



Save Abington Village Environment

A community lead campaign to protect
The Abingtons and surrounding villages

www.s-a-v-e.co.uk

Tonight's Agenda:

- Welcome & Introduction
- The Journey So Far
- The Key Challenges Explained
- Proposed Legal Strategy and Our Objective with You
- Discussion / Q&A



[SAVE Video on youtube](#)

GRANGE FARM NEW
TOWN PROPOSAL
GRANGE FARM &
LEY RECTORY FARM SITES

Welcome & Introduction

- Welcome to the village institute in the ancient villages of Great and Little Abington
- We have some serious, evidence-based work on the challenge from Grange Farm new town proposal
- We are looking for a united parish response and your collaboration and contribution to the funding

“ SAVE stands for a future where the Abingtons remain thriving, connected, and environmentally responsible villages – not a casualty of inappropriate large-scale development.”

- Geoff King, Chairperson

Why We're Here:

- A 4,500 home new town is being proposed next to Little Abington, on the A1307
- This will accommodate a estimated population of 10,600-10,800 people and around 7,200 - 8,000 extra cars
- The Abingtons has a population of around 1,400 people.
- The development is opposed by local residents on the grounds of traffic, the environment and the planners' failure to assess alternative sites

4,500 Homes Proposed
for a New Town
next to
Little Abington

X10 8-10x
the population size
of
The Abingtons

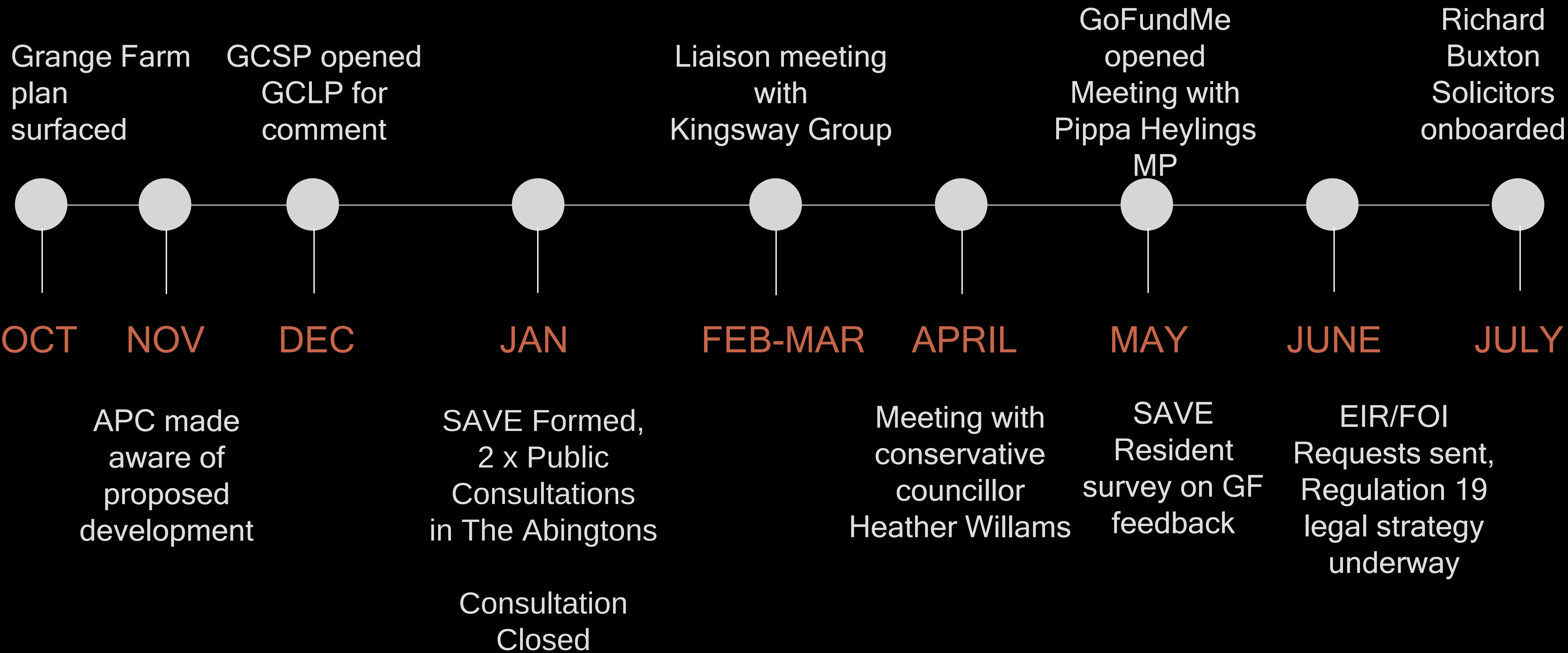
94% Of the community
voted AGAINST
the plan during the
consultation

The Plan in a Nutshell:

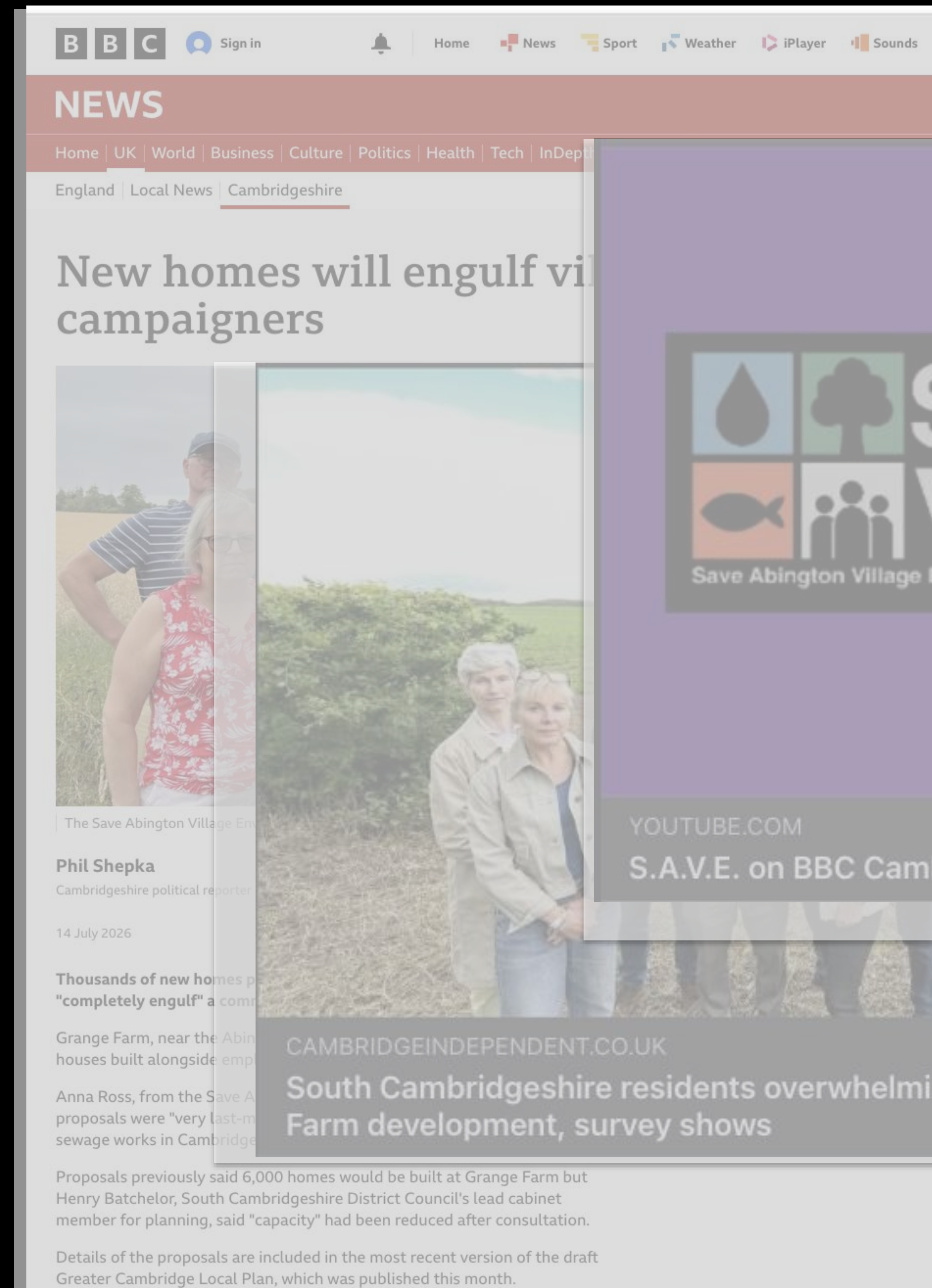
- Originally 6,000 - 8,000 Homes
- Recently reduced to 4,500
- Meters away from Little Abington, Cambridge Road
- Site dependent on segregated public transport corridor
- Site emerged only with the North East Cambridge (NEC) site stalled
- Water supply and wastewater solutions unresolved
- The decision has not been made yet - that is dependent upon the forthcoming Regulation 19



