



Mid-Term Community Consultation,
April-May 2023



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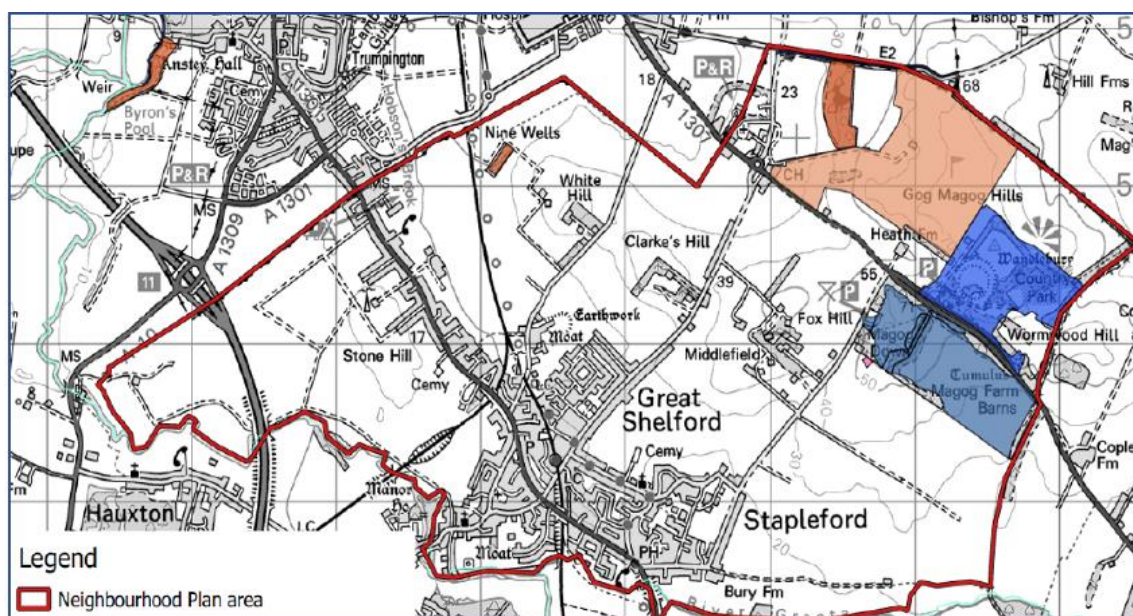
1 Introduction

1.1 What is a Neighbourhood Plan?

Our Neighbourhood Plan (NP) is a way for our local community to influence the planning and development of the area in which we live and/or work over the period to 2040. We can do this by developing a set of land use planning policies which will be used to determine planning applications.

We cannot stop development altogether, but we can shape it to meet our needs, protect the things we value and improve the less good bits.

Stapleford and Great Shelford have many shared interests, so we are working together to produce a single NP covering the villages and surrounding countryside shown in Map 1 below.



Map 1: Stapleford and Great Shelford's designated Neighbourhood Plan area

1.2 Do we really need more planning policies?

Against a background of rapid economic growth in our region, providing homes for an expanding workforce means that further development will be coming to Stapleford and Great Shelford. The draft Greater Cambridge Local Plan, which will supersede South Cambridgeshire District Council's current Local Plan, already proposes roughly 100 new homes for our villages on greenbelt land bounded on two sides by properties on Hinton Way and Mingle Lane. It is quite possible that this figure will have been revised upwards by the time the new Local Plan is finalised (likely in 2024/5).

If you look at our NP proposals and wonder why some important issues are missing, it will often be because they are already covered by existing planning policy or they are outside the scope of a NP. Our NP *fills gaps* in the detail of higher level national and Local Plan policies so we can manage development in our area in line with the needs, priorities and aspirations of the people who live and work here. It will also help us to identify the facilities and services that need to be in place to meet the demands that any new housing will make upon our community.

1.3 Have your say on how our area should be planned

A group of residents and parish councillors from both villages (the "steering group") are producing the NP on behalf of our community. However, community involvement is vital to developing a NP



and we are asking for your views at key times in the process. We are now in the second stage shown in the figure below.

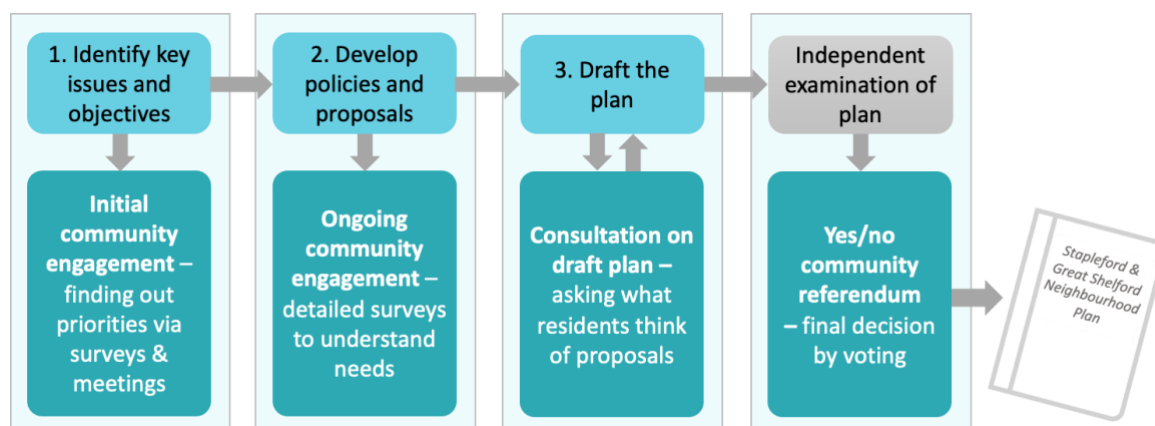


Figure 1: Typical Neighbourhood Plan process

Last year, we ran a survey and several events to identify our community’s planning-related priorities so we can focus our NP on the things which matter most to you. We published our survey’s outcomes in full at www.greatshelfordparishcouncil.gov.uk/wp-content/uploads/sites/105/2022/09/202209_NP_InitiaPublicOpinionSurveyResults.pdf and regularly reported extracts and key findings in *Stapleford Messenger*, *Great Shelford Village News*, our NP website, and Parish Council meetings and minutes.

Combining your feedback with other available evidence, such as housing needs data and a landscape character assessment of our area, the steering group has drafted a vision and objectives to clarify what Stapleford and Great Shelford’s NP should focus on achieving. But have we got this right? To answer this, we have set out several questions in this consultation paper that we are inviting responses to.

We want to know:

- if the draft vision outlines, in broad terms, what you would like our villages to be like in 2040 at the end of the NP period (see Section 3)
- if the draft objectives adequately set out what needs to be done to achieve this vision (see Section 4).

We have also included some other questions where it would be helpful to know how strongly you agree or disagree with a particular issue or idea (see Section 5).

Once we are clear about the vision and objectives, we can start to develop the planning policies that will contribute towards achieving each objective and will be used by SCDC to determine planning applications in our area.

1.4 Terms and conditions of participation

You can complete the survey at www.greatshelfordparishcouncil.gov.uk/SGSNPlan or by asking for a hard copy at Great Shelford Library. Completed paper responses should be left at the Library for collection or, if you are unable to do this, email SGSNPlan@gmail.com or call Great Shelford Parish Council’s Clerk on 01223 616622 and we will arrange collection from your home.

We welcome comments on as many or as few of the questions as you wish to answer.



Only people who live or work within the red lines of our NP area, as shown in Map 1, may participate. Every member of a household who is old enough to understand the consultation questions may take part.

Responses should be submitted on or before Sunday 28th May 2023. After this date, we will randomly select three survey participants to each receive a £50 reward voucher!

And last, but by no means least: **thank you** for taking the time to contribute your views. This really is *your* NP and, together, we can shape the place we live.

Jenny Flynn

Chair of Stapleford and Great Shelford Neighbourhood Plan steering group



2 A little bit about you

These quick questions help us to understand whether we are communicating with a good cross-section of our community. Data will be stored and managed in accordance with all current legislation and your personal data will not be used for any other purpose than to inform our Neighbourhood Plan and our Parish Councils' understanding of your priorities.

Q1. How old are you?

Under 18 years	
18-25 years	
26-35 years	
36-45 years	
46-55 years	

56-65 years	
66-75 years	
Over 75 years	
Prefer not to say	

Q2. Please leave your contact details if you would like to receive occasional NP updates.

An email or postal address is required to enter the draw to win a £50 reward voucher so we can notify you if you are a winner.

Name	
Email address	
Address	

Q3. Where do you live and work?

	Live (Yes/No)	I sometimes work from home (Yes/No)	I work for a company/organisation based in the villages (Yes/No)
Stapleford			
Great Shelford			

Q4. How long have you lived in either Stapleford or Great Shelford, or both? Please tick ONE answer.

0-2 years	
3-5 years	
6-10 years	
11-15 years	
16-20 years	
>20 years	
I work in Stapleford/Great Shelford, I don't live here	



3 A DRAFT VISION FOR STAPLEFORD AND GREAT SHELFORD'S NEIGHBOURHOOD PLAN

3.1 Our draft vision statement

A vision must be forward-looking, strategic and descriptive. It must consider the land use and development challenges we face but remain uncluttered by detail. It must also clearly reflect the planning related priorities of residents, and we have a good understanding of what they are following our initial public consultation in April-June 2022.

