

Have your say

Proposed Submission Greater Cambridge Local Plan consultation



**GREATER CAMBRIDGE
SHARED PLANNING**

The vision for Grange Farm

Grange Farm will be a thriving and sustainable new settlement, providing a distinctive mixed use development shaped by a comprehensive and innovative approach to delivering resilient placemaking. It will be delivered through a design led approach with nature and community at the heart of development.

What is being proposed?

Policy S/GF: Land adjacent to A11 and A1307 at Grange Farm is a site selected for the location of a new residential-led mixed use settlement. The proposal is for 4,500 homes including homes for older people and affordable housing, 35,000 sqm of employment floorspace, education facilities, healthcare facilities and a mix of retail, indoor and outdoor leisure provision.

The proposal is for 4,500 homes to be delivered from 2034 with 2,550 of these homes to be delivered in the plan period to 2045. This is subject to water infrastructure being in place to meet the needs of the development.

Why is the site allocated?

This site provides an opportunity to create a sustainable community, large enough to support the delivery of new homes in a well-connected location. The ambition is for a new settlement that can support some of its own employment, infrastructure such as schools, healthcare and provision of sports and recreation, as well as green space. The site is also in close proximity to large employment campuses so is well located to provide housing for local workers.

How are the impacts of development being mitigated?

The development will be masterplan led and this will be supported by a design code to ensure high quality standards of design across all phases of the development. To mitigate impacts on the landscape, Grange Farm is proposed to be surrounded by a Strategic Enhancement Area to create a buffer of green space, open space, habitat and wildlife compensation, agricultural uses as well as dark corridors where necessary.

The policy also looks to protect and enhance existing natural and built environment assets including SSSIs and sensitive ecological habitats and existing heritage assets.

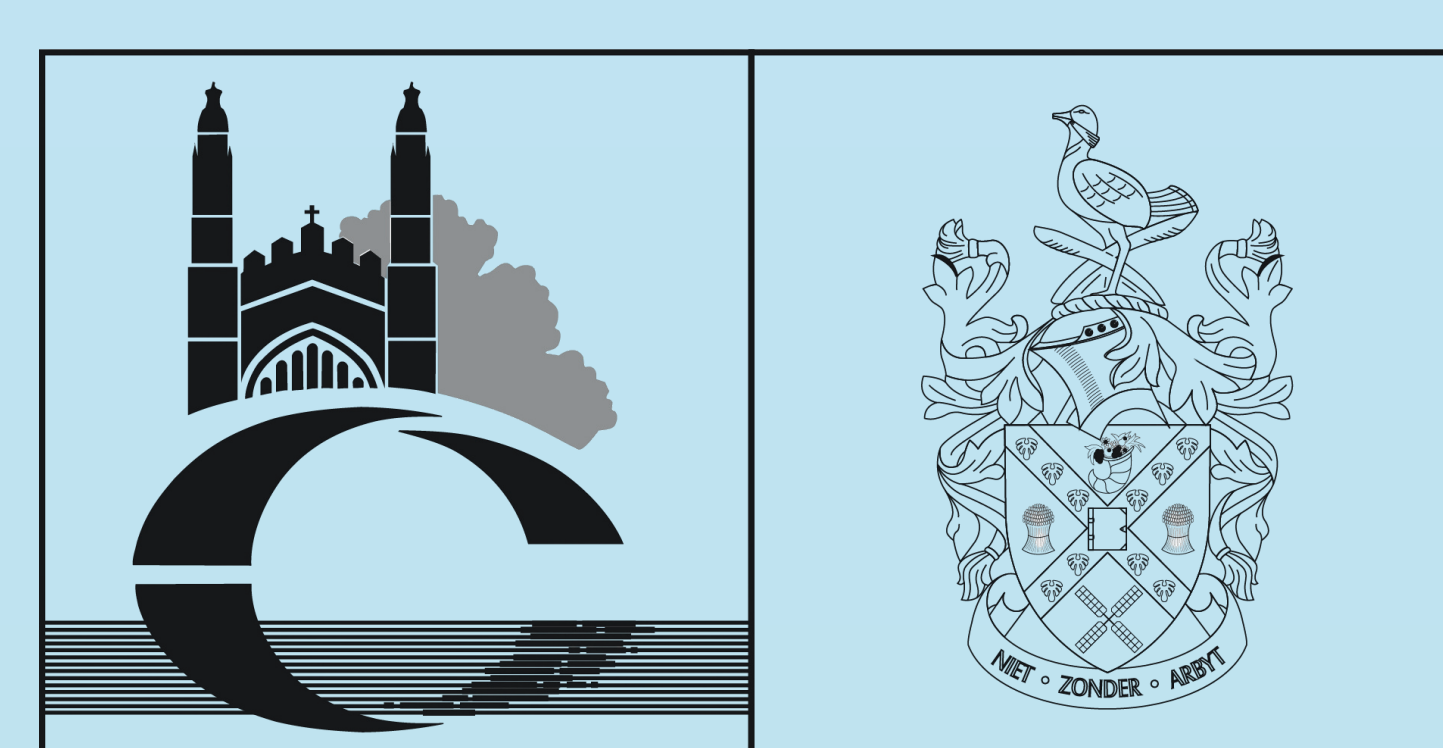
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What has changed since the Draft Plan stage?