The Journey So Far:



We have been gaining traction with media



What SAVE Believes:

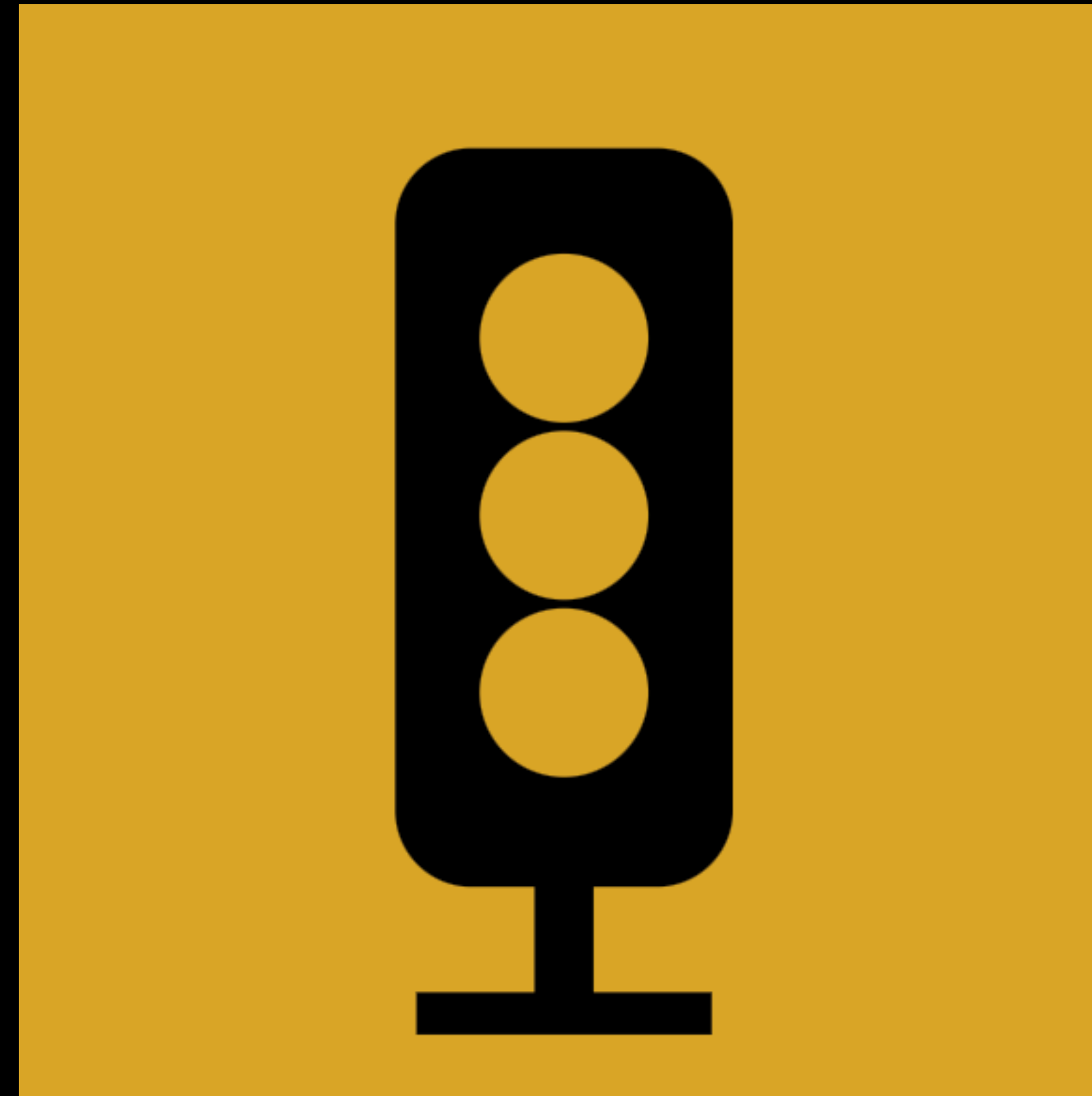
- Evidence-led planning
- *not panic planning*
- Wrong Scale, Wrong Place
- Respecting the environment
& rural character
- Infrastructure before expansion
- 94% of our community are against
the development



The Key Challenges Explained:



**Community
Impact**



**Traffic & Road
Impact**



**Water
Impact**

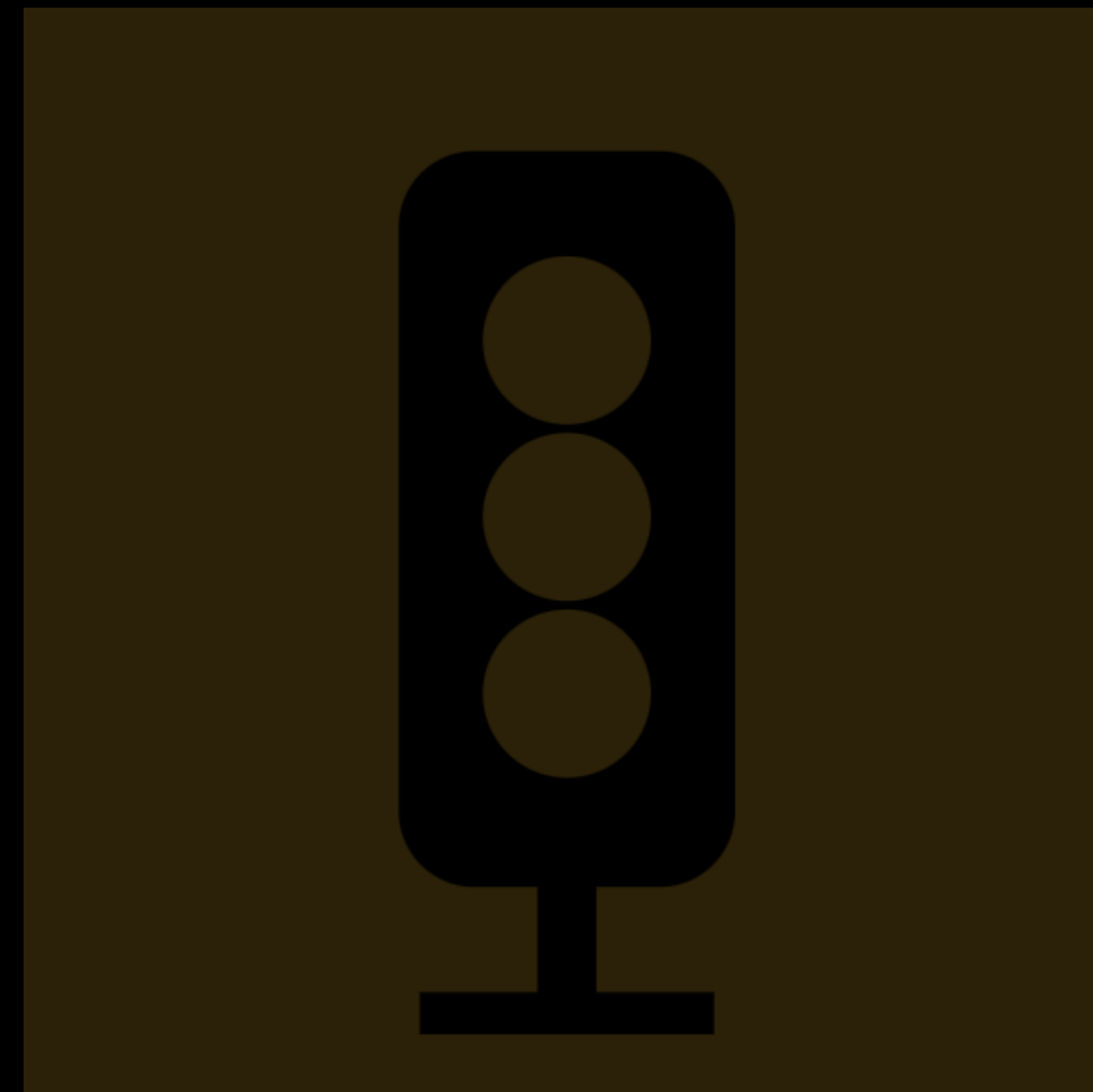


**Landscape
Impact**

The Key Challenges Explained:



Community
Impact



Traffic & Road
Impact



Water
Impact



Landscape
Impact

A community built over generations

What makes The Abington's special isn't the buildings - it's the community.