The following draft vision provides an over-arching statement of what Stapleford and Great Shelford aspire to be like in 2040.

"In 2040, Stapleford and Great Shelford will be thriving, rural villages distinct from Cambridge, where people want to live, work, shop and play. We value and want to protect our landscape setting, improve its biodiversity and reduce our contribution to climate change. Reflecting this, modest new development, which is sensitively and sustainably designed, will focus on addressing identified housing needs within our community. Where appropriate, it will also support the creation of new amenities and infrastructure to meet the needs of our population. Part of this infrastructure will be a safe and sustainable travel network supporting everyday journeys and healthy recreation."

3.2 What do you think about our draft vision?

Q5: To what extent do you agree or disagree with the draft vision for our NP? Please tick ONE box.

Strongly agree	
Agree	
Neutral/don't know	
Disagree	
Strongly disagree	

Q6: Do you think the draft vision could be improved? Please explain.



4 DRAFT OBJECTIVES FOR OUR NEIGHBOURHOOD PLAN

4.1 Vision + action = change

Whilst our NP vision says where we want to be and what we want to be like in 2040, our objectives show the actions required to get there. They work together to create change.

4.1 What do you think about our draft objectives?

Here we present our 10 draft objectives in a single table for ease of viewing and ask to what extent you agree or disagree with each of them. Afterwards, we have posed a few related questions that we would value your thoughts on. The remainder of Section 4 provides background information to each objective and you can dip in and out of this as you need. There are no further questions until you turn to Section 5.

We know that separating the complex planning environment and our community's aspirations into individual objectives like this is a bit artificial because in reality many issues are interdependent. However, 'the whole of our NP is greater than the sum of the parts' and we encourage you to view the draft objectives in this context. Please also bear in mind that our NP *fills the gaps* in existing planning policy; it cannot reinvent the wheel. If you think that something important is missing then do note this down, but it could well be that it is dealt with by current planning policy.

What would you prioritise for the benefit our of area?

We want to address all 10 draft objectives in our NP, but there may be a trade-off between what our NP covers and how quickly it can be produced, such that it has utility in the near-term. There is little point in having a comprehensive NP if it takes years to complete and is unavailable until the current period of high growth is over. This would be a missed opportunity to influence planning decisions impacting us. NPs can be expanded and updated over time, so if we have to deprioritise some issues now it does not mean that they cannot be addressed in the future. Therefore, we would like you to select up to five draft objectives which you consider to be the highest priority for our area over the period to 2040.

Please now complete questions 7-13.



Q7: To what extent do you agree or disagree with each of our 10 draft objectives? Please tick ONE box per objective.

Q8: Which of our 10 draft objectives do you consider most important to our Neighbourhood Plan area? In the column labelled 'Top 5 priorities for our NP area', please tick up to FIVE draft objectives.

No.	Draft objective	Q7: Your opinion					Q8: Top 5 priorities for our NP area
		Strongly agree	Agree	Neutral/ don't know	Disagree	Strongly disagree	
1	HOUSING NEEDS: New residential development proposals will contribute to addressing existing and future housing needs in Stapleford and Great Shelford in terms of affordability, size, accessibility and tenure.						
2	THE BUILT ENVIRONMENT: New development will be designed to a high standard and in its built form will reinforce the distinctive rural look, feel and quality of the two villages.						
3	CLIMATE CHANGE: New development will be designed to be (a) compatible with, and belong in, a net zero emissions future, and (b) resilient to the effects of climate change.						
4	BIODIVERSITY: We will protect and enhance specific features and sites of ecological value identified in the Landscape Character Assessment for our Plan area. More broadly, we will deliver biodiversity enhancements at all development sites within the Plan area.						
5	OUR RURAL SETTING AND LANDSCAPE: New development will actively minimise its impact on the landscape character of the Plan area, recognising the value of long views and vistas into and out of the rural setting of the villages, the open spaces within it and, critically, the separation of the villages from the urbanised Greater Cambridge area.						
6	COMMUNITY AMENITIES AND INFRASTRUCTURE: We will ensure that development addresses its associated demands on, and existing shortfalls in, our community's amenity and infrastructure needs, specifically in healthcare, primary school education, transport, open spaces and play spaces.						



No.	Draft objective (continued)	Q7: Your opinion					Q8: Top 5 priorities for our NP area
		Strongly agree	Agree	Neutral/ don't know	Disagree	Strongly disagree	
7	ACTIVE TRAVEL: Residents travelling in and out of the Plan area, and people travelling through the Plan area, will find it increasingly easier to choose sustainable means to reach their destinations, whether for work or leisure purposes. The safety of non-motorised users will be prioritised over the needs of motorised users throughout the Plan area.						
8	MANAGING THE IMPACTS OF TRAFFIC MOVEMENT: The adverse effects of increased road traffic movements from new development on our community's quality of life (and apparent in, for example, air pollution, noise, vibration, road safety, accessibility and street scene environment) will be identified and appropriately mitigated.						
9	COUNTRYSIDE ACCESS: Existing routes for non-motorised users into the much-valued countryside in our Plan area will be protected and maintained. New routes for non-motorised users from our villages into our countryside will be opened up.						
10	COUNTRYSIDE ENHANCEMENT: The Countryside Enhancement Strategy set out in the Landscape Character Assessment for the Plan area will be implemented. These landscape, biodiversity and public access improvements will complement the existing landscape character of the area and protect and enhance the setting of Cambridge.						



Q9: Do you think any of the draft objectives can be improved? If so, how?

Please use the free-text box below to comment, clearly noting which draft objective(s) you are referring to. Use the back page of this consultation paper if you need more space.

Community-led renewable energy schemes

Thinking further about our draft objective relating to climate change, we would like to include a policy in our NP which supports the *principle* of community-led renewable energy schemes. These could incorporate wind turbines on appropriate land within our area, sited away from village boundaries. It would be important to ensure that they did not negatively impact wildlife.

Examples of this kind of scheme already exist in our wider region. In Gamlingay, a single 33m diameter wind turbine has been installed by the community just outside the village. It is significantly offsetting the village’s carbon footprint and a portion of profits from the turbine’s operation is spent on local charities and community projects. The project was funded entirely by local residents and businesses.

We would like to understand your views about this kind of idea.

Q10: To what extent do you agree or disagree with the principle of community-led renewable energy schemes in our area?

Strongly agree	
Agree	
Neutral/don’t know	
Disagree	
Strongly disagree	



Q11: Do you have any further comments about the principle of community-led renewable energy schemes in our area?

Equality of access to our countryside

Thinking further about our draft objective relating to countryside access, we must consider *equality* of access. We propose that, where practicable, new and improved routes into our countryside should be suitable for all forms of non-car use (on foot, on wheels, on a horse), recognising that path segregation may be required to make this safe. By ‘practicable’ we mean that the land must be suitable, there must be sufficient funds and the new/improved route must link sensibly to other accessible routes if it is to meaningfully expand the accessible network.

Q12: To what extent do you support improving equality of access to our countryside? Please tick ONE box per column.

	As it applies to <i>existing</i> routes	As it applies to <i>new</i> routes
Strongly agree		
Agree		
Neutral/don't know		
Disagree		
Strongly disagree		

Q13: If you wish to explain your answer, please do so below.

Thank you for getting this far! We really appreciate your time and input.

The rest of Section 4 contains background information about each of our draft objectives to support your responses to the survey. There are no further questions to answer until Section 5.

Section 5 invites you to comment on aspects of the evidence base underpinning our Neighbourhood Plan. We’d value feedback on all of the topics but, if you are short of time, please just answer those which are particularly important to you.



4.2 Background to draft objective 1: housing needs

Draft objective 1: new residential development proposals will contribute to addressing existing and future housing needs in Stapleford and Great Shelford in terms of affordability, size, accessibility and tenure.

This could mean that:

- a proportion of affordable housing coming forward on new schemes should be preferentially allocated to households with a strong local connection, e.g. people living or working in the area, or with close family in the area
- housing stock should be adaptable to changing household needs, such as home-working, multi-generational living and independent living in older age
- our community could work with housing trusts or charities to develop affordable housing rather than relying on enough to be provided via large developments.

4.3 Background to draft objective 2: the built environment

Draft objective 2: new development will be designed to a high standard and in its built form will reinforce the distinctive rural look, feel and quality of the two villages.

This objective seeks to ensure that new development – whether large scale schemes or modest extensions to existing homes – should be of a high quality and designed to be sympathetic to our rural vernacular. Developers would be expected to adhere to a set of ‘design principles’ created by planning experts. The aim of these principles is not to stifle design but to inspire it.

4.4 Background to draft objective 3: climate change

Draft objective 3: new development will be designed to be (a) compatible with, and belong in, a net zero emissions future, and (b) resilient to the effects of climate change.

We propose that new development should deliver buildings designed to have a low impact on greenhouse gas emissions. New buildings and their associated ‘green infrastructure’ should also be future-proofed to extreme weather events, such as heatwaves, drought and flood events.

Green infrastructure includes parks, open spaces, playing fields, woodland, street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems, soils, rivers and other water bodies. Together, these form a network of integrated spaces and features that provide multiple simultaneous benefits, such as encouraging active travel, capture carbon, cooling built-up areas during heat waves, and improving people’s mental and physical health.

4.5 Background to draft objective 4: biodiversity

Draft objective 4: we will protect and enhance features and sites of ecological value identified in the Landscape Character Assessment for our Plan area. More broadly, we will deliver biodiversity enhancements at all development sites within the Plan area.

