for the latter, are these all occupied or are many vacant? If there has been an increase in either of these over the recent years, I would like to see a discussion on whether there should be a limit on both. Colleges and investors buy up a lot of property in the City, pricing locals out of the market. This is exacerbating the need for housing and should not be allowed to get worse.</p>	<p>441</p>

Summary of issues raised in comments	Comments highlighting this issue
2041? By the time you sort this out and get the ball rolling it will be useless and too small for everybody's needs. 2041 you should be ashamed of yourselves.	236
The St Neots road cycleway should be a source of shame the anyone involved with the planning and development of Camborne and is a key example of why there is so much public cynicism about new developments, and the single minded profiteering of the developers.	171
Plan is so dependent on EWR, but unclear what will happen with this.	595
EWR Southern approach should be rejected	593
Wording of Plan suggests EWR is approved, but the business case is flawed	171
Yes, the results of this questionnaire be published.	482
Change its name, housing already decided	409

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Appendix D: Summaries of Representations and Responses: Sustainability Appraisal and Habitats Regulations Assessment

Sustainability Appraisal.....2
Habitats Regulation Assessment.....21

Sustainability Appraisal

Hyperlink for comments

Open this [hyperlink](#) - then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this policy: 48

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Some parties such as Parish Councils and Statutory Bodies welcomed the production of the Sustainability Appraisal (SA) to help to ensure that the Plan is sustainable, however there were comments about areas where it was considered that it was flawed or could be improved. A large number of landowners/developers questioned the assessment that development in the villages would not be sustainable, when some have good access to sustainable modes of transport and a good range of services and facilities and a need for affordable housing. The majority of these comments were also promoting a particular site within a village location and seeking to demonstrate why the site would have a more positive sustainability outcome than the preferred development strategy. There were questions whether the SA looked adequately at the in-combination impacts of the relocation of the Cambridge Waste Water Treatment Plant to the preferred Anglian Water site at Honey Hill and whether a decision on the NEC site should be made ahead of a future assessment. There was also some criticism from developers/ landowners of the process for identifying and appraising the sites in the SA. There were some suggestions for improvements to the Sustainability Objectives and making use of up-to-date evidence in the next iteration of the SA to accompany the Draft Local Plan.

Table of representations: Sustainability Appraisal

Summary of issues raised in comments	Comments highlighting this issue
Evidence in the Gamlingay Neighbourhood Plan Strategic Environmental Assessment supports the principle that South Cambridgeshire District Council must lower the reliance on the private car, as there are significantly higher carbon dioxide emissions here than the rest of East of England and England in general.	56569 (Gamlingay PC)
Land should not be taken out of the Green Belt behind Mingle Lane, Stapleford for 100 new houses, as this is clearly not exceptional circumstances and needs revisiting.	56706 (M Howe)
The Minerals and Waste Planning Authority welcomes the inclusion of minerals as an objective but would encourage the consideration of 'sustainable resource use' or 'waste minimisation' when considering objectives for future local plans.	56921 (Cambridgeshire County Council)
The SA has not sought to make the emerging GCLP more sustainable. In respect of the villages, the assessment against sustainability objectives is not robust because it does not critically review the evidence provided by the Councils. For example, some villages have good access by sustainable modes of	57006 (Hastingwood Developments), 57055 (CEMEX UK Properties Ltd), 57067 (C Meadows), 57089 (Shelford Investments), 57100 (RO Group Ltd), 57109 (J Francis), 57117 (Cambridge District Oddfellows), 57125 (KG Moss Will Trust and Moss Family), 57640 (Dudley Developments),