- A thriving village hub
- School
- Pub
- Post Office & Shop
- The Village Institute
- Sports & Community Groups
- Families stay for generations
- Strong volunteer spirit
- A diverse and thriving community



We've Always Welcomed Sustainable Growth

Growth has strengthened our community - not changed its character

- Thoughtful development welcomes
- More families supporting the village hub
- Local services strengthened
- A sustainable, balanced community

“ We embrace change and we very much support the idea of the village hub being supported by more people...This is not a question of a few houses. 4,500 is well outside an expansion of a village — it's a new town on the side of a village.”

- James Snell to BBC Cambridgeshire

Five Villages: One Community

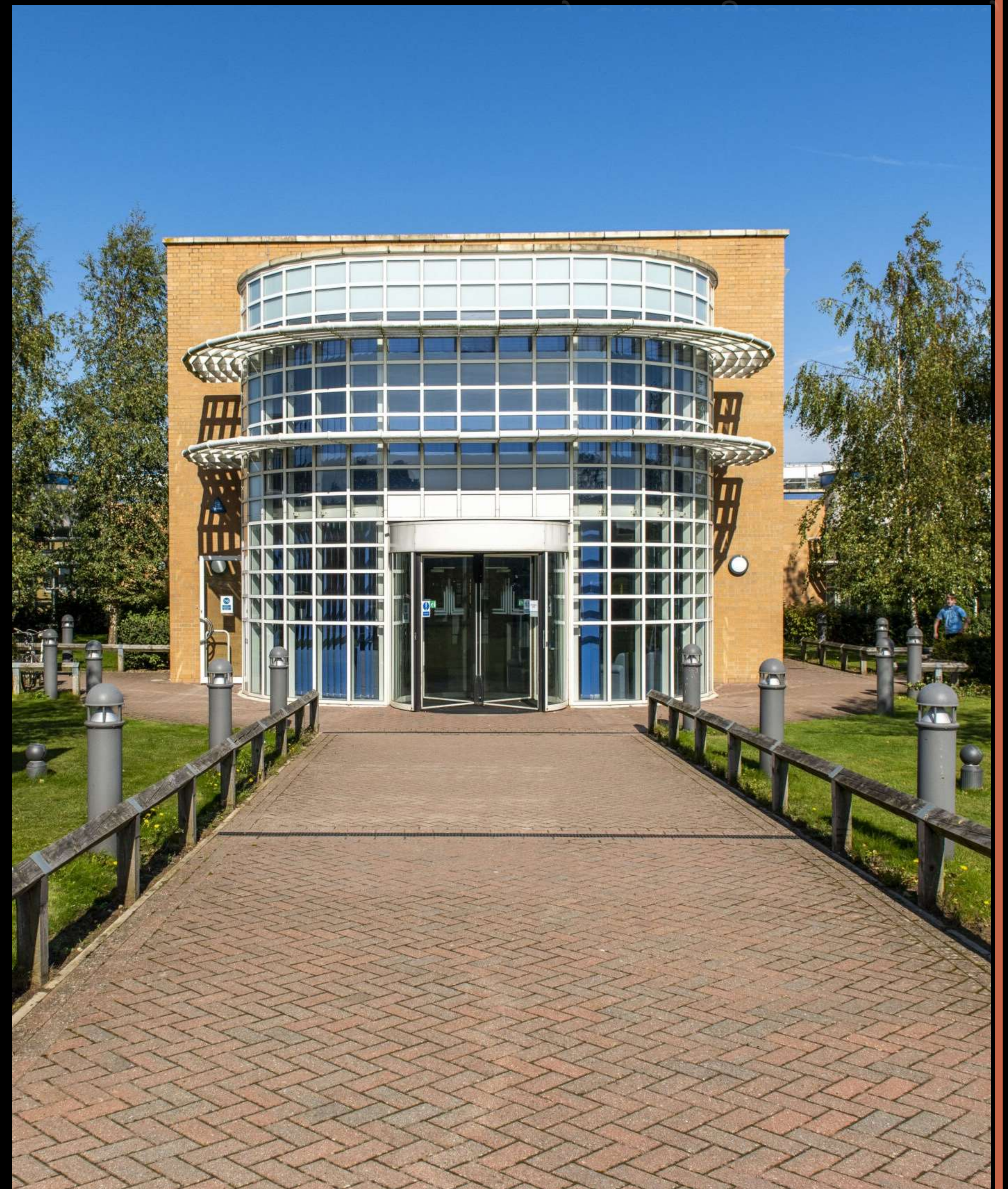
Connected villages:

- Great & Little Abington
- Hildersham
- Pampisford
- Babraham
- Linton

We share:

- Schools
- Clubs & Societies
- Shops & Healthcare

And every one of these connections depends on our **road network**.



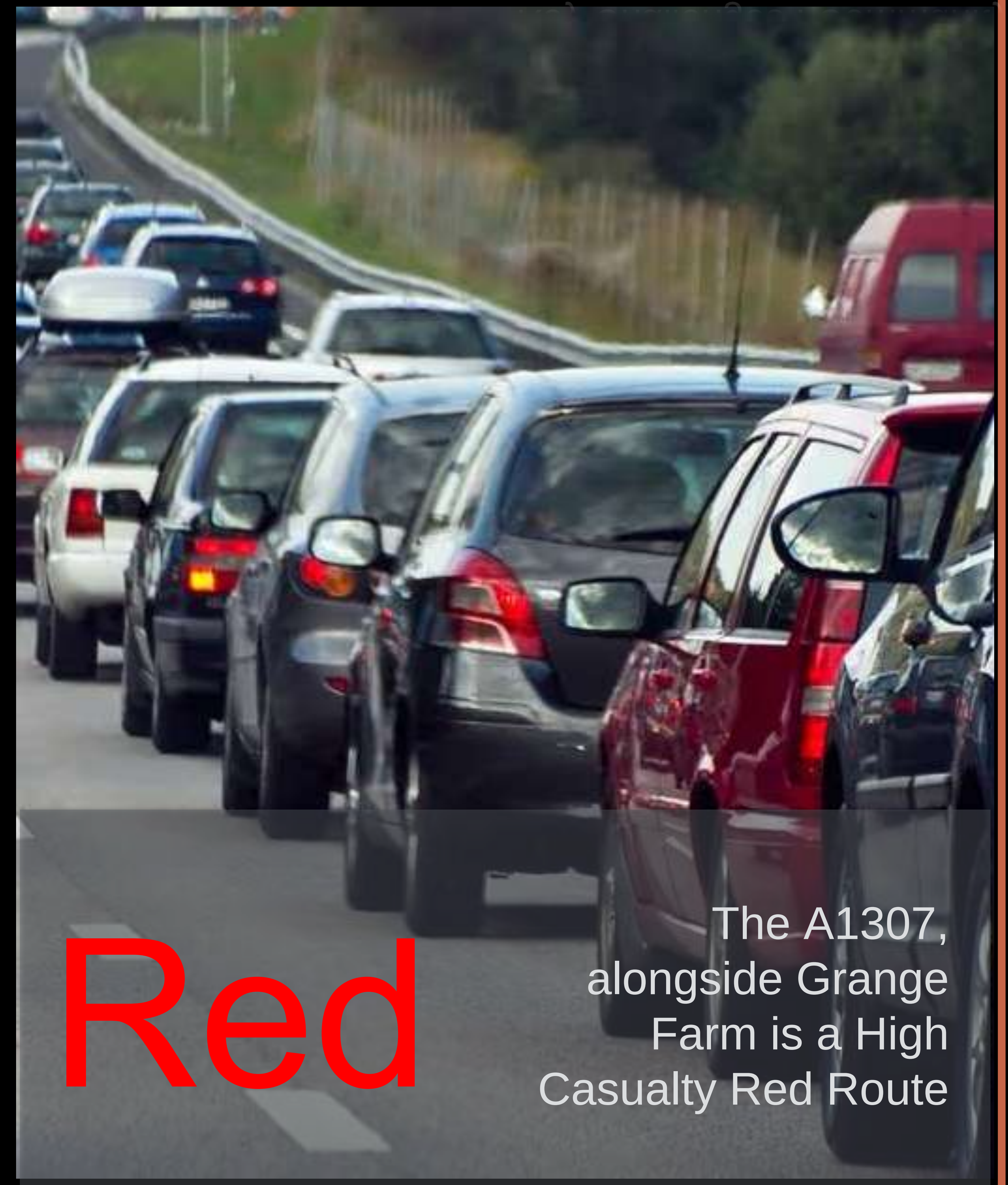
Communities Depend on Safe Roads

Every journey that holds our community together relies on three roads:

- A1307, A11, A505

They carry:

- School journeys
- Commuters
- Businesses
- Buses
- Emergency services
- Everyday village life

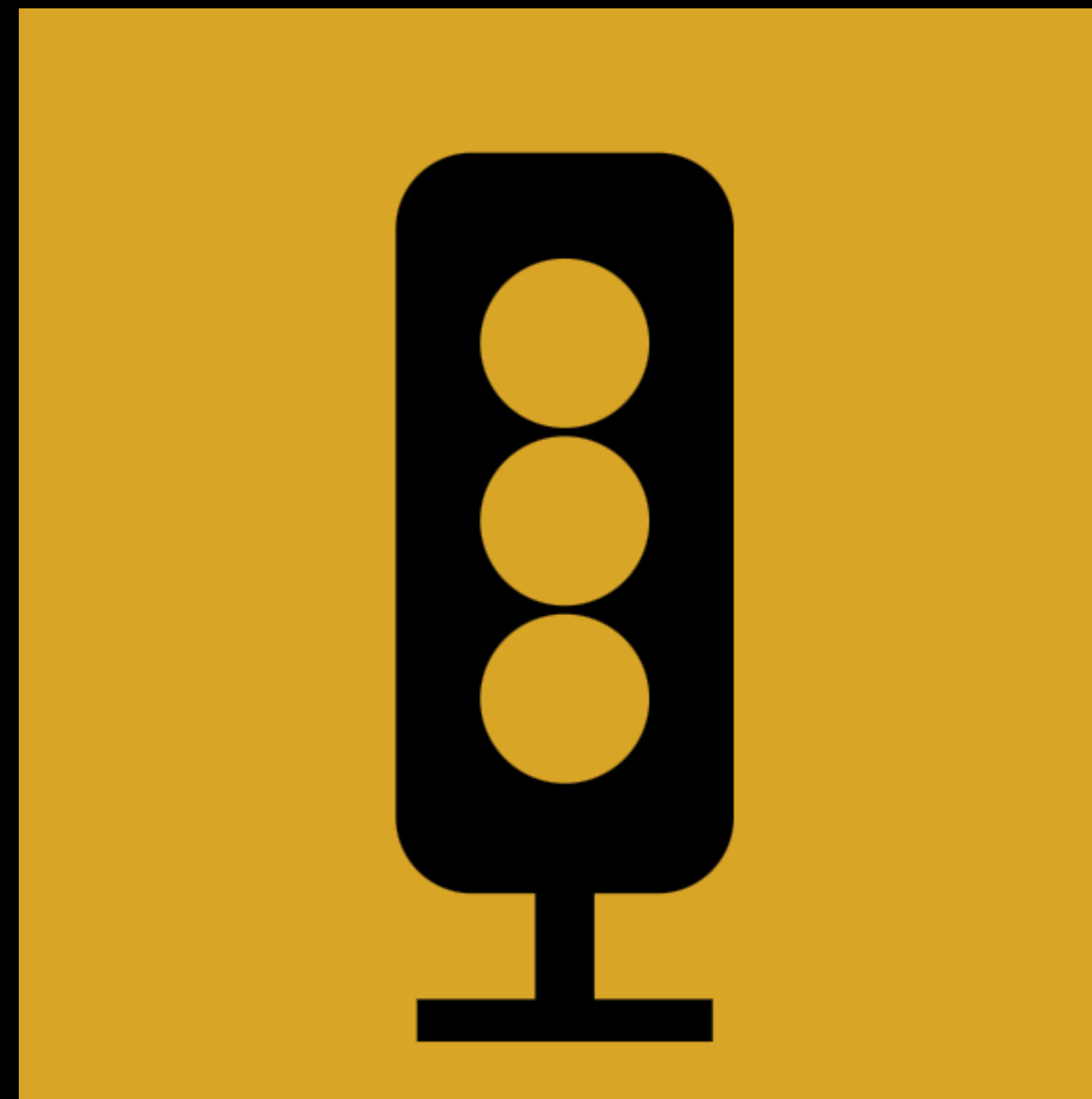


All roads are already highly stressed.

The Key Challenges Explained:



Community
Impact



Traffic &
Road
Impact



Water
Impact



Landscape
Impact

This is not just about Grange Farm. It's about the entire A1307 corridor.

- Congested villages along the corridor
- Thousands of additional daily journeys
- Construction traffic, HGV's and commuters

The debate isn't just about one junction or one village. It's about whether the existing transport network can cope with one of the largest developments in South Cambridgeshire.