‘Biodiversity’ is the variety of plant and animal life and microorganisms in the world or a particular habitat, every one of which live and work in a delicate balance to maintain and support life on earth. Habitat loss from a change of land use, as when new development occurs, is the largest contributor



to biodiversity loss. The fragmentation of habitats results in small, isolated patches of land that cannot maintain populations of species into the future.

To protect and improve biodiversity in our NP area, this draft objective aims to ensure that:

- our rich tapestry of existing biodiversity assets is fully recognised and protected when new development proposals come forward
- developers deliver biodiversity gains through their schemes.

A Landscape Character Assessment has been produced as part of our NP's evidence base and will underpin this and many of our other draft objectives. Such assessments identify, describe and map variations in different elements of landscape which give each locality its unique 'sense of place.'

4.6 Background to draft objective 5: our rural setting and landscape

Draft objective 5: new development will actively minimise its impact on the landscape character of the Plan area, recognising the value of long views and vistas into and out of the rural setting of the villages, the open spaces within it and, critically, the separation of the villages from the urbanised Greater Cambridge area.

This means that:

- new development in our area will sit comfortably within its surrounding landscape
- development on the edge of existing settlement will respect the countryside setting of our villages
- the settlement gap between Stapleford and Great Shelford will be retained as it currently exists
- the settlement gap between our villages and the City of Cambridge will be retained
- views into and out of the villages which are valued by the community will be protected and enhanced
- open spaces within our settlements which are valued by the community will be protected.

A considerable amount of evidence is required to underpin planning policies relating to this draft objective. Much of this is already in place and Section 5 of this consultation paper invites you to comment on some of it.

4.7 Background to draft objective 6: community amenities and infrastructure

Draft objective 6: we will ensure that development addresses its associated demands on, and existing shortfalls in, our community's amenity and infrastructure needs, specifically in healthcare, primary school education, transport, open spaces and play spaces.

Our NP intends to identify shortfalls in existing infrastructure in our villages and, where it is necessary to make a development acceptable, will require development proposals to address these in a suitable way and at a suitable scale. For example, building multiple family homes would not be permitted if existing primary schools in our area were already full of catchment area pupils and had no means of expanding on-site to accommodate more pupils. New development would be required to contribute towards growing the primary school network, either directly by building a new school or indirectly through financial contributions.



4.8 Background to draft objective 7: active travel

Draft objective 7: residents travelling in and out of the Plan area, and people travelling through the Plan area, will find it increasingly easier to choose active travel modes to reach their destinations, whether for work or leisure purposes. The safety of non-motorised users will be prioritised over the needs of motorised users throughout the Plan area.

'Active travel', defined in *Cambridgeshire's Active Travel Strategy* and adopted by Cambridgeshire County Council in March 2023, refers to journeys on foot, cycle or other 'wheeled' modes of active travel (e.g. mobility scooter, wheelchair, pushchair, cycle freight). Other non-motorised users, such as horse riders, may also use the network. Active travel reduces reliance on private cars – particularly for short journeys and by single passengers – and hence decreases congestion and our carbon footprint. It is good for our health and good for the environment.

Not all journeys can be made, or tasks undertaken, without a car and some people rely more heavily on private car use than others, perhaps because of mobility issues or complex travel arrangements. However, our NP has a role to play in making active travel safer and more convenient, especially for local journeys to key amenities such as schools, medical centres, shops and open spaces. For example, we can protect land required for new active travel routes from conflicting development.

Section 5 of this consultation brochure seeks your more detailed views on active travel.

4.9 Background to draft objective 8: managing the impacts of traffic movement

Draft objective 8: the adverse effects of increased road traffic movements from new development on our community's quality of life (and apparent in, for example, air pollution, noise, vibration, road safety, accessibility and street scene environment) will be identified and appropriately mitigated.

New development invariably increases traffic volumes on existing roads and we know from our 2022 survey that residents are concerned about how this will impact various aspects of their quality of life. This draft objective seeks to manage this as best we can via our NP. For example, underpinning it could be a policy linked to known and identified problems in our villages (such as road and pedestrian safety issues, and dangerous junctions) against which the impact of all new development proposals on exacerbating these issues would need to be assessed.

It is very important to note that such a policy can only apply to planning applications that come forward *in our NP area*. Other initiatives will need to be undertaken to address the traffic impacts on us of development *outside our NP area*, for example by influencing the Greater Cambridge Plan and responding to applicable planning applications; these are beyond the scope of our NP.

4.10 Background to draft objective 9: countryside access

Draft objective 9: existing routes for non-motorised users into the much-valued countryside in our Plan area will be protected and maintained. New routes for non-motorised users from our villages into our countryside will be opened up.

Despite being surrounded by countryside, we recognise the lack of access that residents and visitors have to it. Therefore, this draft objective seeks to:



- protect and improve existing Public Rights of Way as key assets
- identify aspired-to routes – new development proposals could help make these a reality by including them in their design or by contributing towards the purchase of land for new routes or the improvement of existing routes.

We caution that liaison with landowners and other stakeholders is needed to secure aspirational routes and improvements to existing routes. Attempting to do this for a multitude of routes into our countryside would require a significant amount of time and resources to progress and hold up work on the rest of the NP. However, achieving something is better than nothing, so in the next section of this consultation brochure we are seeking your input on which routes to prioritise.

4.11 Background to draft objective 10: countryside enhancement

Draft objective 10: the Countryside Enhancement Strategy set out in the Landscape Character Assessment for the Plan area will be implemented. These landscape, biodiversity and public access improvements will complement the existing landscape character of the area and protect and enhance the setting of Cambridge.

This draft objective relates to existing planning policy and needs a bit of explanation. The Countryside Enhancement Strategy is a series of landscape, biodiversity and public access improvements proposed for a specific section of our area (that bounded by the Cambridge City boundary, Babraham Road, Haverhill Road, and the edge of the built-up area of Great Shelford and Stapleford) which falls within Policy CSF/5 area of SCDC's Southern Fringe Action Plan 2008. These improvements have not yet been implemented. Our NP can facilitate this by requiring development proposals which either directly affect this section of land, or come forward in our wider NP area, to make some of the enhancements by incorporating them into their designs or making financial contributions.

Multiple enhancements are proposed, including a landscape corridor along Hobson's Brook, and new off-road routes linking to Wandlebury Country Park and Magog Down. These and other proposed enhancements are elaborated upon in our Landscape Character Assessment and in the map titled 'Landscape Character Assessment – Countryside Enhancements' in the Appendix.

The Countryside Enhancement Strategy can be tackled outside of our NP, potentially by our Parish Councils, local voluntary groups or working parties. However, developer involvement can happen if suitable planning applications come forward, so it makes sense to include this in our NP.



5 Questions about our Neighbourhood Plan's evidence base

Here we present extracts from our NP's growing evidence base and invite your comments on:

1. our Housing Needs Assessment
2. areas of visually important open land
3. locally valued views
4. green spaces which could be given special 'Local Green Space' designation and protection
5. valued 'countryside frontages'
6. active travel routes
7. routes into our countryside.

We'd value your feedback on all topics but, if you are short of time, please just answer those which are particularly important to you.

Our evidence base will also be on display at various consultation events in April 2023 (see details at www.greatshelfordparishcouncil.gov.uk/SGSNPlan), with members of the NP steering group frequently on hand to answer questions and note down your comments.

5.1 Housing needs

Nearly 60% of residents surveyed in 2022 were worried about the affordability of, or access to, suitable housing in our community over the next 15-20 years. The majority pointed towards a particular need for small or medium sized family homes, starter homes and affordable housing/low cost accommodation to rent or buy. There was little perceived need for large family homes with five or more bedrooms.

To test this subjective evaluation of our housing needs, the NP steering group commissioned a Housing Needs Assessment (grant funded by Locality) from government contractor AECOM. The full report is available to view at www.greatshelfordparishcouncil.gov.uk/SGSNPlan. Selected findings are shown in Figure 2 and are a strong vindication of residents' awareness of local housing needs!

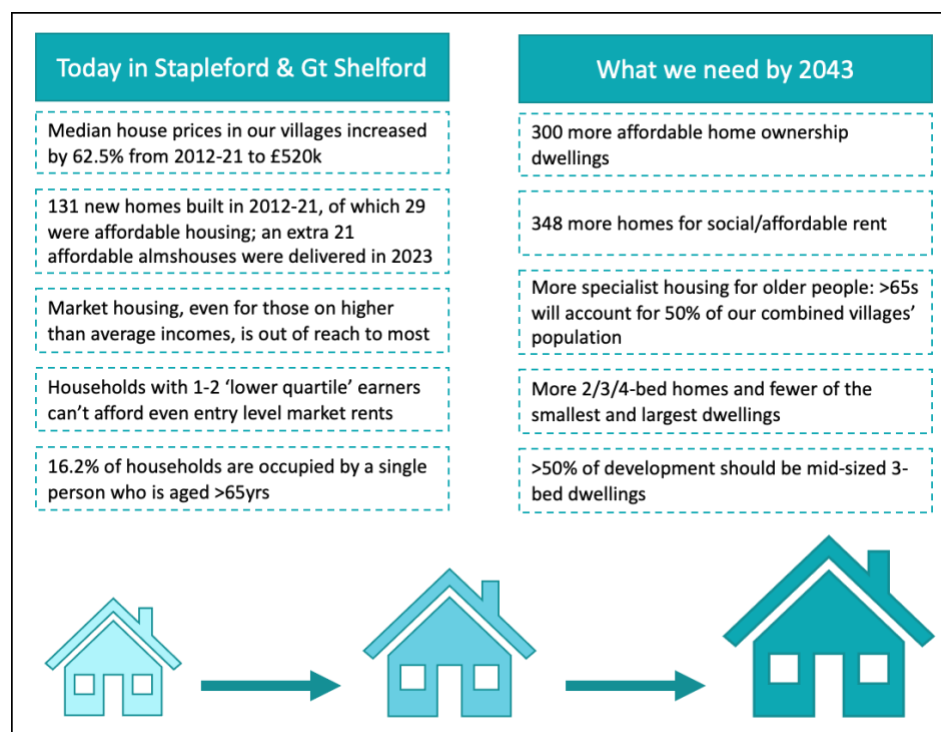


Figure 2: Stapleford and Great Shelford's housing needs according to AECOM (Feb 2023)



One of our NP's 10 draft objectives seeks to ensure that new residential development proposals contribute to addressing existing and future housing needs in our villages in terms of affordability, tenure, size and accessibility. Some ways in which this objective could be met are shown in the table below and we would like to know to what extent you agree with them.