Summary of issues raised in comments	Comments highlighting this issue
<p>transport, contain a good range of services and facilities and there is an identified need for affordable housing in most villages, which is ignored in the assessment process. There is limited capacity within existing settlement boundaries for villages to accommodate additional development.</p>	<p>57656 (Endurance Estates – Balsham Site), 58179 (Bloor Homes Eastern), 58200 (Enterprise Residential Developments Ltd and Davison Group), 58459 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58560 (Bloor Homes Eastern), 58563 (J Manning), 58568 (Hill Residential), 58699 (Hawkswren Ltd)</p>
<p>The SA has not sought to make the emerging GCLP more sustainable. The assessment against sustainability objectives is not robust because it does not critically review the evidence provided by the Councils in relation to the economy objective (SA14) and employment objective (SA15) and highlights how unambitious the development strategy is towards supporting the economy of Greater Cambridge.</p>	<p>58616 (Endurance Estates – Caxton Gibbet Site)</p>
<p>The SA is flawed as it is based on the preconceived judgement that development in villages is unsustainable due to car dependency. The SA acknowledges that affordability is a key issue in Greater Cambridge but this does not form a key measure to rate sustainability. A sensible approach for the strategy would be a blend of options which results in some growth in villages. This would also support the viability of existing services and</p>	<p>57357 (Clarendon Land)</p>

Summary of issues raised in comments	Comments highlighting this issue
facilities in the villages. The SA is a lengthy and unwieldy document and the brief conclusion is not adequate to summarise such a complex document.	
The inclusion of North East Cambridge AAP is premature and inappropriate as it is predicated on the relocation of the fully functioning Cambridge Waste Water Treatment Plan. The SA does not assess the significant effects the relocation will have on the site identified by Anglian Water. This site is in the Green Belt in an area of 'very high harm' and it would impact on significant green infrastructure, the River Cam corridor, SSSI sites, registered house and gardens, PRoW network, National Trust Wicken Fen vision and is contrary to many policies in the emerging Local Plan. The assessment of the effects of the NEC policy have been deferred to Anglian Water and the DCO planning process and not included within the Local Plan process or its SA which seems an extraordinary position.	57531 (Save Honey Hill Group), 57621 (J Pratt), 57698 (J Conroy), 59264 (C Martin)
These documents are very sound. The problem is that many of the above policies don't fully meet these document statements.	57550 (Stapleford PC)
The SA does not appear to consider all the relevant factors and appears incomplete or inaccurate. It says that the WWTW	58153 (M Asplin)

Summary of issues raised in comments	Comments highlighting this issue
<p>relocation will be added later as ‘in-combination effects’. Policy S/NEC and the relocation is contrary to a wide range of policies including capital carbon and Green Belt. The effects of the WWTW relocation are not considered providing an imbalanced assessment. The relocation should be included fully within the SA or alternatively Policy S/NEC omitted until a balanced assessment can be made.</p>	
<p>The sites selected in the strategy do not create a balanced distribution of need and affordability. In the formation of the First Proposals the impacts of a new settlement option or village expansion have been unfairly discounted. The narrow-focused distribution does not provide sufficient confidence that delivery rates can be sustained over short-medium and long-term. Until all reasonable alternatives are appraised it is not possible to conclude the First Proposals is the most sustainable strategy. More work is required to establish which infrastructure projects can be relied upon.</p>	58730 (Vistry Group and RH Topham and Sons Ltd)
<p>The SA has not sought to make the emerging GCLP more sustainable. The assessment against sustainability objectives is not robust because it does not critically review the evidence</p>	58986 (North Barton Road Landowners Group)

Summary of issues raised in comments	Comments highlighting this issue
<p>provided by the Councils. Detailed comments are provided in relation to Policy S/DS and SA objective on housing (SA1) and that there is an over reliance on existing new settlements and planned new neighbourhoods to meet housing requirements. An alternative approach should have been recommended in the SA to improve sustainability outcomes – such as additional strategic allocations on the edge of Cambridge that deliver affordable housing.</p>	
<p>It is not clear whether any ‘in-combination’ effects of the First Proposals and CWWTP have been adequately assessed. We expect the SA to be updated to reflect a proper assessment of these impacts together.</p>	59004 (Endurance Estates)
<p>There is a lack of transparency as to why the components of the First Proposals development strategy has been taken forward and it seems to be in isolation from the evidence testing and results of the SA. It is difficult to understand why certain spatial options have been discounted when they seem to perform well in the SA. For example, Spatial Option 6: Public Transport Corridors seems to perform equally well as Spatial Option 9:</p>	59049 (Axis Land Partnerships)