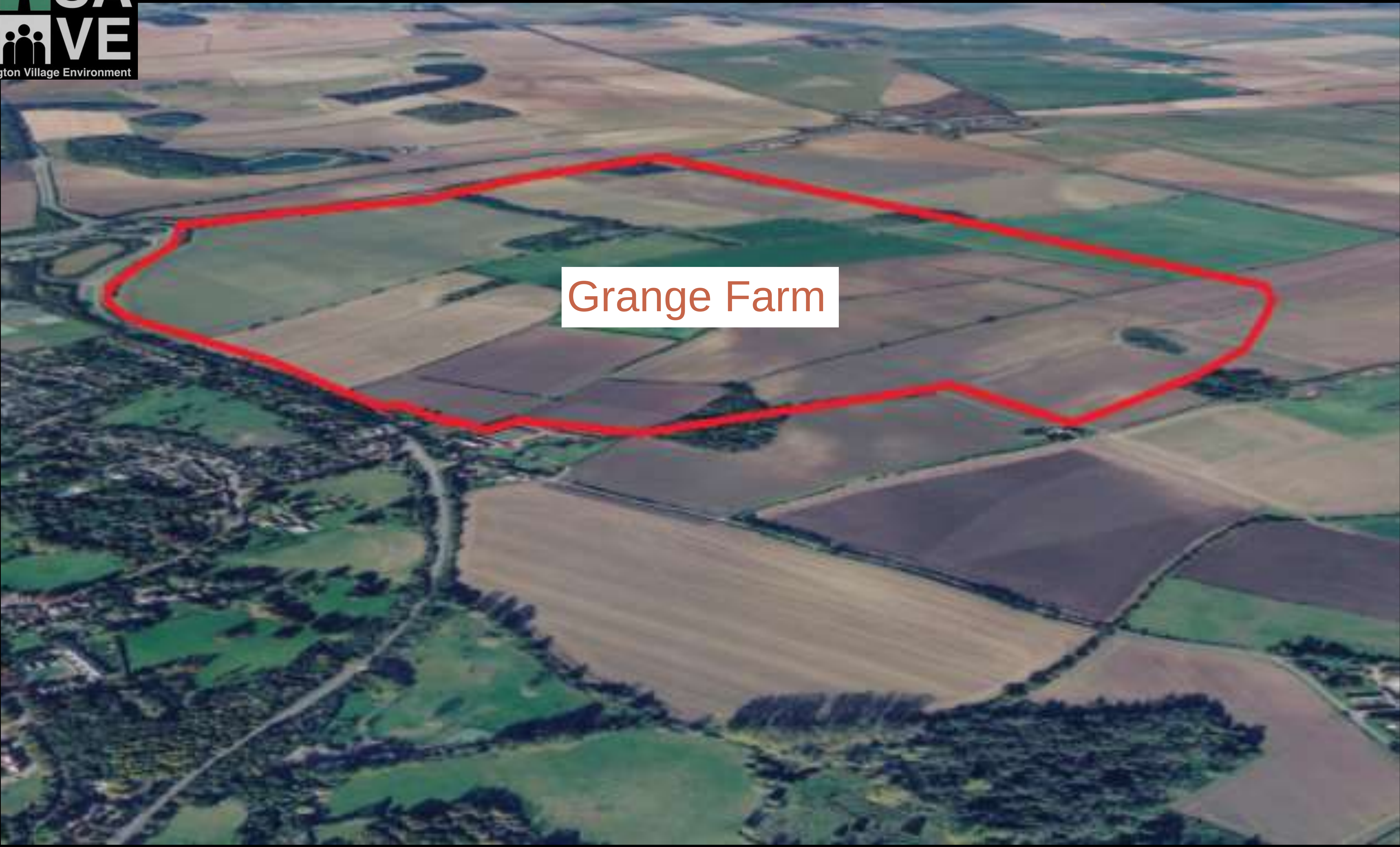


Traffic

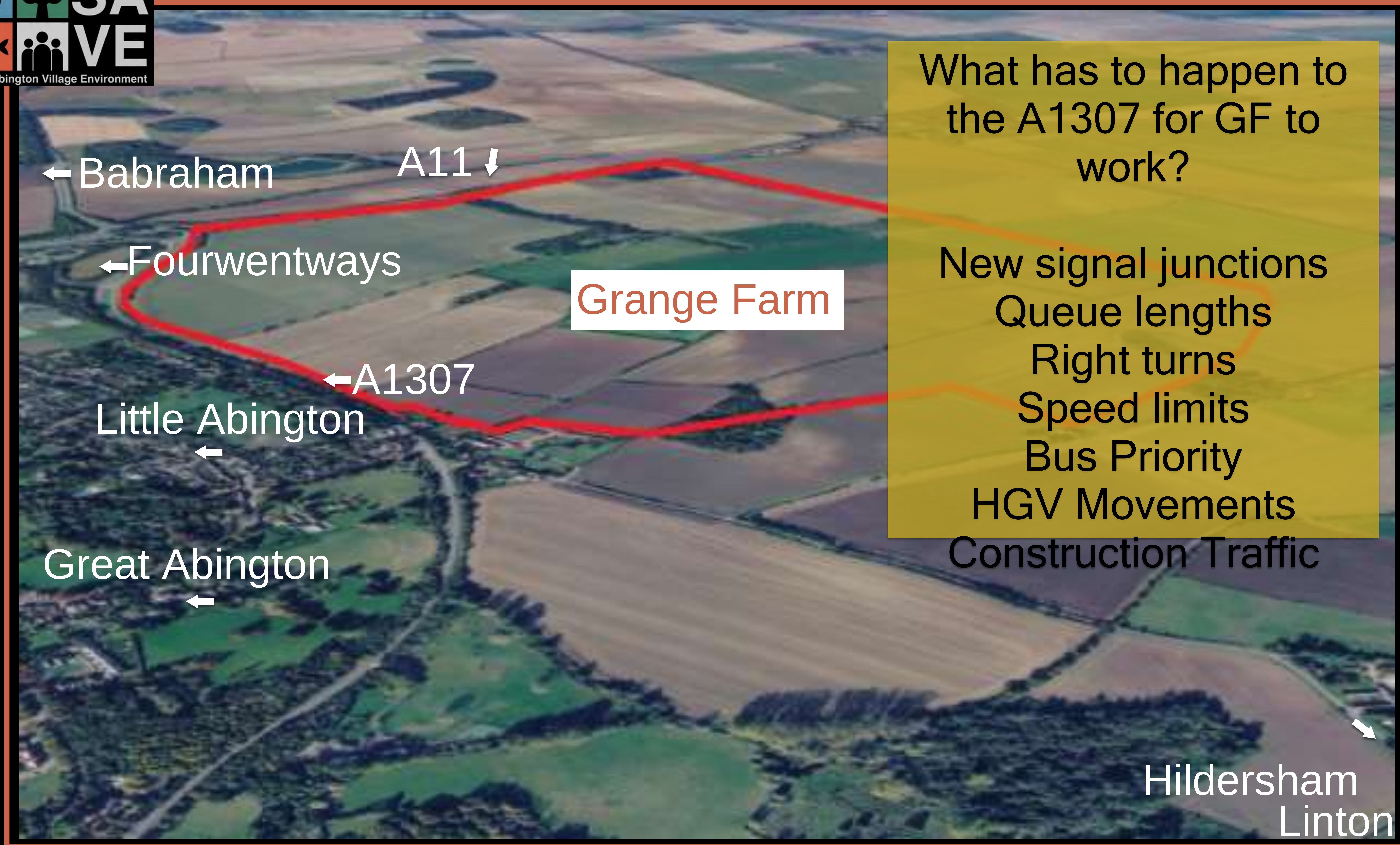
+8K

The number of extra cars anticipated on our roads from Grange Farm

Every community along the A1307



Grange Farm



The transport strategy is ambitious — but planning infrastructure is not the same as delivering it.

Public Transport

CSET Phase 2

Travel Hub

Segregated extension into

Grange Farm

Bus Priority

Highways

Improvements at

Fourwentways

A1307 mitigation

Internal distributor roads

New junctions

Walking / Cycling

infrastructure

A11 Crossing bridge or underpass (engineering solution still evolving)

+

Active Travel

Strategic cycle routes

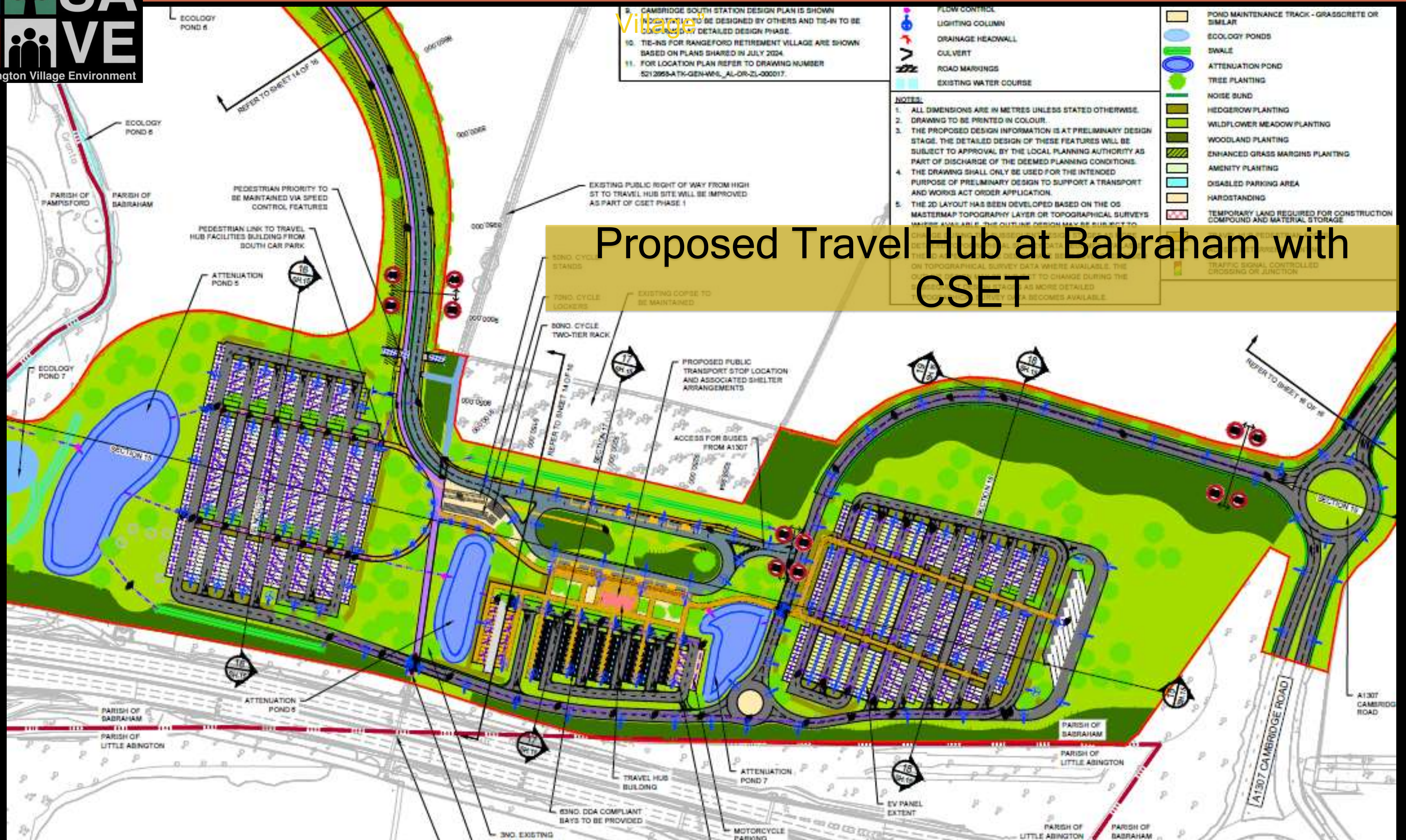
Pedestrian links

Greenways

Travel Hub connections.

Village

Proposed Travel Hub at Babraham with CSET



“The County Council considers that the current proposal does not serve the site alone and an extension is needed.”

We agree with the County Council!

Funding: SAVE asks — has the pathway for each element sufficiently understood?

Infrastructure		Funding identified?
CSET Phase 2		Government / Combined Authority
Travel Hub		CSET Programme
Extension into Grange Farm		Developer? ???
A11 Crossing		???
Fourwentways		Developer Contributions
Local Junctions		Various

Where are we today?

Does sufficient certainty exist today to justify allocating 4,500 homes and 35,000 sqm of undefined employment space?

Which of these schemes already has?

Design?

Cost

Funding?

Statutory approval?

Delivery programme?

Which are still?

Indicative?

Conceptual?

Subject to further work?



SAVE says that the Local Plan requires a phasing plan. GCSP leaves much of the detail to the Masterplan and future planning applications.