Q14: Here are some suggestions for how new development could address local housing needs. How important are they to our NP area? Please tick ONE box per proposal.

Strategies to address local housing needs	How important are these to our NP area?				
	1 (strongly agree)	2	3	4 (strongly disagree)	No opinion
A proportion of affordable housing coming forward on new schemes should be preferentially allocated to households with a strong local connection					
If developers do not provide sufficient affordable housing, the community could consider alternatives, e.g. 'rural exception sites' could supply small numbers of affordable houses on greenbelt land					
New development should reflect the greater need for homes for social/affordable rent than social/affordable ownership					
Developers should deliver more mid-sized 3-bed homes than smaller and larger dwellings					
New homes should be adaptable to changing household needs, e.g. home-working, disability, multi-generational living, independent living in older age					
Greater choice of affordable housing options for older people looking to move in later life					

Q15: Do you have any other comments to make about how our NP could address local housing needs? Please explain.

5.2 Visually important open land

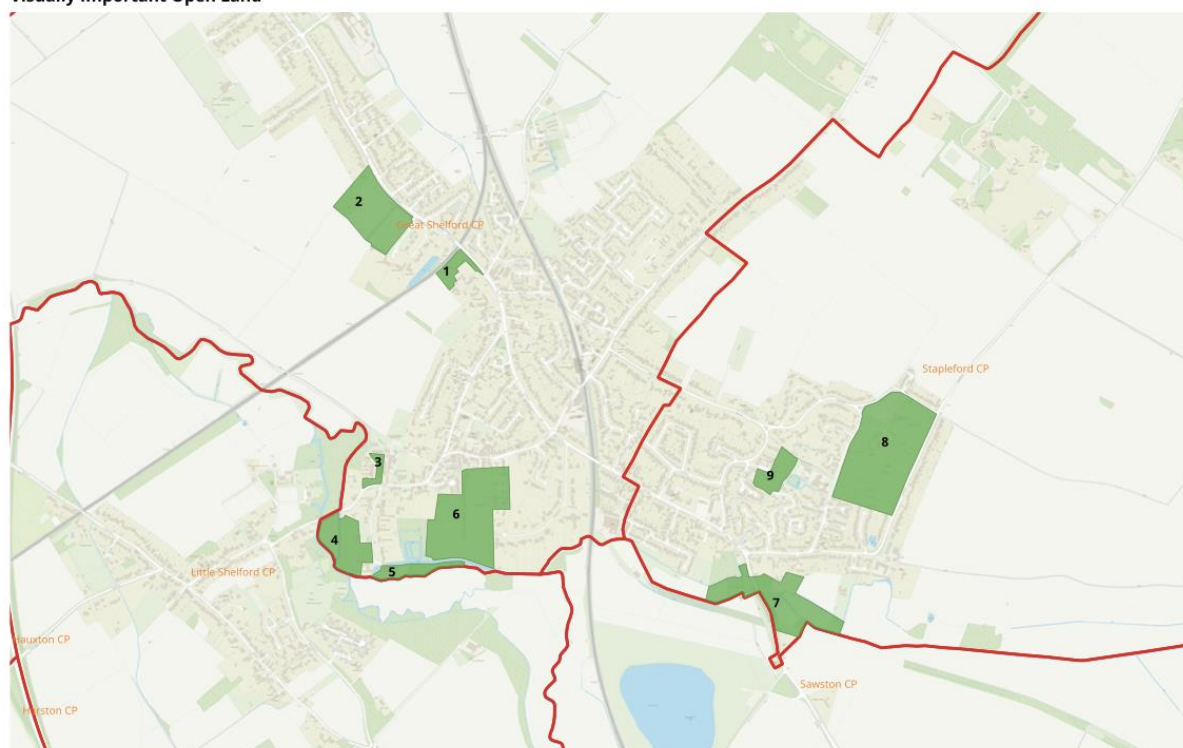
Visually important open land is undeveloped or open land within or on the edge of our settlements which contributes to the form, character or setting of our area. Development of this land would fundamentally alter our landscape setting, perhaps by reducing spaces between settlements or increasing the sense of urbanisation in our villages. We propose to include a policy in our NP to prevent this.

Areas of visually important open land are shown in Map 2. Photos are provided in the Appendix.



Map 2: Visually important open land (each area of open land, identified by a number 1-9, is described in the table below)

Stapleford and Great Shelford Landscape Character Assessment
Visually Important Open Land



Contains OS data © Crown copyright (and database rights) (2023). OS PSMA licence number EUL 100059474
Scale: 1:10000
Date: 30 Mar 2023

Q16: How important are these areas of visually important open land to our NP area? Please tick ONE box per area of land.

Visually important open land description		How important are these to our NP area?				
		1 (very important)	2	3	4 (not at all important)	No opinion
1	De Freville Farm fields (Cambridge Rd, Gt Shelford)					
2	Trinity Farm field, the cemetery and the gap in development (Cambridge Rd, Gt Shelford)					
3	Rectory Farm (Church St, Gt Shelford)					
4	The Hermitage and Kings Mill meadows (Church St, Gt Shelford)					
5	Shelford Mill grounds (Gt Shelford)					
6	Recreation Ground and Grange Field (Gt Shelford)					
7	Stapleford bridge meadows (including Clerk's Piece), on either side of the railway bridge (London Rd, Stapleford)					
8	Land comprising Greenhedge Farm horse fields, allotments and Stapleford Recreation Ground (enclosed by Gog Magog Way, Bar Lane and Haverhill Rd, Stapleford)					
9	Land behind Stapleford Community Primary School and Cox's Close, known as Collier Field (Stapleford)					



Q17: Have we missed any areas of visually important open land? Please describe where they are and why they are important.

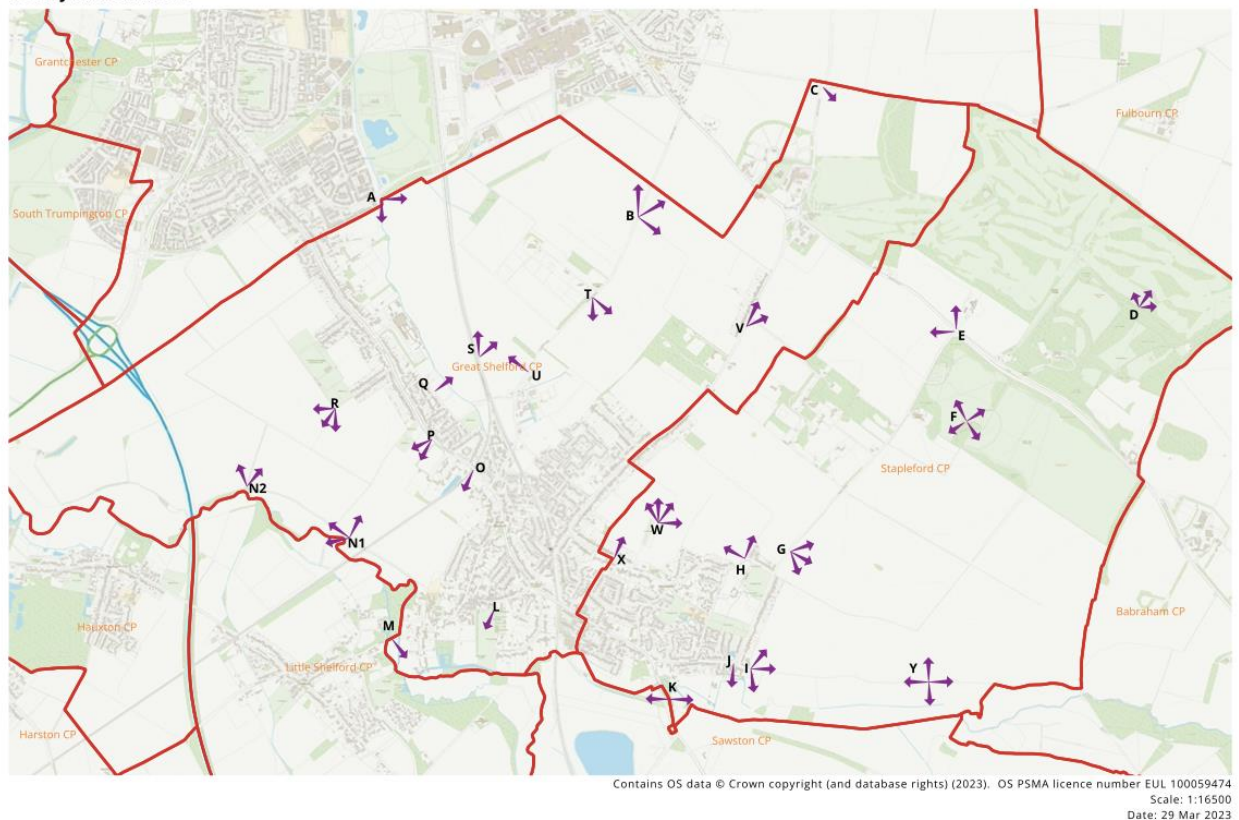
5.3 Locally valued views

A view is a sight of a landscape from a place which is accessible to the majority of people. These views may be valuable because they contain a distinctive building or land feature, or even just because they frame our every-day existence. There is no restriction to the width of these views; they may only be a glimpse of something in the landscape which is significant to us. They do not have to be special at a national or regional level to justify protection in our NP.