Summary of issues raised in comments	Comments highlighting this issue
<p>Preferred Option. The justification for taking forward expansion of Cambourne needs to be more robust.</p> <p>In the scoring exercise there are no SA objectives where Spatial Option 9: Preferred Strategy performs better than the other spatial options.</p>	
<p>Concern with the process for identifying sites to take forward for Sustainability Appraisal and therefore to be considered as part of the First Proposals Development Strategy. The 'source of supply' categories are different in the SA with 'public transport corridors' combined with 'villages' with no clear explanation. Sites considered not suitable, not available or not achievable in the HELAA were excluded from the SA assessment.</p>	59049 (Axis Land Partnerships)
<p>The SA fails to properly assess options in relation to employment land requirements in relation to a number of the SA objectives. Detailed justification is provided for each, with the conclusion that existing employment evidence is not sufficiently robust as it fails to provide a full an objective assessment of distribution and industrial needs. In relation to Policy J/NE (New employment and development proposals) the only alternative option is 'no policy',</p>	59105 (Lolworth Developments Limited)

Summary of issues raised in comments	Comments highlighting this issue
but this is not legitimate and at Draft Plan stage the SA should appropriately assess alternative options in relation to strategic employment requirements and land supply.	
<p>The SA would benefit from additional consideration and clarity and should be improved by:</p> <p>Confirmation why updates to policy and Government strategy do not require alterations to Sustainability Framework</p> <ul style="list-style-type: none"> • Baseline data should reflect latest available datasets • Further clarification on how mitigation measures have been factored into scoring reasonable alternatives • For climate change mitigation consideration of whole life carbon in developments, ecosystem services and reduction in travel alongside the measures on energy efficiency in buildings and low carbon energy sources. <p>A detailed review of the SA is provided.</p>	59135 (L&Q Estates Limited and Hill Residential Limited)
Support for SA. If the LPA sticks to what has been written it would be beneficial to the plan.	59208 (Great Shelford PC)
The SA does not provide a thorough and consistent assessment of the growth options, particularly in relation to Option 5 –	59272 (Scott Properties)

Summary of issues raised in comments	Comments highlighting this issue
dispersal – villages. It makes assumptions which are not applicable to all villages resulting in an overly negative score which has unjustly influenced the decision to distribute limited growth to villages. Detailed comments about the SA assessment of Option 5 in relation to the SA objectives. Do not support the approach of allocating less than 3% growth in villages as this is inconsistent with the NPPF and the Council’s objectives to support rural communities to thrive and sustain services.	
Welcome the production of the SA. However, as many of the site allocations are grouped together under particular policies, the different impacts for individual sites are not always drawn out in the assessment tables – this sometimes has the effect of neutralising the scoring.	59690 (Historic England)
Whilst there is an objective for Air Quality within the SA, there is no objective included for Transport and Access.	59704 (Central Bedfordshire Council)
The Council’s approach to the SA and undertaking a detailed assessment of only its Preferred Option is unsound (not justified) and not legally compliant. The SA findings for Policy H/SH are not supported by the assumptions underlying the Preferred Option. There is no discussion on an alternative option to	59788 (Endurance Estates)

Summary of issues raised in comments	Comments highlighting this issue
allocate specific sites to deliver specialist housing to meet the identified issues of potential under delivery of housing on strategic sites and urban extensions.	
Supportive that up-to-date evidence on landscape and townscape character was used to identify and consider key landscape issues early in the plan making process and feed into the SA.	59984 (Natural England)
<p>Supportive that:</p> <ul style="list-style-type: none"> • A range of reasonable alternative options have been assessed including alternatives to the preferred policy approaches, Strategic Spatial Options and site options. • The findings of the HRA will be incorporated into the SA and will provide further insight into biodiversity impacts specifically at designated sites, presenting the opportunity to limit adverse impacts at these locations. • recognition that the over-abstraction of water is a serious concern and that action is required now to ensure the availability of water for future uses is without detrimental impact on the environment. 	59992 (Natural England)