The GCSP Approach¹:

Allocation First + Planning Applications Later + Phased Delivery

=

“Balanced Community”

SAVE Asks: Is this wise and good planning?

¹ The approach stated by Stephen Kelly (head of planning) many times at meeting on 8th July 20026

Source: Policy S/GF (Greater Cambridge Shared Planning)

“Policy S/GF will respect, protect and enhance the landscape in it’s rural setting...”



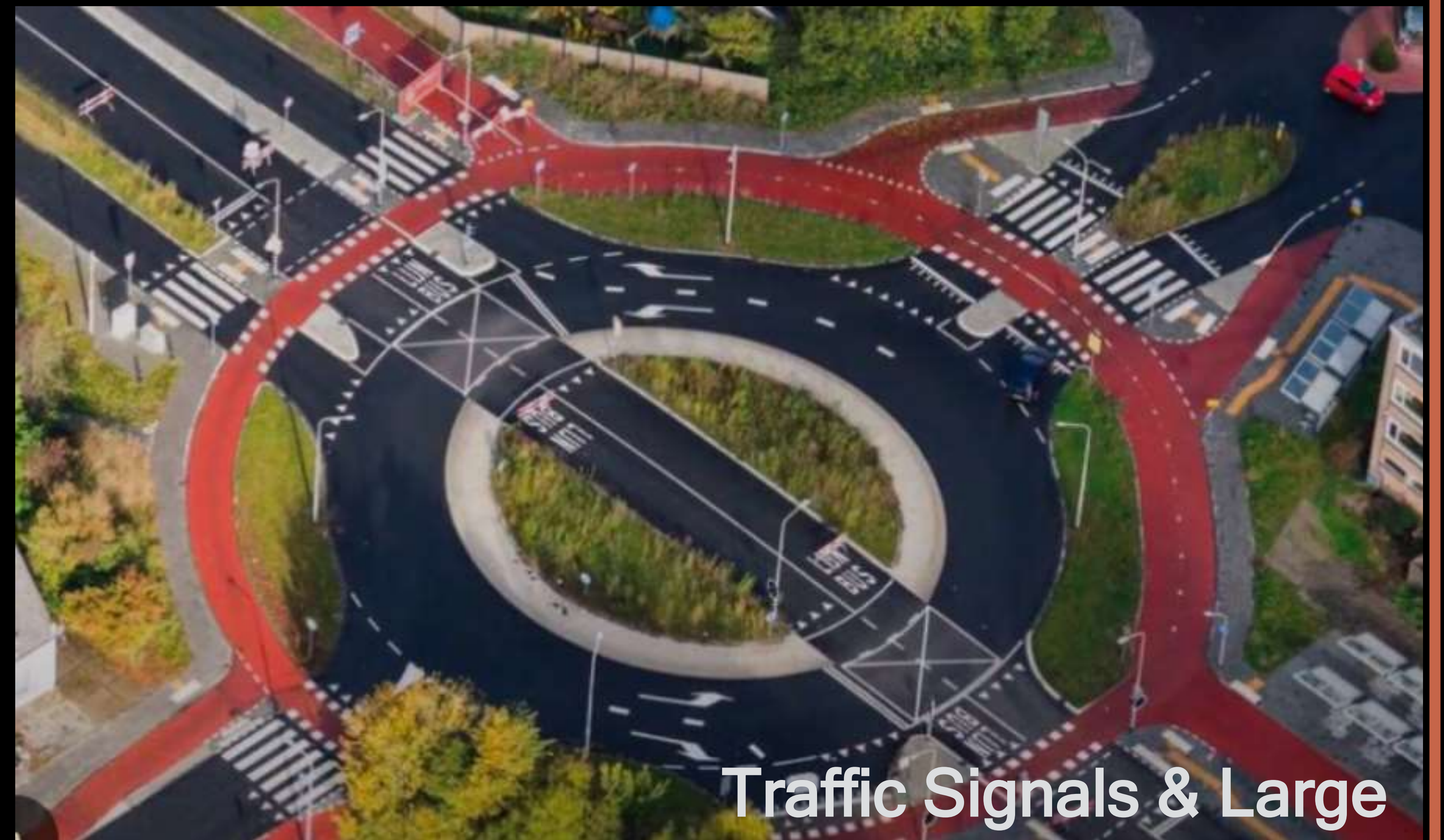
Bridges



Underpass



Travel Hub



Traffic Signals & Large
Junctions

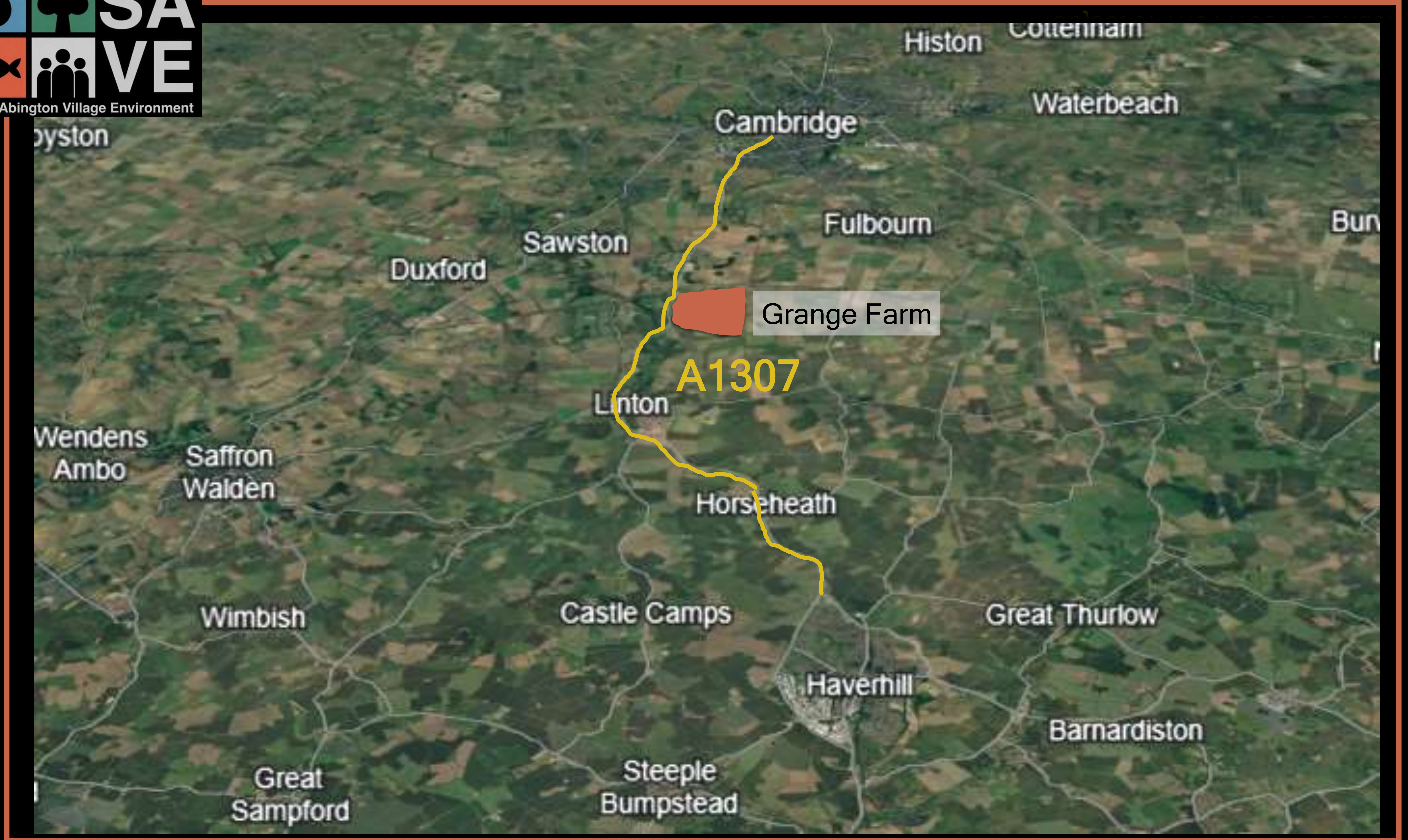
Does this infrastructure reinforce the rural setting or does it fundamentally change it?



Questions that Still Need Answers:

- How dependent is the transport strategy upon infrastructure not yet designed, funded or approved?
- What employment assumptions underpin the transport model?
- How is the employment land intended to be phased?
- What happens if CSET is delayed?
- Has night-time landscape character been properly assessed?
- Does Grange Farm strengthen—or weaken—the longer-term Haverhill transport corridor?





