

Michael Huntingdon
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne
Cambridge
CB23 6EA



Wandlebury Ring, Gog Magog Hills
Babraham, Cambridge CB22 3AE

Phone: 01223 – 243830
www.cambridgeppf.org

6 November 2018

Dear Michael

RE: S/3440/18/OL *Outline planning permission for a new mixed use village comprising residential development of approximately 3,500 dwellings; mixed uses comprising employment, retail, hotel, leisure, residential institutions; education, community facilities, open space including parks, ecological areas and woodlands, landscaping; engineering for foul and sustainable urban drainage systems; footpaths, cycle ways, public transport infrastructure; highways including a principal eastern access from the roundabout on St Neots Road and western access with Broadway including first section of strategic public transport route; associated infrastructure, groundworks and demolition; with all matters reserved except for the principal highway junctions from the St Neots Road roundabout and onto Broadway with some matters reserved except for access. This application is subject to an Environmental impact assessment.*

We are Cambridge's largest civic society run by local people who are passionate about where they live, and interested in making places more attractive, enjoyable and distinctive. Working with our members, supporters and volunteers we:

- Manage green spaces and historic buildings in and around the city for people and nature.
- Champion high quality planning and the sustainable development of Cambridge and its surrounds.
- Run a successful education and events programme teaching people of all ages about local heritage.

Cambridge Past, Present & Future have reviewed the above referenced application and have the following comments to make. We recognise the important role that this development could have in providing housing and supporting quality of life in the greater Cambridge area, as part of a policy of new developments outside the Green Belt. However we object to some of the details in the current application.

Main Concerns

- **Layout of development**
 - We do not understand the logic in locating the rural hub/village centre in the NW corner of the site. This creates quite a distance between it and the residential southern fringe. We believe that to make the site truly sustainable and viable the 'heart' of the village should be more centrally located and more easily accessible by foot or cycle. You do not want to force people to get into their cars just to get to the local shop.
 - It is also unclear how this new development will integrate with Cambourne, if at all. The distance between the two sites again could force people into their cars to access the facilities there, yet is not technically an extension to Cambourne- so it is neither part of the town nor is it fully self-sufficient.
 - Generally, the design and layout are unlikely to create the strong sense of place and community that are required to create a successful new settlement. It is a rather standard

development that favours cars and will become a dormitory suburb of Cambridge plonked in the countryside.

- **Timing: traffic and transport**

- We note the comments made by the CamCycle Campaign group and share some of their concerns about cross accessibility between sites.
- The dramatic corner in the busway route is not aligned with the GCP/Mayoral plans for mass transport (the turn is too tight) and is thus not future-proofed. This Busway only runs along the northern boundary and so is not very accessible for people on southern half of the site.
- This development will significantly increase congestion on the A428 corridor which is already significantly congested. Plans to relieve the congestion, such as making the Girton Interchange four-ways, dualling to St Neots and a new metro service to Cambridge are unlikely to be delivered until the late 2020s. We are concerned that housing for this development will come forward before these alleviation schemes are in place. We would like to see this development phased to coincide with transport alleviation schemes otherwise it will make a bad situation worse.

- **Natural environment, open green space, biodiversity and mitigation**

- The proposal does not achieve a net gain in biodiversity. We would want to see the developer come forward with plans to achieve this through either additional on-site or new offsite mitigation.
- We do not believe the proposed east and west boundaries provide sufficient screening nor is there adequate natural separation between this site and the adjacent villages. Also, a more robust delineation between the edge of the site and the A428 is required in order to buffer noise and pollution from the school playing fields. As a result, the development will create a strip of ribbon development along the A428.

- **General**

- The proposal is neither a separate “village” type settlement nor an extension of Cambourne and suffers from not being either.
- The housing density is very low. In order to take pressure of other greenfield sites we would like to see an increase in density – providing that this would not further exacerbate the traffic issues (ie timed to coincide with alleviation schemes).

Conclusion

Whilst CambridgePPF has no objection to the principle of the development, we are disappointed that an opportunity has been missed to create a significant new community with a sense of place that will improve the reputation of the Cambridge area. Is this a development that in 30 years’ time the people of South Cambridgeshire will feel proud of?

Please inform us if any amendments to the proposed plans are submitted for us to review and respond to.

Kind regards



Stacey Weiser, IHBC
Head of Planning and Conservation
On behalf of the CambridgePPF Planning Committee