Summary of issues raised in comments	Comments highlighting this issue
<p>Suggest that the overall conclusion of the SA, that the Local Plan performs well in sustainability terms, is premature in the current absence of strategic water supply infrastructure and sustainable interim measures. Further development of Green Infrastructure Initiatives is also required to ensure adequate GI to meet development needs and alleviate recreational pressures on some of the most sensitive site habitats.</p>	<p>59992 (Natural England)</p>
<p>The SA fails to tackle the key environmental capacity issues arising from existing growth, let alone that now proposed. The definition of sustainable development is too narrow and should also include culture (in line with the UN) and Cambridge's historic environment is a cultural asset of worldwide significance. Historic landscape setting is important and open spaces should be valued not only as green infrastructure but also part of the historic environment. Detailed assessment of policies is provided.</p>	<p>60208 (J Preston)</p>
<p>The SA fails to identify any reasonable alternatives relating to quantum of development. The representation refers to the alternatives given for Policy S/JH (New jobs and homes) and says that the justification for discounting the higher growth scenario in Option B is erroneous because if it was only</p>	<p>60247 (Bidwells)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>necessary to assess the 'most likely future scenario' there would be no assessment of alternatives of any kind. This is contrary to the entire purpose of SA and SEA. The higher growth scenario is entirely possible. To withhold the full assessment of Option B effectively blinds the decision maker to the differences in environmental effect and sustainability between them.</p>	
<p>The Councils should ensure that the future results of the SA clearly justify its policy choices. In meeting the development needs of the area, it should be clear from the results of this assessment why some policy options have progressed, and others have been rejected. This must be undertaken through a comparative and equal assessment of each reasonable alternative, in the same level of detail for both chosen and rejected alternatives. The Councils' decision-making and scoring should be robust, justified, and transparent.</p>	60308 (Gladman Developments)

Table of representations: Sustainability Appraisal site-specific comments

Summary of issues raised in comments	Comments highlighting this issue
<p>Land at Bury End Farm, Meldreth</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing, SA2 Access to Services and Facilities and SA8 Efficient Use of Land from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	<p>57006 (Hastingwood Developments)</p>
<p>Land west of Malton Road, Orwell</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	<p>57055 (CEMEX UK Properties Ltd)</p>
<p>Land to rear of 113 Cottenham Road, Histon</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	<p>57067 (C Meadows)</p>
<p>Land off Cabbage Moor, Great Shelford</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RSC and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver</p>	<p>57089 (Shelford Investments)</p>

Summary of issues raised in comments	Comments highlighting this issue
better and more positive sustainability outcomes compared with the preferred development strategy.	
<p>Land south of Hall Lane, Great Chishill</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	57100 (RO Group Ltd)
<p>Land off Ditton Lane, Fen Ditton</p> <p>Detailed comments provided about policies S/DS and S/SB and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	57109 (J Francis)
<p>Land at Two Mill Field and land north of Oakington Road, Cottenham</p> <p>Detailed comments provided about policies S/SH and S/RRA and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.. The decision to reclassify Cottenham as a Minor Rural Centre is not supported by any evidence and has not been informed by any assessment against sustainability objectives.</p>	57117 (Cambridge District Oddfellows)
<p>Land off Home End and land at Court Meadows House off Balsham Road (as amended), Fulbourn</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to</p>	57125 (KG Moss Will Trust and Moss Family)