Today

Proposed

Rural Corridor

Rapid Transit

Villages

Travel Hub

A1307

Segregated Busway

Existing Congestion

35000 sq m employment

4,500 homes

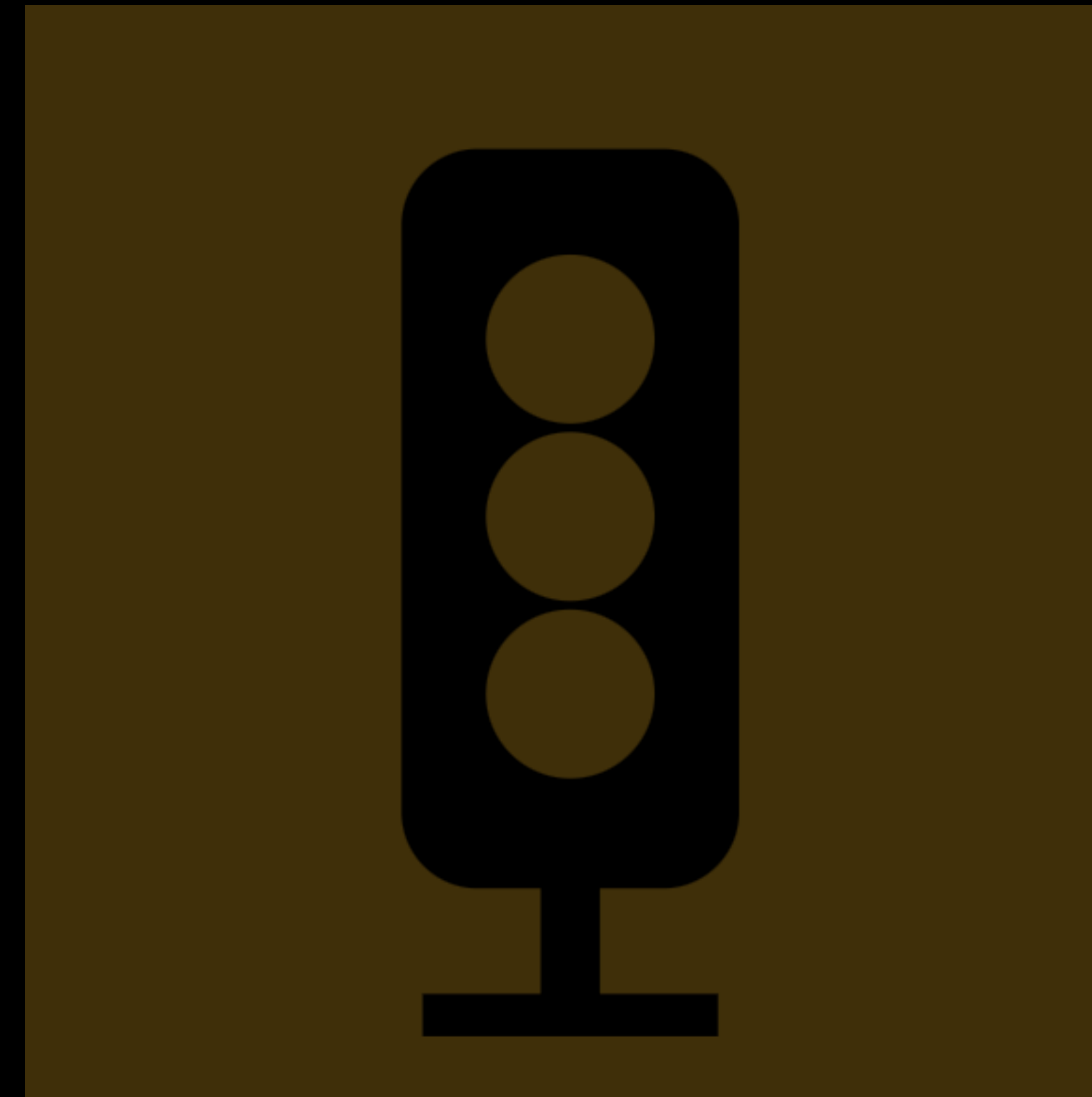
GCSP's own policy requires development to

“Respect, protect and enhance the landscape in it’s rural setting...”

The Key Challenges Explained:



Community
Impact



Traffic & Road
Impact



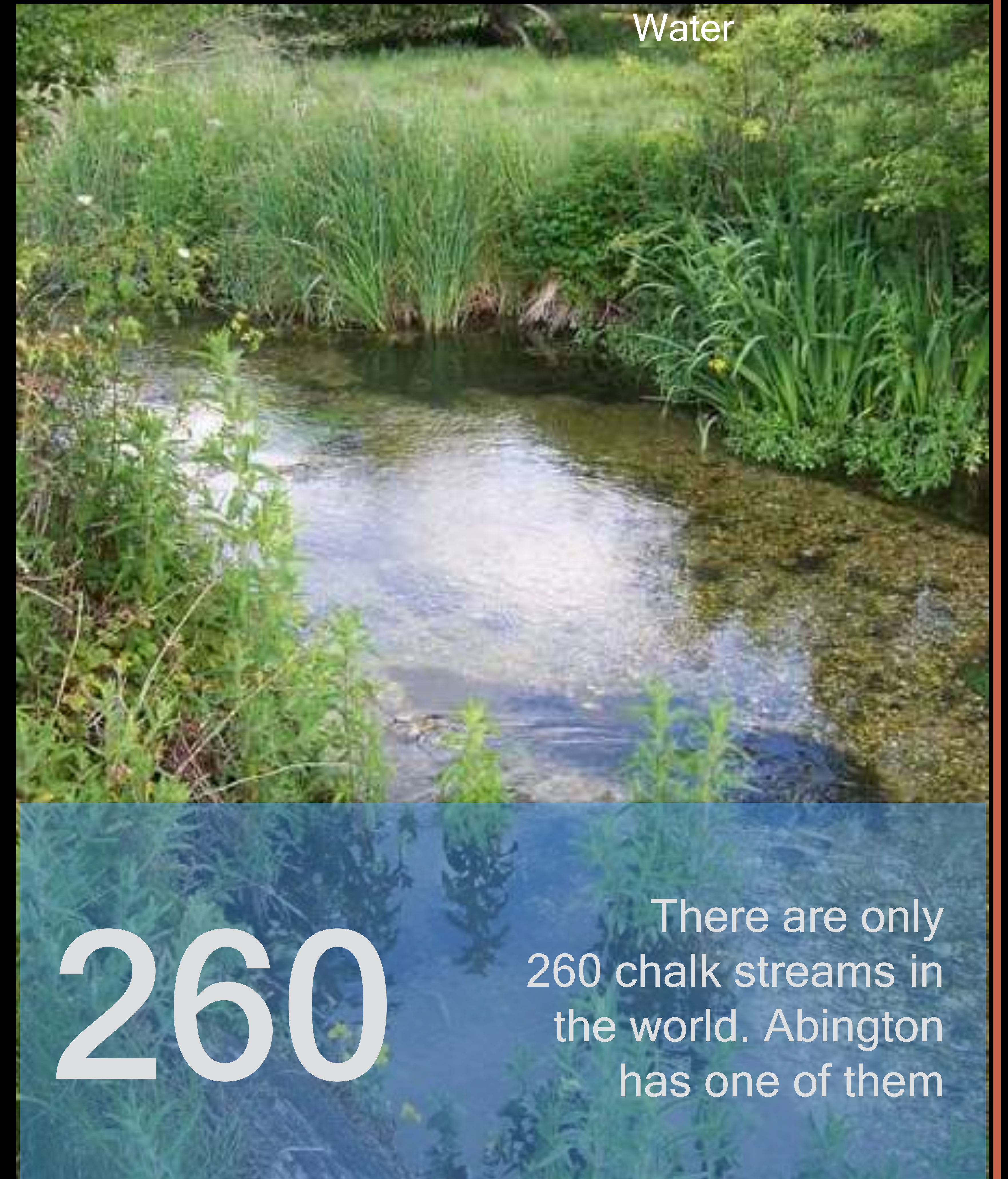
**Water
Impact**



Landscape
Impact

Water: A Precious Resource

- Beneath our feet lies one of the world's rarest ecosystems: a chalk aquifer
- The Abington hills sit above a chalk aquifer that stores winter rainfall and feeds crystal-clear springs
- Only 260 chalk streams exist worldwide
- This geology created our landscape, our wildlife and our villages