We have identified multiple valued views into and out of our area whose loss would detract from our sense of place. These are shown in Map 3. Photos are provided in the Appendix. We propose to devise a policy in our NP to protect them from new development.

Map 3: Locally valued views (each view, identified by a letter A-Y, is described in the table below)

**Stapleford and Great Shelford Landscape Character Assessment
Locally Valued Views**





Q18: How important are these views to our NP area? Please tick ONE box per view.

View description		How important are these to our NP area?				
		1 (very important)	2	3	4 (not at all important)	No opinion
A	Vantage point: the bridge over Hobson's Conduit on Addenbrooke's Rd View: scanning E to S, taking in Nine Wells, White Hill and Hobson's Conduit					
B	Vantage point: high point on Granham's Rd View: scanning N to SE over open land towards Cambridge City, and round to Beechwood, Gog Magog Hills and Magog Down					
C	Vantage point: Cherry Hinton Rd, close to the junction with Wort's Causeway View: looking SE over open arable fields towards Beechwood					
D	Vantage point: NE boundary of Wandlebury Country Park View: panorama over golf course and countryside beyond towards Ely					
E	Vantage point: junction of A1307 and Haverhill Rd View: scanning approx. W to N, taking in Fox Hill, Cambridge City and Gog Magog Hills					
F	Vantage point: Little Trees Hill, the high point at Magog Down View: 360° panorama over wider countryside					
G	Vantage point: Haverhill Rd, just outside village boundary, Stapleford View: scanning ENE to SSE, taking in Little Trees Hill at Magog Down, open arable land and a copse on the skyline					
H	Vantage point: the gap between 41 Gog Magog Way and homes at Chalk Hill, Stapleford View: scanning NW to NNE over open arable fields, taking in Hinton Way and new countryside park					
I	Vantage point: beginning of the farm track beyond Stapleford Granary, Bury Farm, Bury Rd View: scanning NE to SE, taking in Little Trees Hill at Magog Down, the 'black barn' and surrounding open arable fields					
J	Vantage point: entrance to gated car park behind Stapleford Granary, Bury Rd View: short view to the S of vegetation along river corridor					
K	Vantage point: London Rd, Stapleford (A1301) (a) on railway bridge (b) on active travel path bridge View: looking E from railway bridge through trees towards River Granta meadows; looking W from railway bridge and active travel path bridge over Clerk's Piece, River Granta and meadows					
L	Vantage point: Gt Shelford Memorial Hall car park View: looking SSW over Shelford Recreation Ground towards tree belt with River Cam beyond					



M	Vantage point: Church St/Bridge Lane, Gt Shelford, by Lt Shelford boundary View: views to SSE over meadows, River Cam and mature trees					
N1	Vantage point: Jenny's Path just north of railway bridge, Gt Shelford View: scanning WSW to NE, taking in river and meadows and open arable fields					
N2	Vantage point: Jenny's Path, at field boundary approaching M11 underpass View: scanning open arable fields from NNW to NE, taking in Trumpington and Shelford Rugby Club					
O	Vantage point: just south of railway bridge on Cambridge Rd, Gt Shelford View: looking SW over De Freville Farm fields					
P	Vantage point: Trinity House, Cambridge Rd, Gt Shelford View: looking SW to WSW over pasture at Trinity House and open arable land					
Q	Vantage point: More's Meadow, Gt Shelford View: scanning N to NE across open arable fields and the railway towards Nine Wells and White Hill					
R	Vantage point: allotments on higher ground at Stone Hill, Gt Shelford View: scanning S to W across open arable fields					
S	Vantage point: 'bridge to nowhere' on DNA Path, Gt Shelford View: scanning N to NE, taking in Nine Wells and White Hill					
T	Vantage point: high point on Granham's Rd at entrance to Nine Wells House View: scanning SE to S, taking in Clark's Hill and open arable fields towards Hinton Way					
U	Vantage point: near 'Hillrise', Granham's Rd, Gt Shelford View: looking NW across open arable fields and the railway towards Trumpington					
V	Vantage point: bottom of private road to Fox Hill, opposite 241 Hinton Way View: scanning NNE to ENE, taking in Beechwood, Gog Magog Hills and Wandlebury Country Park					
W	Vantage point: Stapleford cemetery View: scanning NW to E across open arable fields, taking in new countryside park in distant NE					
X	Vantage point: gap between 27 and 31 Mingle Lane, Stapleford View: looking NNE across open arable fields towards Hinton Way back gardens					
Y	Vantage point: near 'black barn' on farm track beyond Stapleford Granary, Bury Farm, Bury Rd View: 360° panorama across open arable fields, with Little Trees Hill and Magog Down to N					



Q19: Have we missed any locally important views? Please describe where they start and what they overlook.

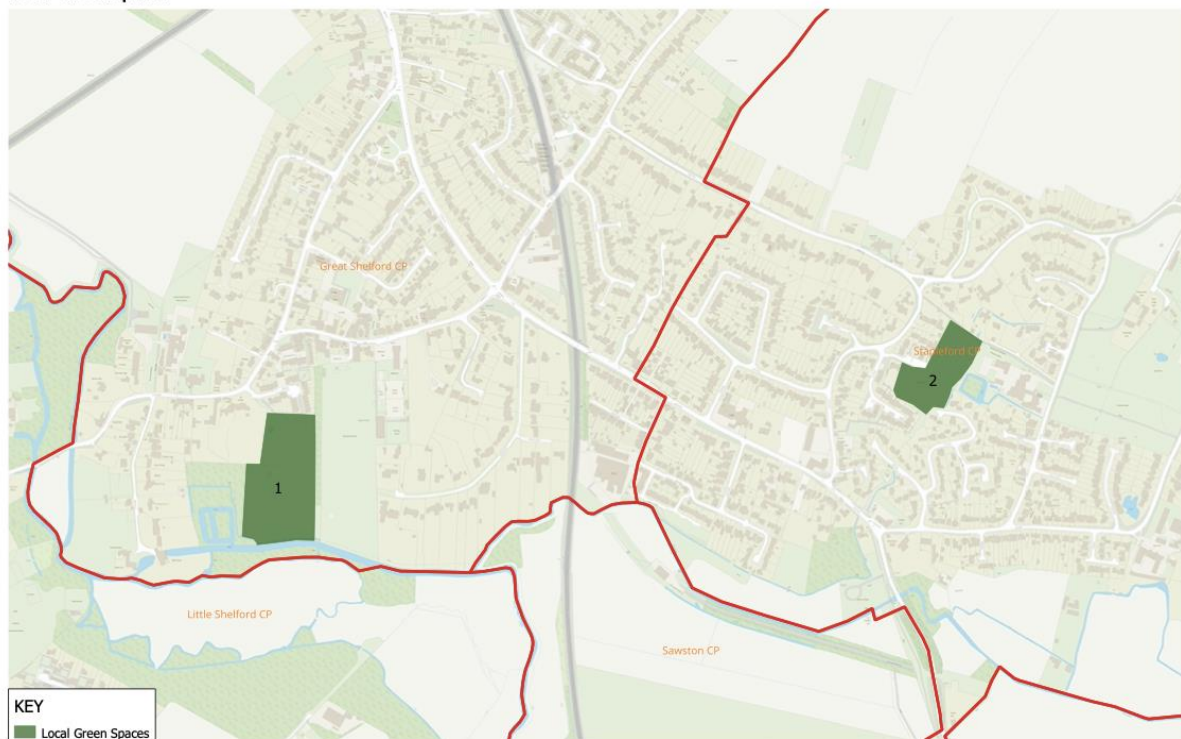
5.4 Local Green Space designations

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to our community. The bar for Local Green Space designation is set very high because they command the same protection as greenbelt. We can designate Local Green Spaces in our NP and create policies to protect them.

We have proposed some locally valued green areas for possible Local Green Space designation in Map 4. Photos are provided in the Appendix. Note that green areas, like our Recreation Grounds, which already have greenbelt protection do not need additional Local Green Space protection.

Map 4: Locations of Grange Field, Gt Shelford (1) and Collier Field, Stapleford (2)

Stapleford and Great Shelford Landscape Character Assessment
Local Green Spaces



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Scale: 1:5000
Date: 29 Mar 2023



Q20: How important are these local green spaces to our NP area? Please tick ONE box per green space.