Summary of issues raised in comments	Comments highlighting this issue
demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.	
<p>HELAA Site OS216</p> <p>The site scores well against sustainability objectives compared to alternative site options. There are 3 sustainability objectives where negative effects are identified. Access to services score appears incorrect as Great Shelford and Stapleford have a good range of services. Efficient use of land score depends partly on the quantum of development proposed. Mineral resource issue would need to be assessed but unlikely the site would be suitable for extraction due to proximity of residential areas. Request the comments are taken into account when the SA is updated.</p>	57305 (AJ Johnson)
<p>Land off Limekiln Road, Cambridge</p> <p>Detailed comments about policy S/DS and that additional small allocations in sustainable locations such as on the edge of Cambridge, including land at Cherry Hinton on land within the Green Belt, are important to the strategy because such sites can also deliver affordable housing.</p> <p>Comments on each SA objective in relation to the promoted site.</p>	57640 (Dudley Developments)
<p>Land off Old House Road, Balsham</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	57656 (Endurance Estates – Balsham Site)
Land east of Ridgeway and Old Pinewood Way, Papworth Everard	58179 (Bloor Homes Eastern)

Summary of issues raised in comments	Comments highlighting this issue
Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.	
<p>Meadow Drift, Elsworth</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing, SA2 Access to Services and Facilities and SA8 Efficient Use of Land from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	58200 (Enterprise Residential Developments Ltd and Davison Group)
<p>Mill Lane site, Sawston</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RSC and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	58459 (NW Bio and its UK Subsidiary Aracaris Capital Ltd)
<p>Land west of Linton</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RSC and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	58560 (Bloor Homes Eastern)
Station Road, Willingham	58563 (J Manning)

Summary of issues raised in comments	Comments highlighting this issue
Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.	
<p>Land east of Balsham Road, Fulbourn</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	58568 (Hill Residential)
<p>Land at Caxton Gibbet</p> <p>Detailed comments provided about policies S/DS, S/CB, J/NE and the sustainability objectives SA14 Economy and SA15 Employment from the Sustainability Appraisal to demonstrate that the site should be allocated for Class B2 and B8 employment uses to meet floorspace needs and provide job opportunities close to Cambourne.</p>	58616 (Endurance Estates – Caxton Gibbet Site)
<p>Land off Leaden Hill</p> <p>Detailed comments provided about policies S/DS, S/SB, S/RRA and the sustainability objectives SA1 Housing and SA2 Access to Services and Facilities from the Sustainability Appraisal to demonstrate that the site should be allocated for housing and affordable housing to deliver better and more positive sustainability outcomes compared with the preferred development strategy.</p>	58699 (Hawkswren Ltd)
Land North of Barton Road and land at Grange Farm, Cambridge	58986 (North Barton Road Landowners Group)

Summary of issues raised in comments	Comments highlighting this issue
Detailed comments are provided on the SA assessment of the site against each SA objective, justifying why the scores should be altered to be more positive for this site.	
<p>Land North of Cambourne</p> <p>Detailed assessment provided about how the SA assesses the site, highlighting that it performs better than any of the other sites in the Growth around transport nodes Cambourne Area site options. Also how the areas that showed a negative impact could be mitigated through good design and urban planning. The rejection of the site in Appendix E of the SA is questioned as it does not make any reference to the SA objectives and focuses on the uncertain delivery of the station as part of East-West Rail. Request that the North Cambourne proposal is confirmed in future drafts of the Local Plan.</p>	59440 (Martin Grant Homes)
<p>Branch Lane and Long Lane Comberton</p> <p>This site is in a sustainable location in close proximity to a number of services and facilities and the Council should consider allocating specific sites such as this to support integrated living and extra-care accommodation within existing communities.</p>	59788 (Endurance Estates)
<p>Cambridge Science Park North site (HELAA site 40096 - Land East of Impington)</p> <p>The Sustainability Appraisal prepared to support the emerging JLP includes policy interventions in the scoring of other employment designations that somewhat skews the results.</p> <p>For edge of Cambridge Green Belt sites such as CSPN the HELAA process identified that most sites would result in significant landscape impacts. However, the edge of Cambridge performs well in many aspects of sustainability due to its proximity to the jobs, homes and infrastructure of the city. All individual sites on the edge of Cambridge including those in the green belt were subject to site specific consideration for allocation, and for sustainability appraisal.</p>	60686 (Trinity College)