You said:

The boundary is too close to the villages of Great Abington in the South and the graphic needs to be clearer.

We did:

The policy has been refined to reflect the new and updated evidence base documents including on ecology, heritage, landscape, transport and water. The Heritage Impact Assessment has also been updated to reflect the outcomes of the geophysical survey and recent listings process by Historic England for the Bronze Age Barrows to the west of the site, which is now a Scheduled Monument.

The developable area has been reduced, with capacity reduced from 6,000 homes to 4,500 homes. The employment floorspace identified in the Draft Local Plan remains suitable for the development to ensure that there are some employment opportunities within the site.

The allocation has been revised to clarify that development will commence from 2034 subject to delivery of water infrastructure as recommended by the Habitats Regulations Assessment.



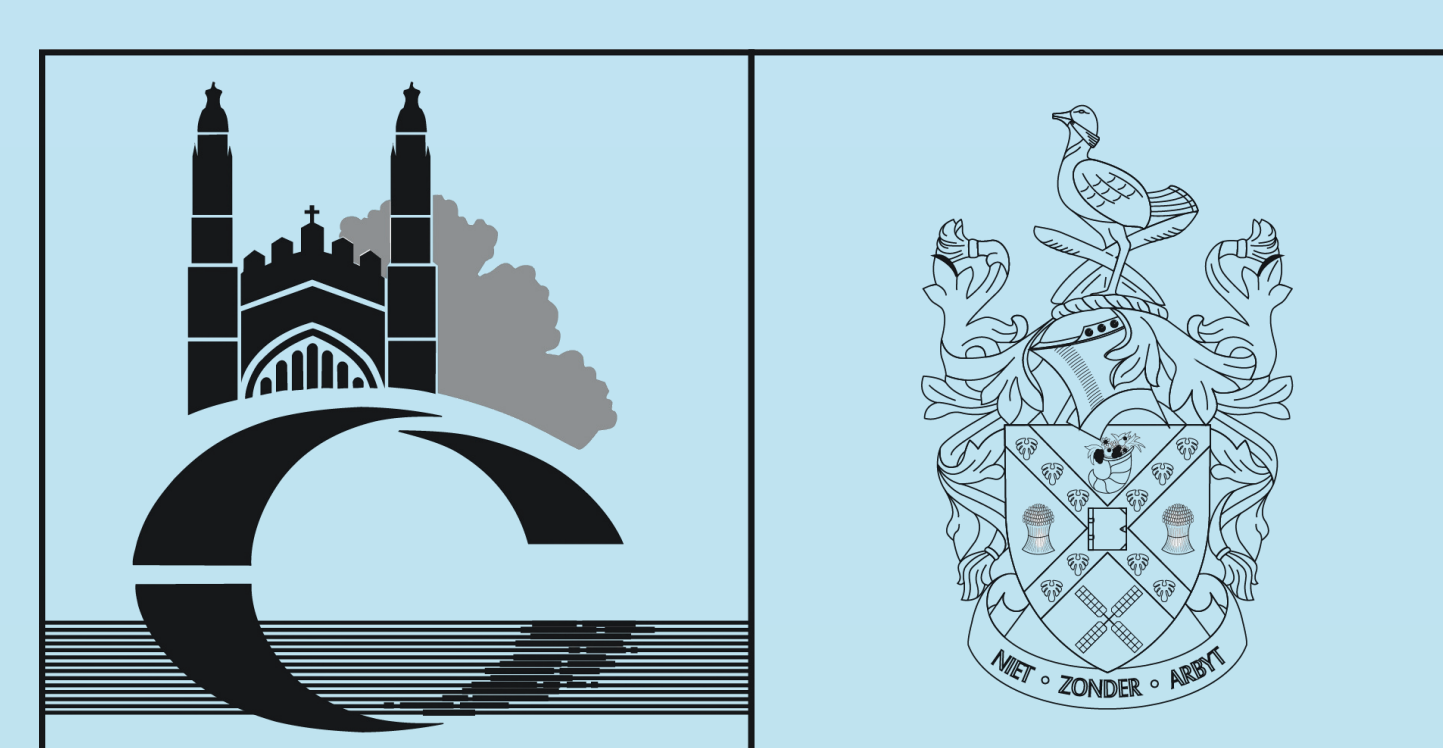
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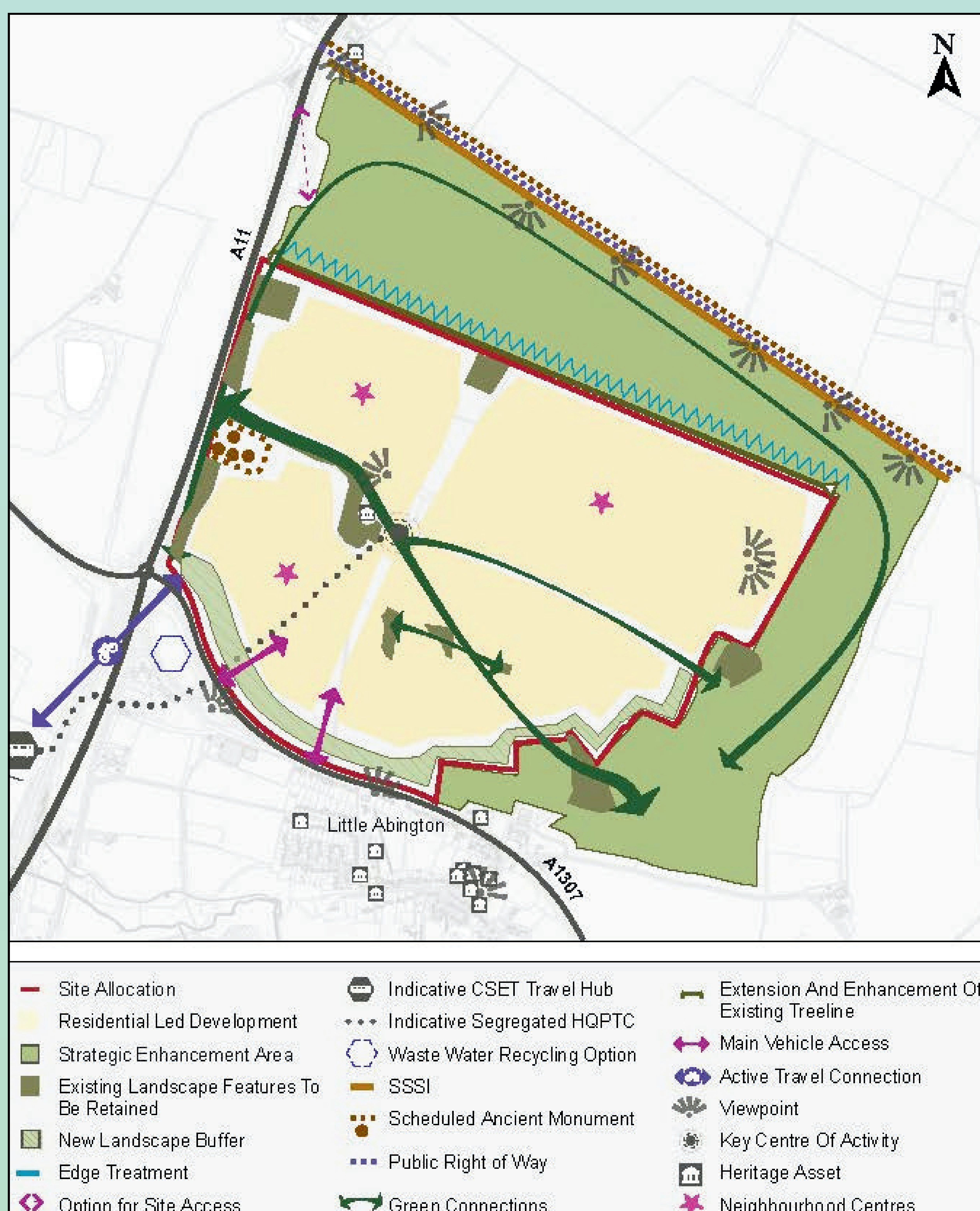