Green space description		How important are these to our NP area?				
		1 (very important)	2	3	4 (not at all important)	No opinion
1	Stapleford – land behind Stapleford Community Primary School and Cox’s Close, known as Collier Field					
2	Gt Shelford – Grange Field					

Q21: Have we missed any locally valued green spaces? Please tell us where they are and why they are important.

5.5 Important countryside frontages

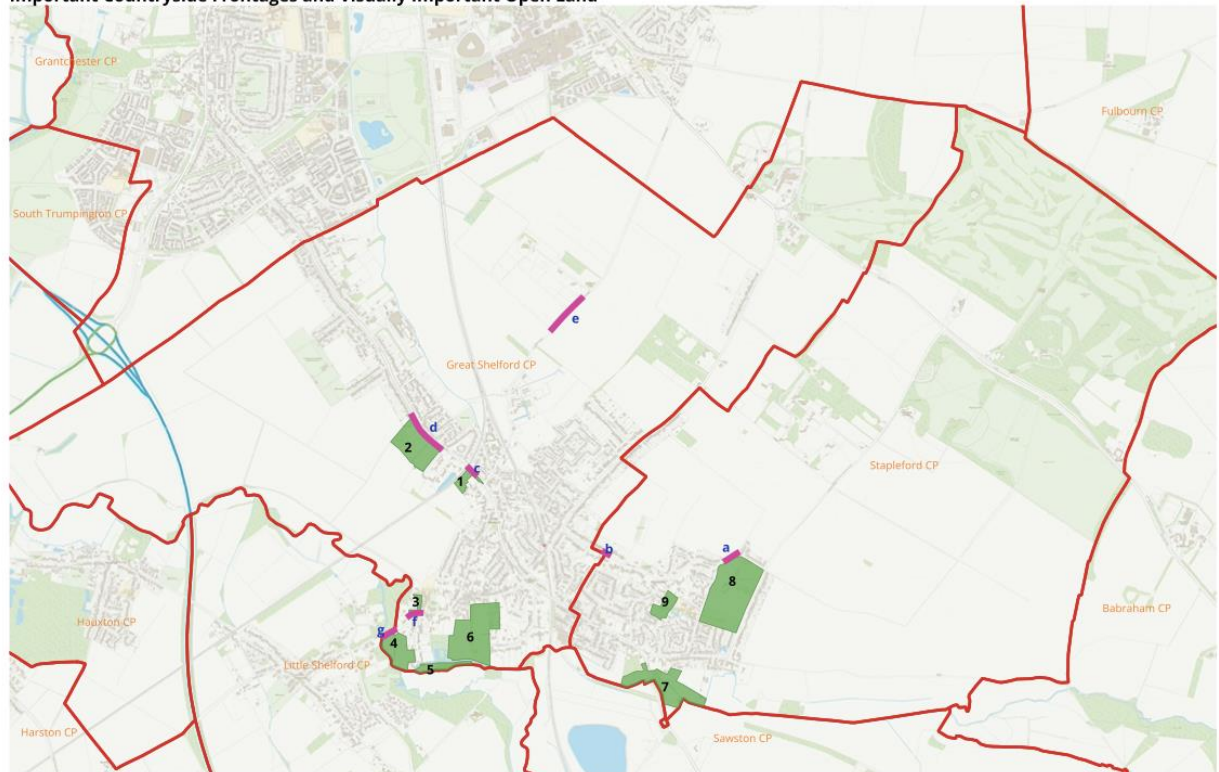
‘Countryside frontages’ are where land with a strong countryside character penetrates or sweeps into our built-up area or acts as an important rural break between two close, but separate, built-up areas. We can protect the most important of these in our NP so planning permission would be refused if it compromised them.

We have proposed several important countryside frontages in Map 5. Photos of each are provided in the Appendix.



Map 5: Important countryside frontages (each frontage, coloured in pink and identified by a letter a-g, is described in the table below). The map also shows how these relate to our ‘visually important open land,’ shaded in green.

**Stapleford and Great Shelford Landscape Character Assessment
Important Countryside Frontages and Visually Important Open Land**



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Scale: 1:16500
Date: 29 Mar 2023

Q22: How important are these countryside frontages to our NP area? Please tick ONE box per frontage.

Countryside frontage description		How important are these to our NP area?				
		1 (very important)	2	3	4 (not at all important)	No opinion
a	Stapleford – broad expanse of arable land penetrating the built-up area between nos. 41 Gog Magog Way and properties at Chalk Hill					
b	Stapleford – arable land sweeping into the built-up area in gap between nos. 27 and 31 Mingle Lane					
c	Gt Shelford – pasture (De Freville Farm) filling gap in development between railway bridge and De Freville Manor, Cambridge Rd					
d	Gt Shelford – pasture/arable land (Trinity Farm) and cemetery filling gap in development, Cambridge Rd					
e	Gt Shelford – mature roadside trees fronting White Hill Farm and Nine Wells House/White Hill House on Granham’s Rd					
f	Gt Shelford – where Rectory Farm penetrates the streetscape on Church St					
g	Gt Shelford – where Kings Mill meadows and the Hermitage separate the built-up areas of Gt and Lt Shelford					

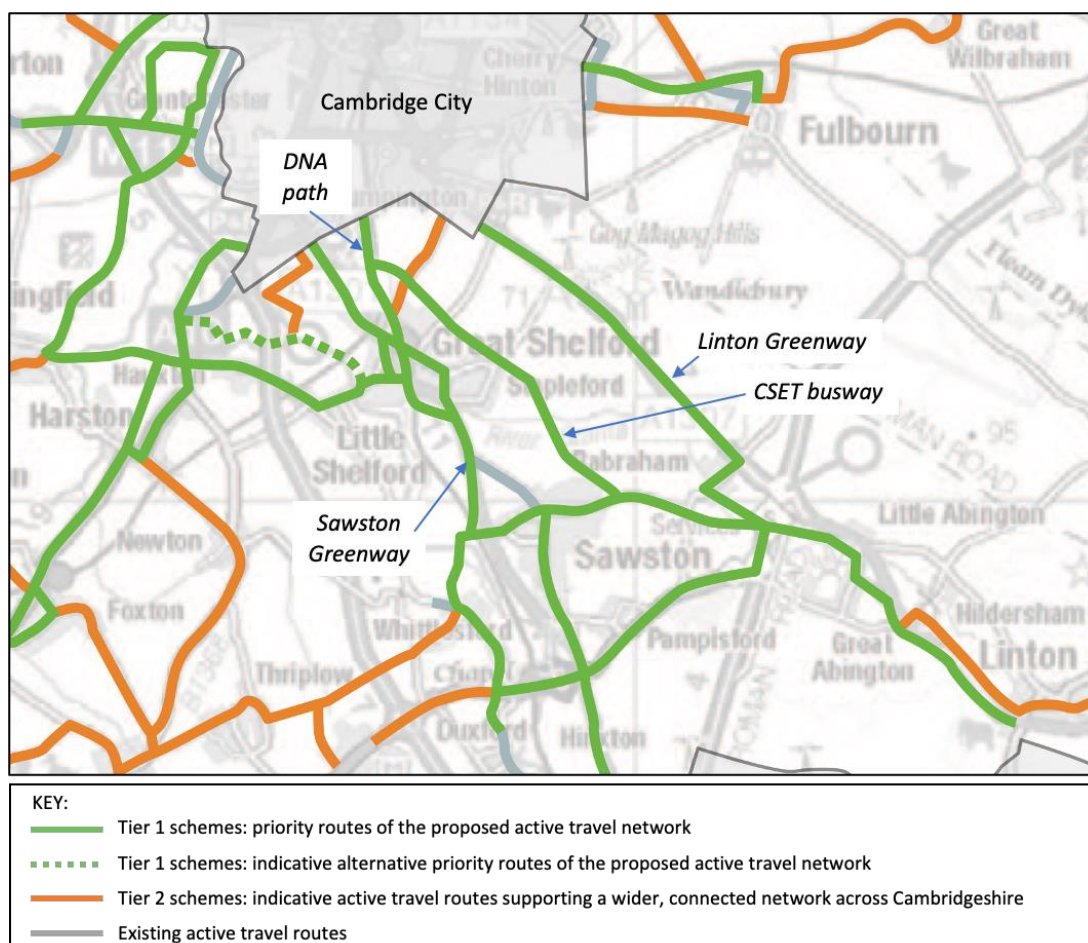


Q23: Have we missed any important countryside frontages? Please tell us where they are and why they are important.

5.6 Active travel routes

The following map shows a section of South Cambridgeshire’s actual and aspirational active travel map, adopted by Cambridgeshire County Council in March 2023. There are two main active travel routes in our NP area – the Linton and Sawston Greenways – plus a possible future third route alongside the Cambridge South-East Transport scheme’s busway if this is approved. The location of the DNA path has been highlighted for your reference.

There is scope to fill some of the gaps in our local active travel network to encourage more active travel and to improve connectivity, and new development can help to bring this forward. To prepare for this, we would like to understand which frequently visited local destinations you think should be targeted for improved active travel over the period to 2040.



Map 6: Annotated extract from *Cambridgeshire’s Active Travel Strategy*, adopted by Cambridgeshire County Council in March 2023



Q24: Thinking about the general movement of traffic and people around our NP area, access to which local destinations should be prioritised in an expanding active travel network? Please tick the top THREE priorities.