Summary of issues raised in comments	Comments highlighting this issue
<p>The results for CSPN are similar to the Green Belt sites proposed for release, and with regard to certain criteria actually performs better. It is noted that the sustainability appraisal relating to sites including Cambridge Biomedical Campus, Babraham Research Institute and Wellcome Genome Trust includes policy interventions which then improve the sustainability appraisal score once these are translated into planning policy appraisals. For example, the application of criteria 6 (Landscape and Townscape) at Cambridge Biomedical Campus amended a HELAA assessment which identified the potential the site extension would have resulting in a significant adverse effect on the landscape to a policy intervention moving the rating to a positive via a comprehensive landscaping plan.</p> <p>Comprehensive landscaping is proposed at CSPN which similarly would result in a movement in sustainability appraisal scoring. If this approach (of including policy mitigation in the scoring) was undertaken for CSPN the site would score similarly well through the SA process.</p>	

Habitats Regulation Assessment

Hyperlink for all comments

Open this [hyperlink](#) - then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol

Number of Representations for this section: 4

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Executive Summary

Only four respondents made representations to the Habitats Regulation Assessment. Cambridge Past, Present and Future submitted a critical representation which expressed concerns about potential recreational impacts, the consequences of increased water supply and quality issues arising from the Plan. CPPF argued that a conclusion of no adverse effect on the integrity of European sites cannot be reached without further work on the issue of water quantity and quality. Natural England wrote that they would submit a fuller response once the complete HRA is submitted, but noted that the wording for policy BG/BG needs to be strengthened. Endurance Estates wrote in their representation that they expect the policies of the First Proposals to be revised to ensure that the emerging plan secures appropriate mitigation in connection with the development strategy - in particular North-East Cambridge.

Table of representations: Habitats Regulation Assessment

<p>Summary of issues raised in comments</p>	<p>Comments highlighting this issue</p>
<p>Support the recognition at Para 1.10 that the HRA report is based on the precautionary principle and the statement that ‘where uncertainty or doubt remains, an adverse effect should be assumed’.</p> <p>Cambridge Past, Present & Future has also commented on the Biodiversity and green spaces policies in the GCLP First Proposals consultation and our comments on the HRA report should be read in together with these.</p> <p>CambridgePPF are concerned about the potential recreational impacts and the consequences of increased water supply and quality issues arising from the Plan. We also note the caveat that the HRA report indicates that (on a precautionary basis) a conclusion of no adverse effect on the integrity of European sites cannot be reached without further work on issue of water quantity and quality - both key concerns.</p>	<p>5816 (Cambridge Past, Present & Future)</p>
<p>Chapter 3 of the HRA report refers to the assessment of potential in combination effects and the identification of other Local Authority plans that could contribute to these. The scope of this is welcomed. It should be noted though that broader projects such as the Oxford-Cambridge Arc still require more work and detail to enable potential in combination effects to be identified. This also applies to any other site allocations and development that have yet to be defined or that may emerge in future versions of the GCLP.</p>	<p>5816 (Cambridge Past, Present & Future)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>It is noted that para 4.3 indicates a list of policies that will not result in development and will contribute to ensuring the safeguarding of European sites. This intention is welcomed but much will depend on how these policies are worded and framed.</p> <p>We have commented on the need to prioritise policies to ensure that the protection of all sites of biodiversity importance is the first principle - this should also provide clear guidance for future developments on the standards and process that will be required. This includes the assessment of projects, the application of the mitigation hierarchy and justification and compensation for harm to sites where an unavoidable adverse effect might happen.</p>	5816 (Cambridge Past, Present & Future)
<p>Recreational pressure arising from future development because of development planned for in the GCLP could have a serious impact on existing European sites and those of national and local importance that are, of course, not covered by the HRA Report. It is also evident that the potential effect on Wicken Fen and the related Fenland SAC has only been identified because of specific survey work. With this in mind, we are concerned with the confidence that can be placed on a finding of no LSE for other European sites based on a zone of potential risk for recreational pressure based on a 2Km and 5km distance.</p>	5816 (Cambridge Past, Present & Future)
<p>Para 5.5 summarises the LSEs indicated in Table 4.8. That table indicates no LSE from Air Pollution on any European sites. Para 5.5. however indicates to the contrary - we assume this is an error as the subsequent AA does not address this issue.</p>	5816 (Cambridge Past, Present & Future)