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The indicative spatial framework

The indicative spatial framework shows the red line boundary of the site allocation, the boundary of the Strategic Enhancement Area (the non-development area around the site allocation), an indicative indication of suitable uses, as well as existing planning designations and constraints that will need to be considered during future master planning of the site at the planning application stage.

The site boundary and indicative spatial framework have been amended to reflect that the edges of the site will need be carefully designed as well as to show the developable area for the eastern and southern edges. Further revisions have been made to the indicative spatial framework to show the Waste Water Recycling option (to be provided if necessary), the revised viewpoints, the newly designated Bronze Age Barrows Scheduled Monument, the Public Right of Way and green connection routes to minimise recreational pressures.



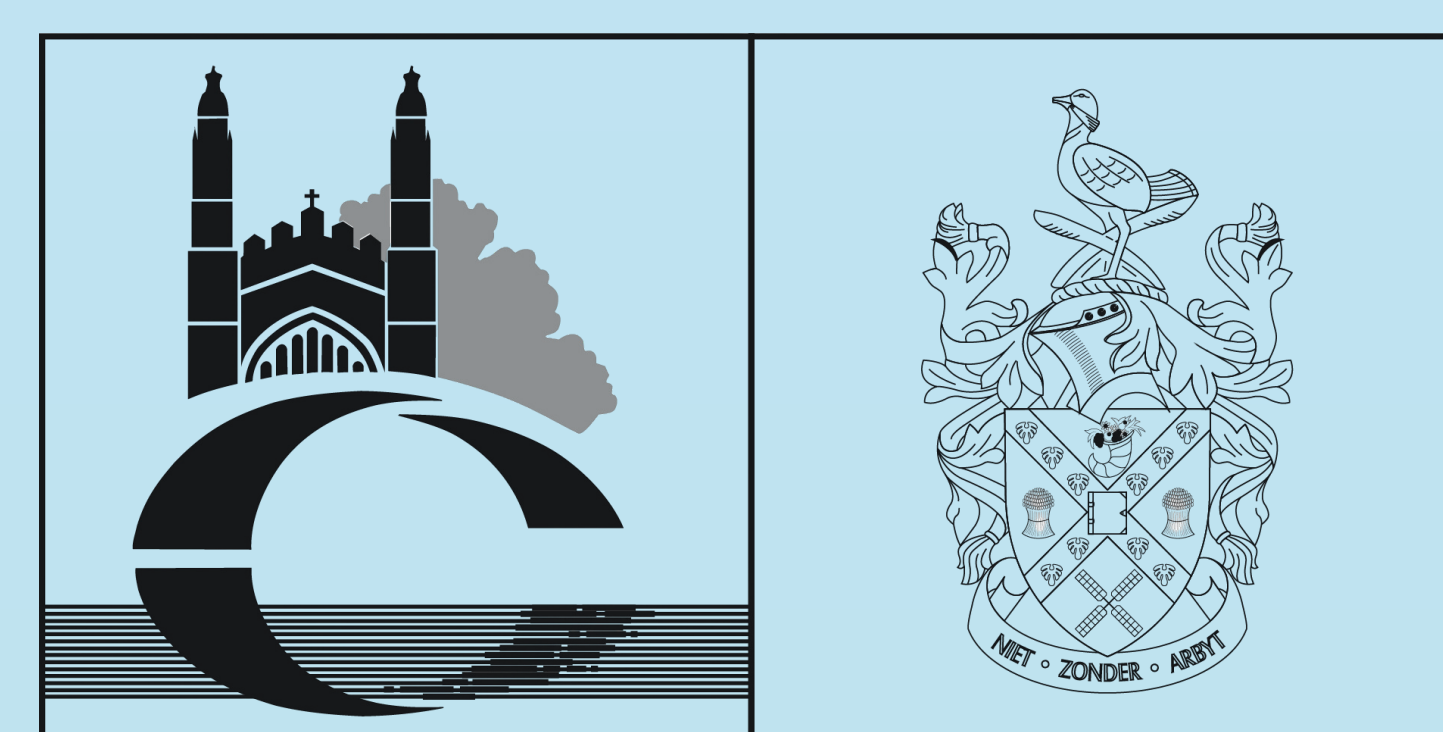
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Key issue: Transport

You said:

Congestion on the A11, A1307 and the A505 is at its peak already and cannot handle more cars. There is no funding in place for CSET and there are concerns about its delivery.

We did:

We have been working with the Highways Authority and National Highways to understand the impacts on the transport network as a result of the development and other planned growth.

Grange Farm is dependent on the Cambridge South East Transport (CSET) project and its extension into Grange Farm. This must be delivered in the early stages of the development as it is a key part of the transport package for the site.

The proposed transport mitigations for the site include:

- Focus on public transport provision and active travel connections
- Mobility hubs / bus stops within 400m of all new homes
- A last mile logistics hub to manage deliveries within the site
- Internal and local connections to the Linton Greenway, Byway 4/1 and Worsted Lodge access road.
- Segregated active travel connections across A1307, A11 and along Newmarket Road and connection to CSET Phase 2 Travel Hub
- Extension to CSET Phase 2 high quality public transport corridor
- Bus priority measures along the A1307 between Haverhill and Cambridge, as required, including at Fourwentways junction
- Necessary off-site highway mitigation and appropriate site access arrangements
- Promotion of low car ownership, noting CSET delivery

The transport evidence will continue to be tested and iterated to ensure that the transport mitigations put in place are timely, deliverable and sufficiently mitigate the impacts on the existing network and congestion. The proposed trip budget for the site will continue to be refined to support a subsequent masterplan and planning permission for the site.