Local destinations	Top 3 priorities for active travel
Better links from our main residential areas to Linton & Sawston Greenways and the proposed CSET busway corridor	
Additional routes to Cambridge City	
Local primary schools	
Additional routes to Sawston Village College	
Shops, GP practice and other amenities clustered around Woollards Lane and High St, Gt Shelford	
Additional routes to Sawston shops and amenities	
Open spaces (Recreation Grounds, Wandlebury Park, Magog Down, new countryside park off Haverhill Rd)	
Shelford Station	
Whittlesford Station	
Park & Ride at Trumpington and Babraham	
Additional routes to healthcare and employment facilities at Cambridge Biomedical Campus	
Additional routes to employment at Babraham Research Park	

Q25: Have we missed any important local destinations which should be prioritised in an expanding active travel network? Please tell us where they are and why they are important.

5.7 Routes into our countryside

Our NP aims to protect and improve existing Public Rights of Way, and to identify aspirational routes into our countryside which new development could help to bring forward. We can do this via financial contributions from developers and/or by requiring developers to create new routes into/through/out of their schemes.

It is important not to raise expectations of what our NP can deliver here. Many of the existing routes into our countryside are only permissive, meaning that a landowner has agreed to let the public use a route on their land (often this is limited to walkers and excludes cyclists and horse riders), but no legal public right of way exists. Therefore, improving and extending these routes would require extensive liaison with landowners and other stakeholders. We cannot do this for multiple routes without impacting delivery of the wider NP, so we would like your input on which routes to prioritise. Additional work could be picked up outside of the NP by our Parish Councils, community groups and volunteers.

The following table summarises a series of aspirational routes and invites your feedback. To support you, two maps are also supplied: Map 7 shows our existing off-road network; Map 8 shows aspirational new routes based on discussion with residents and recommendations in the Landscape Character Assessment for our NP area. The Linton Greenway, Sawston Greenway and prospective



route of the Cambridge South-East Transport scheme's busway are plotted on the aspirational map to show their role in the network.

Multi-user access

The default assumption here is that, where practicable, new and improved routes into our countryside should be suitable for all forms of non-car use (on foot, on wheels, on a horse), recognising that path segregation may be required to make this safe. By 'practicable' we mean that the land must be suitable, landowner support exists, there must be sufficient funds and the new/improved route must link sensibly to other accessible routes if it is to meaningfully expand the accessible network. We have already invited your feedback on this assumption in Section 4 of this consultation.

Q26: Which routes into our NP area's countryside should be prioritised for the benefit of residents and visitors? Please tick THREE boxes.

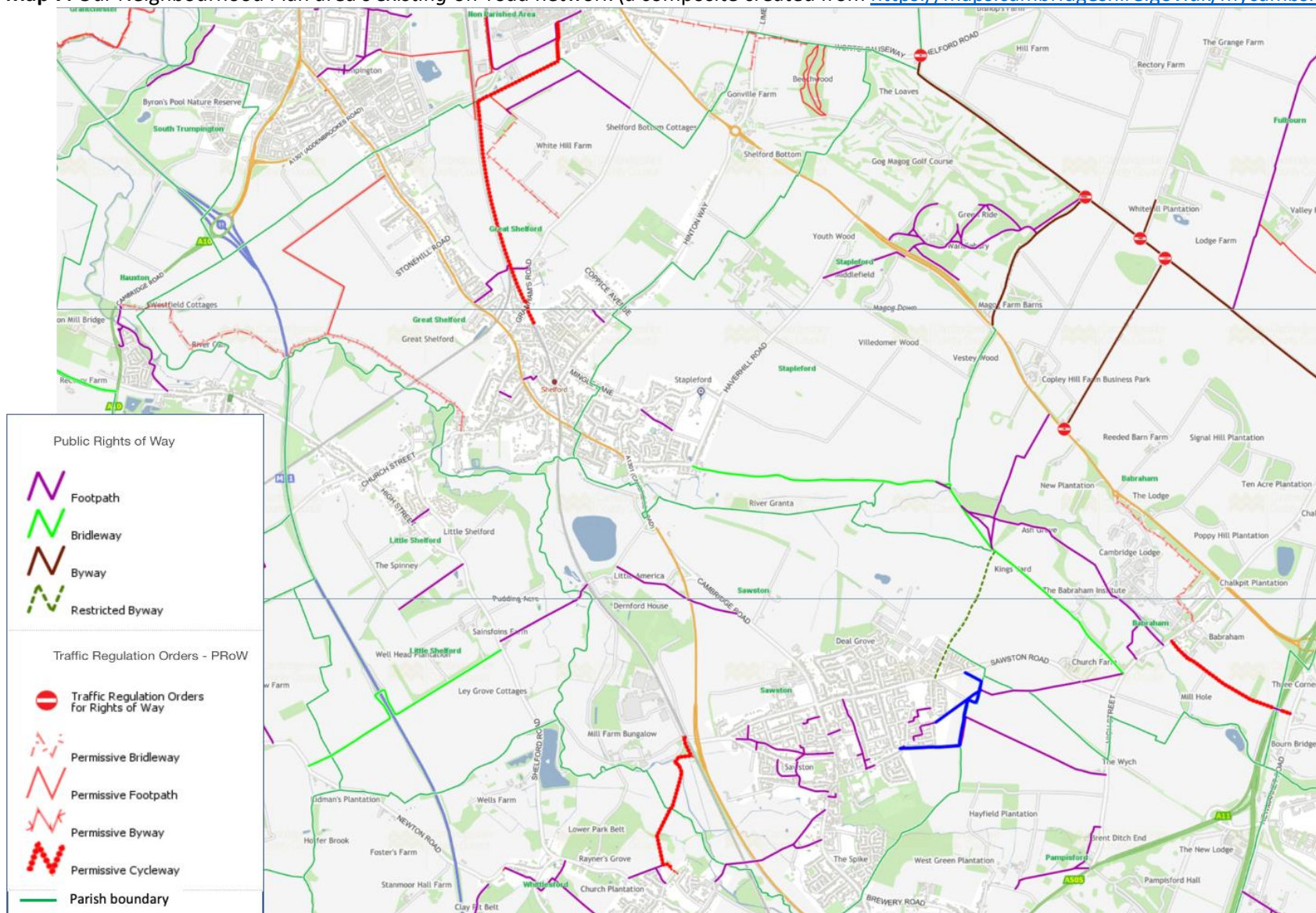
	Route description	Top 3 priorities
1	EXTENSIONS TO EXISTING ROUTE: Jenny's Path, Church St, Gt Shelford: 'offshoots' added (a) across rear of Shelford Rugby Club to Stonehill Rd allotments, and (b) across to Gt Shelford cemetery to create new circuitous route options.	
2	NEW ROUTE: Bridge across River Cam at Gt Shelford Recreation Ground, traversing west along riverside to Lt Shelford Recreation Ground. Opens up several opportunities for onward travel, including a loop back along Bridge Lane/Church St to the starting point.	
3	EXTENSIONS TO EXISTING ROUTE: Drift track SE of Haverhill Rd, Stapleford: extend this track further SE with spurs coming off NE to link with existing routes at Villedomer Wood and Vestey Wood at Magog Down. Onward travel could then go N to Wandlebury Park or S to link with the Granary track in Stapleford, eventually looping back to the start point.	
4	IMPROVEMENTS TO EXISTING ROUTE: Improvements to path alongside Haverhill Rd between A1307 and Stapleford village, making it suitable for all non-motorised users. This would better link the village to Magog Down and Wandlebury Park, and link to routes through the new countryside park between Haverhill Rd and Hinton Way.	
5	IMPROVEMENTS TO EXISTING ROUTE: Improvements to existing path looping N around White Hill Farm to create multi-user route with entry/exit points off Granham's Rd.	
6	EXTENSION TO EXISTING ROUTE: Extension of existing path SE from Granham's Rd, crossing over Hinton Way and onwards to Haverhill Rd near entrance to Magog Down car park. Onward travel could then link with routes 3, 4 & 5, and with Magog Down and Wandlebury Park.	
7	NEW 'CONNECTOR' BETWEEN EXISTING ROUTES: Extension of existing path around White Hill Farm to the NE along Granham's Rd, crossing over the A1307 and skirting the NW boundary of Newbury Farm to the junction with Wort's Causeway. Onward travel options include transferring to Linton Greenway at the A1307 or connecting with the Roman Rd.	
8	IMPROVEMENTS TO EXISTING ROUTE: Safety and multi-user improvements to route along Wort's Causeway. Onward travel to the SE could connect with the Roman Rd and then to Linton Greenway via existing byways.	



Q27: Have we missed any countryside routes which you consider to be particularly important?
Please describe their location and significance to our off-road network.

