



By email to: [feedback@rangefordconsultation.co.uk](mailto:feedback@rangefordconsultation.co.uk)

Cambridge Past, Present & Future  
Wandlebury Country Park  
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20/06/2022

Dear Rangeford Villages

**Response to Consultation by Rangeford Villages on Land between Haverhill Road and Hinton Way, Stapleford**

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxtton Watermill.

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Thank you for consulting CPPF on your initial proposals for the development.

The proposal is introducing development within the Green Belt and will have an impact on the Gog Magog landscape to the north east. It is therefore vital that the development mitigates the impact of the development in the Green Belt (Local Plan Policy NH/8) and enhances the landscape character (Policy NH/2).

In achieving the above, the development has the opportunity to be of the highest possible design quality (Policy HQ/1); increase biodiversity (Policy NH/4) and improves green infrastructure (Policy NH/6).

CPPF supports your design approach with the principle of the three character areas, as the site moves from edge of village to edge of countryside, and the resultant lowering of building heights and reduced density.

The design must respond to the site's context in the wider landscape. Careful consideration must be given to the design and materials of the larger blocks of flats and the amenity building. The site will be visible from the higher land of Fox Hill and Magog Down and the bulk of these buildings must be broken up visually.

The site is on the edge of the Gog Magog Hills Landscape Character Area. The scheme must enhance the local character and distinctiveness of the area. The landscaping of the north-eastern boundary, adjacent the proposed busway and country park needs special consideration. The boundary treatment of the rear gardens to the bungalows needs to be carefully considered, avoiding hard structures such as high close boarded fencing. Should the busway proceed, the landscaping needs to shield the residents from the passing buses yet allow links to the Country Park. The consultation talks of "opportunity" to connect to the Park. It is important that pedestrian access is created from the development to the park which avoids walking along

Haverhill Road. Cycle access through the site, avoiding Haverhill Road, to the active travel path adjacent to the busway should also be considered.

The landscaping of the site and the creation of the country park offers the opportunity to provide substantial biodiversity net gain. CPPF support the GCSP Biodiversity Supplementary Planning Document and advises you take its recommendations into account in the planning application.

CPPF is a key partner in the Cambridge Nature Network. CPPF are keen that the landscaping of the site and the country park contribute to Gog Magog Hills Area of Focus. The design of this green infrastructure therefore needs to consider how it can link to other green infrastructure such as Magog Down and Wandlebury Country Park. We would be happy to discuss this with you further.

I trust that you will take our comments into consideration.

Yours sincerely  
Sarah Nicholas  
Principal Planning Officer