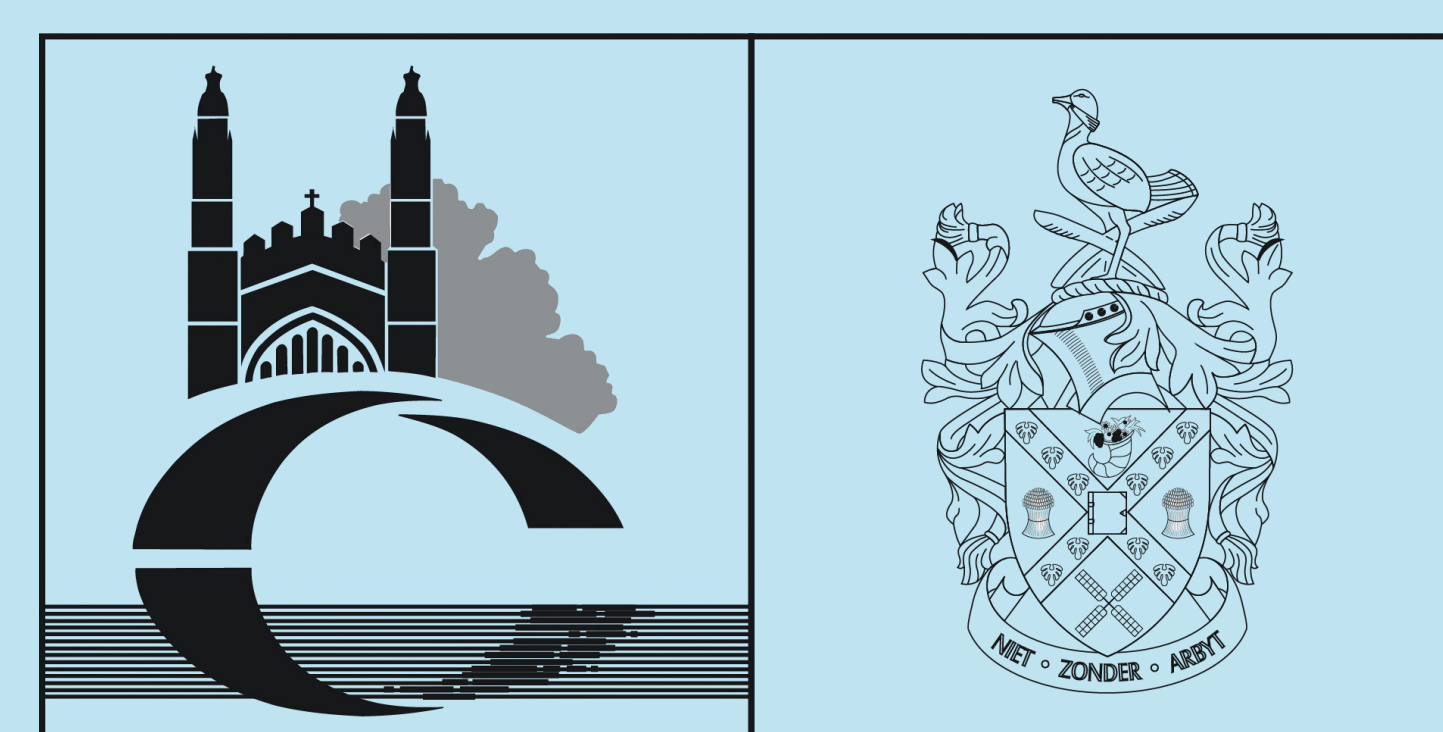
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Key issue: Roman Road/Archaeology

You said:

Grange Farm will detrimentally impact on the Roman Road.

We Did:

The Worsted Street Roman Road is an established Scheduled Monument to the north of the site. The Bronze Age Barrows to the west of the site are now a Scheduled Monument as a result of being identified, assessed and designated.

The Roman Road lies beyond the red line boundary of the site and the impacts will be mitigated by a non-developable buffer (Strategic Enhancement Area) combined with enhanced vegetation screening to maintain the open, rural setting of the Roman Road.

The Bronze Age Barrows are within the red line site allocation boundary and have been excluded from the developable area to protect the asset and its setting from any impacts arising from the development.

National and local planning policy requires Scheduled Monuments to be sensitively managed. The policy wording has set out clear requirements for further assessments and engagement with Historic England to establish a suitable buffer between these important heritage assets and the development. These further studies will be informed by the Council's Heritage Impact Assessment, which can be viewed in the evidence base document library.

The landowner, Greater Cambridge Shared Planning, Historic England and the Historic Environment Team at Cambridgeshire County Council will continue to work together to identify any impacts on the Scheduled Monuments or any additional archaeological findings, to work towards the submission of a masterplan for the site.

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