Summary of issues raised in comments	Comments highlighting this issue
<p>In relation to 5.35 of the HRA, more clarity will be needed on how this will work in practice. Again, it is appreciated that the policy wording has still to be written. However, this is such an important issue that a clear statement of intent should be made in the GCLP now. If developments are proven to have an adverse effect or, applying the precautionary principle, a risk of an adverse effect, then they should only be normally permitted when clear tests are applied. Arguably this should also include being satisfied that applicants have demonstrated that there are no less damaging alternatives they could pursue.</p>	<p>5816 (Cambridge Past, Present & Future)</p>
<p>Clarification will also be needed of what tests will be used to determine whether public benefits outweigh adverse impacts on important sites, because an approach solely on a case-by-case basis could risk a lack of consistency and consequent serious harm to biodiversity interests without sufficient justification. The level of public interest that would need to be demonstrated will also need to be commensurate with the level of interest affected - this is likely be very high if for example, an internationally or nationally important interest is at risk.</p>	<p>5816 (Cambridge Past, Present & Future)</p>
<p>In relation to 5.46 of the HRA, this overall commitment is welcomed and we are pleased to see that it concludes the need to manage alternative natural greenspace in perpetuity. However, the success of any mitigation (and ultimately any finding of no risk of any adverse effects) will all depend on alternative green space being delivered in a timely fashion to serve new development in the Cambridge Area. At this point in time that assumption is questionable. Specifically, proposed new development at Waterbeach, North East Cambridge and Cambridge East will result in a substantial population within approximately 10 miles of these highly sensitive sites. Existing recreational green spaces such as Milton Country Park are already at capacity. Our recent understanding is that the relevant local authorities do not propose to create any new large scale greenspace for North East Cambridge. Whilst the need for such space is</p>	<p>5816 (Cambridge Past, Present & Future)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>accepted, as yet the local authorities have no mechanism to deliver it. Failure to secure and deliver the required open space would thus place the Wicken Fen Ramsar site and Fenland SAC at considerable risk from increased recreational pressure and could not support a HRA finding of no adverse effect.</p>	
<p>We are concerned that potential harmful effects on European sites have yet to be resolved. This also has implications for effects other sites of national and local biodiversity and must be addressed as a matter of urgency if the GCLP is to proceed. Whilst water availability is, of course, a relevant constraint that the planning system should consider, the capacity of our watercourses to dispose of treated water waste is likely to be a more binding one.</p> <p>Furthermore, consideration must also be given to the climate-change-induced, greater frequency of storm events. Without increased investment by the water authorities the frequency of storm events leading to raw sewerage being discharged is likely to increase, even at current levels of development. At this stage, it is unclear whether there is sufficient capacity available within existing infrastructure and as part of upgrades to WRC to support the increase in wastewater treatment as part of proposed development in the GCLP. It is recommended that exact mitigation measures are informed by the findings of the Greater Cambridge IWMS, including Outline Water Cycle Study and upcoming Detailed Water Cycle Study is recommended that there is a specific inclusion of wording that outlines that any development will only be permitted where there is sufficient capacity within the WRC infrastructure.</p>	5816 (Cambridge Past, Present & Future)