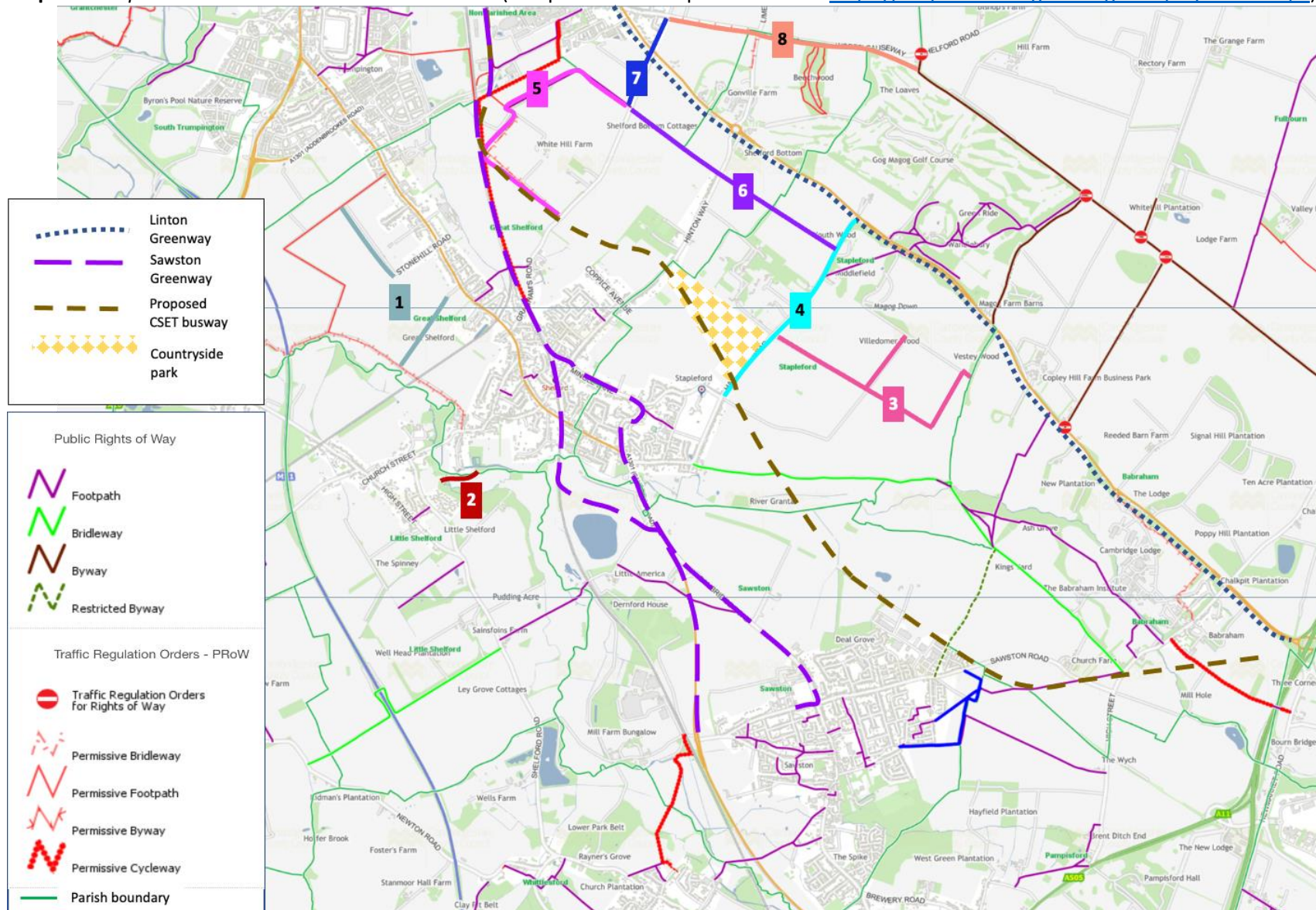


Map 7: Our Neighbourhood Plan area's existing off-road network (a composite created from <https://maps.cambridgeshire.gov.uk/mycamb.asp>)





Map 8: An aspirational off-road network for our area (composite base map created from <https://maps.cambridgeshire.gov.uk/mycamb.asp>)





6 Appendix – supporting photos

6.1 Visually important open land



1. De Freville Farm fields, Cambridge Rd, Gt Shelford



4. Kings Mill & the Hermitage, Church St, Gt Shelford



7. Stapleford Bridge Meadows (Clerk's Piece)



2. Trinity Farm field, Cambridge Rd, Gt Shelford



5. Shelford Mill grounds, Gt Shelford



8. Greenhedge Farm fields & Stapleford allotments, Gog Magog Way/Bar Lane/Haverhill Rd



3. Rectory Farm, Church St, Gt Shelford



6. Recreation Ground & Grange Fields, Gt Shelford



9. Collier Field (land behind Stapleford Community Primary School)



6.2 Locally valued views



A. Vantage point: bridge over Hobson's Conduit on Addenbrooke's Rd
View: scanning E to S, taking in Nine Wells, White Hill & Hobson's Conduit



B. Vantage point: high point on Granham's Rd
View: scanning N to SE over open land towards Cambridge City, & round to Beechwood, Gog Magog Hills & Magog Down



C. Vantage point: Cherry Hinton Rd, close to junction with Wort's Causeway
View: looking SE over open arable fields towards Beechwood



D. Vantage point: NE boundary of Wandlebury Country Park
View: panorama over golf course & countryside beyond towards Ely



E. Vantage point: junction of A1307 & Haverhill Rd
View: scanning approx. W to N, taking in Fox Hill, Cambridge City & Gog Magog Hills



F. Vantage point: Little Trees Hill, the high point at Magog Down
View: 360 degree panorama over wider countryside



G. Vantage point: Haverhill Rd, just outside village boundary, Stapleford
View: scanning E to S, taking in Little Trees Hill at Magog Down, open arable land & copse on skyline



H. Vantage point: gap between 41 Gog Magog Way & homes at Chalk Hill, Stapleford
View: scanning NW to NNE over open arable fields, taking in Hinton Way & new countryside park



I. Vantage point: beginning of farm track beyond Stapleford Granary (Bury Farm, Bury Rd)
View: scanning NE to SE, taking in Little Trees Hill at Magog Down, the 'black barn' & surrounding open arable fields



J. Vantage point: entrance to gated car park behind Stapleford Granary (Bury Farm, Bury Rd)
View: short view to the S of vegetation along river corridor



M. Vantage point: Church St/Bridge Lane, Gt Shelford, by Lt Shelford boundary
View: views to SSE over meadows, River Cam & mature trees



O. Vantage point: just south of railway bridge on Cambridge Rd, Gt Shelford
View: looking SW over De Freville Farm fields



K. Vantage point: London Rd, Stapleford (a) on railway bridge (b) on active travel path bridge (pictured)
View: looking E from railway through trees towards River Granta meadows; looking W from bridge & active travel path over Clerk's Piece, River Granta & meadows



N1. Vantage point: Jenny's Path just north of railway bridge, Gt Shelford
View: scanning WSW to NE, taking in river, meadows & open arable fields



P. Vantage point: Trinity House, Cambridge Rd, Gt Shelford
View: looking SW to WSW over pasture at Trinity House & open arable land



L. Vantage point: Gt Shelford Memorial Hall car park
View: looking SSW over Shelford Recreation Ground towards tree belt with River Cam beyond



N2. Vantage point: Jenny's Path, at field boundary approaching M11 underpass
View: open arable fields, with Trumpington to N & Shelford Rugby Club to NE



Q. Vantage point: More's Meadow, Gt Shelford (construction ongoing in foreground)
View: scanning N to NE across open arable fields & railway towards Nine Wells & White Hill



R. Vantage point: allotments on higher ground at Stone Hill, Gt Shelford
View: scanning S to W across open arable fields



U. Vantage point: near 'Hillrise', Granham's Rd, Gt Shelford
View: looking NE across open arable fields & railway towards Trumpington



X. Vantage point: gap between 27 & 31 Mingle Lane, Stapleford
View: looking NNE across open arable fields towards Hinton Way back gardens



S. Vantage point: 'bridge to nowhere' on DNA Path, Gt Shelford
View: scanning N to ENE, taking in Nine Wells & White Hill



V. Vantage point: bottom of private road to Fox Hill, opposite 241 Hinton Way
View: scanning NNE to ENE, taking in Beechwood, Gog Magog Hills & Wandlebury Country Park



Y. Vantage point: near 'black barn' on farm track beyond Stapleford Granary (Bury Farm, Bury Rd)
View: 360 degree panorama across open arable fields, with Little Trees Hill & Magog Down to N



T. Vantage point: high point on Granham's Rd at entrance to Nine Wells House
View: scanning SE to S, taking in Clark's Hill & open arable fields towards Hinton Way



W. Vantage point: Stapleford cemetery
View: scanning NW to E across open arable fields, taking in new countryside park in distant NE



6.3 Local Green Space designations



1. Grange Fields, Gt Shelford



2. Collier Field (land behind Stapleford Community Primary School)



6.4 Important countryside frontages



1. Stapleford – broad expanse of arable land penetrating built-up area between 41 Gog Magog Way and properties at Chalk Hill



3. Gt Shelford – pasture (De Freville Farm) filling gap in development between railway bridge and De Freville Manor, Cambridge Rd



5. Gt Shelford – mature roadside trees fronting White Hill Farm and Nine Wells House/White Hill House on Granham's Rd



2. Stapleford – arable land sweeping into built-up area in gap between 27 and 31 Mingle Lane



4. Gt Shelford – pasture/arable land (Trinity Farm) and cemetery filling gap in development, Cambridge Rd



6. Gt Shelford – where Rectory Farm penetrates the streetscape on Church St



7. Gt Shelford – where Kings Mill meadows and the Hermitage separate the built-up areas of Gt and Lt Shelford



Page left empty for any additional comments you may wish to make.

Please make it clear which aspects of our NP consultation paper you are referring to.