Summary of issues raised in comments	Comments highlighting this issue
<p>Subject to the findings of the Greater Cambridge IWMS being confirmed and delivered a conclusion of no adverse effect on integrity can be reached. However, in the absence of this study and in line with a precautionary approach, a conclusion of no adverse effect on integrity cannot be reached in relation to the effect of water quality on Ouse Washes SAC, SPA and Ramsar site, Wicken Fen Ramsar site, Chippenham Fen Ramsar site, Fenland SAC and Portholme SAC either alone or in-combination until further detail is provided and presented in the GCLP.</p> <p>Again, as with the water quantity issue, we are concerned that potential harmful effects on European and other important biodiversity sites have yet to be resolved and that this must be addressed as a matter of urgency if the GCLP is to proceed.</p>	5816 (Cambridge Past, Present & Future)
<p>We note and appreciate the point made regarding next steps at para 6.6 that the HRA is an iterative process and is expected to be updated. We will of course comment on further information when this is available. We remain concerned however, that fundamental issues such as the impacts of recreation and water as described above are still to be resolved.</p>	5816 (Cambridge Past, Present & Future)
<p>It appears from the HRA Report that the relocation of the CWWTP is part of the mitigation measures which will be necessary to provide certainty that water quality impacts arising from the First Proposals will not adversely affect the integrity of several designated nature sites, in combination with other plans and projects. We expect the policies of the First Proposals to be revised (including to provide for the relocation of the CWWTP) in order to ensure that the emerging plan secures appropriate mitigation in connection with the development strategy - in particular North East Cambridge.</p>	59010 (Endurance Estates)

Summary of issues raised in comments	Comments highlighting this issue
<p>This will require the emerging plan to include proposals for the CWWTP's relocation and if that update is made to the plan we expect the Sustainability Appraisal to be updated to reflect the effects of the CWWTP as part of the assessment of the impacts arising from Policy S/NEC and for this to be re-assessed alongside the alternatives to this policy option.</p>	
<p>Natural England is generally supportive of the interim findings of the HRA and will provide further advice as the HRA is updated in line with the development of Plan policies and further evidence.</p> <p>It is recommended that policy wording in the plan is strengthened to include specific inclusion of the safeguard measures detailed in the representation (completion of bat surveys and ensuring proposed development will avoid habitat features and to create and enhance suitable habitats for species) and that Policy BG/BG Biodiversity and geodiversity is strengthened to include specific reference that mitigation provided should be suitable to the level of protection afforded to designated sites.</p>	59991 (Natural England)
<p>Whilst the assessment has ruled out likely significant effects on all relevant European sites Natural England has been unable to carry out a detailed review of this information and will provide comments at the next stage of Plan consultation.</p>	59991 (Natural England)
<p>Please note that Natural England is reviewing the Impact Risk Zone (IRZ) for Eversden and Wimpole Woods SAC to consider the findings of emerging SAC barbastelle tracking surveys being undertaken for major development schemes. It will also take into consideration the availability of suitable foraging resource which is scarce in the local area. In the meantime, until the IRZ is formally amended, and</p>	59991 (Natural England)

Summary of issues raised in comments	Comments highlighting this issue
<p>accompanying guidance prepared, we welcome application of a precautionary 20km buffer zone for SAC barbastelles in line with Natural England's current local guidance.</p>	

Table of representations: Habitats Regulation Assessment site-specific comments

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Summary of issues raised in comments	Comments highlighting this issue
<p>New housing beyond Ninewells must not find a rat run through Ninewells to our homes on Greenland's adding to the already extensive drug running and antisocial groups coming into a cul-de-sac of only 32 homes. Ninewells needs to be redirected to CBC and Park and Ride/cycle route needs to go around NW not through Greenlands. Ninewells needs its own cycle route out to main road and to school/work/leisure routes. Footfall of thousands on Greenlands needs to be reduced not increased.</p> <p>The representation is not fully copied here as it lists all the problems to do with the CBC and is not relevant for this topic.</p>	<p>58084 (I Blackburn-Horgan)</p>