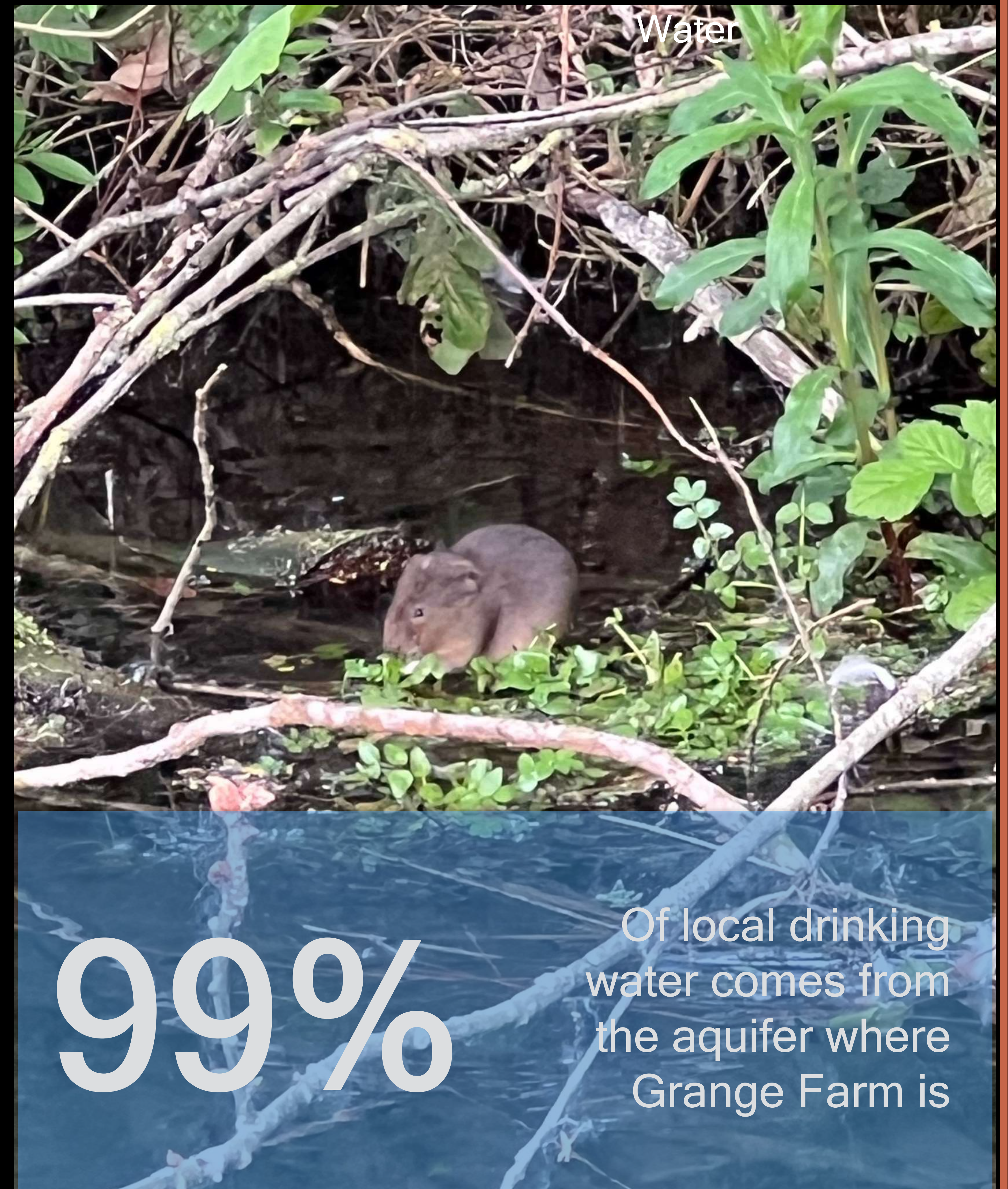
260

There are only 260 chalk streams in the world. Abington has one of them

- 99% of local drinking water comes from this aquifer

A Fragile Ecosystem

- Chalk streams remain at a constant 10-11°C all year
- Stable temperatures support unique plants and wildlife
- Pollution and warm surface runoff quickly damage this balance
- Threats include:
 - sewage
 - road runoff
 - construction pollution
 - agricultural runoff
 - climate change



What Will Grange Farm Do?

- 4,500 are proposed on the aquifer recharge zone that replenishes the aquifer
- Around 40% of winters now fail to fully recharge groundwater
- Water availability is forecast to fall by 38% by 2050
- New homes could require up to 2.5 million litres of water every day
- Construction can cause pollution reaching the aquifer



Questions that Still Need Answers:

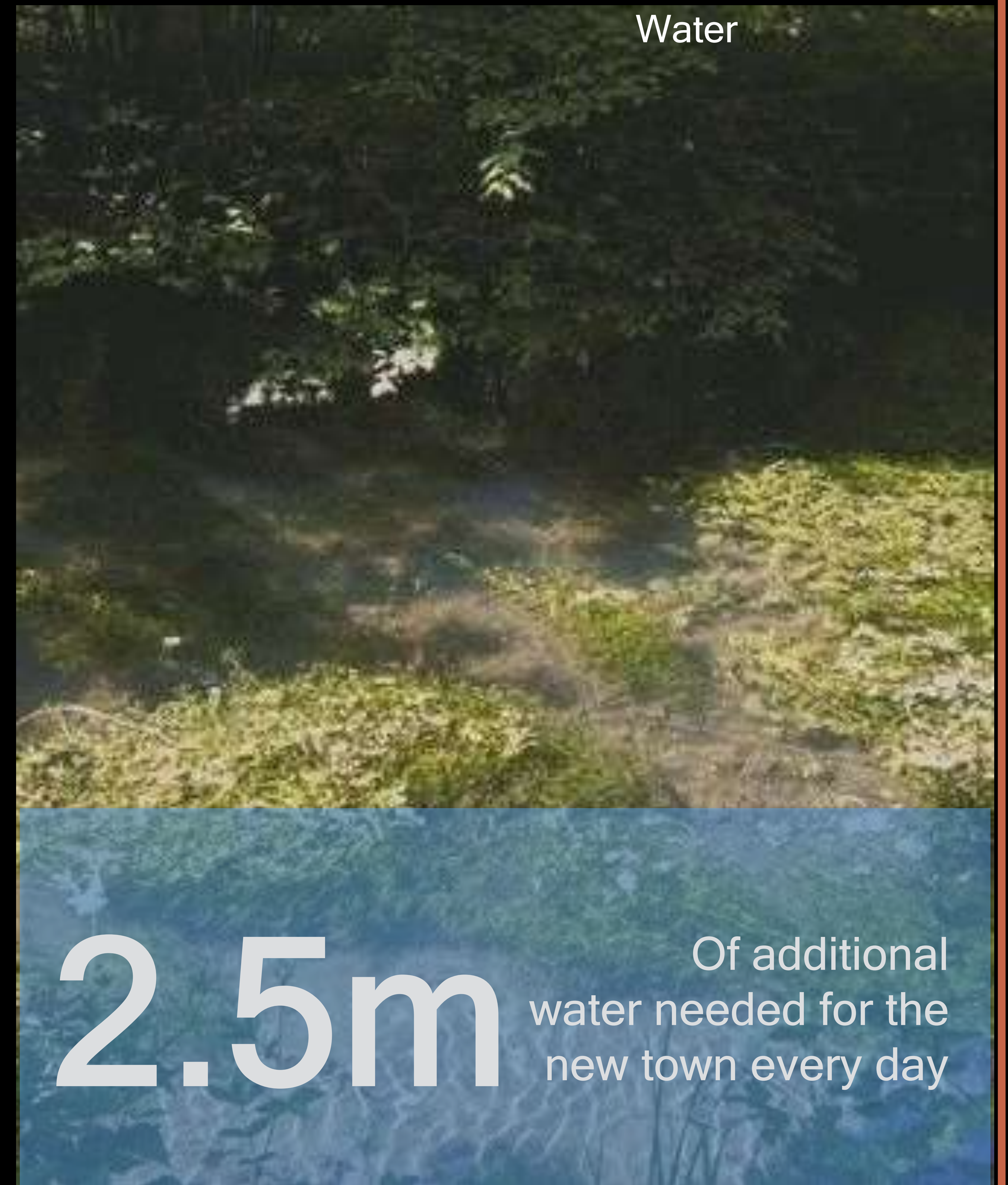
- Where will the additional water come from?
- How will wastewater be treated?
- Can the aquifer be protected?

Required before approval

- Independent hydrological modelling
- Long-term groundwater monitoring
- Guaranteed water supply
- Enforceable environmental

Impacts include:

- Wastewater treatment works
- Odour and noise
- Heavy vehicle movements
- Risk to nearby communities



2.5m

Of additional
water needed for the
new town every day

Grange Farm: What's at Stake?

- A globally rare ecosystem
- Cambridge's drinking water
- Wildlife found nowhere else
- The history and identity of The Abingtons
- A legacy for future generations

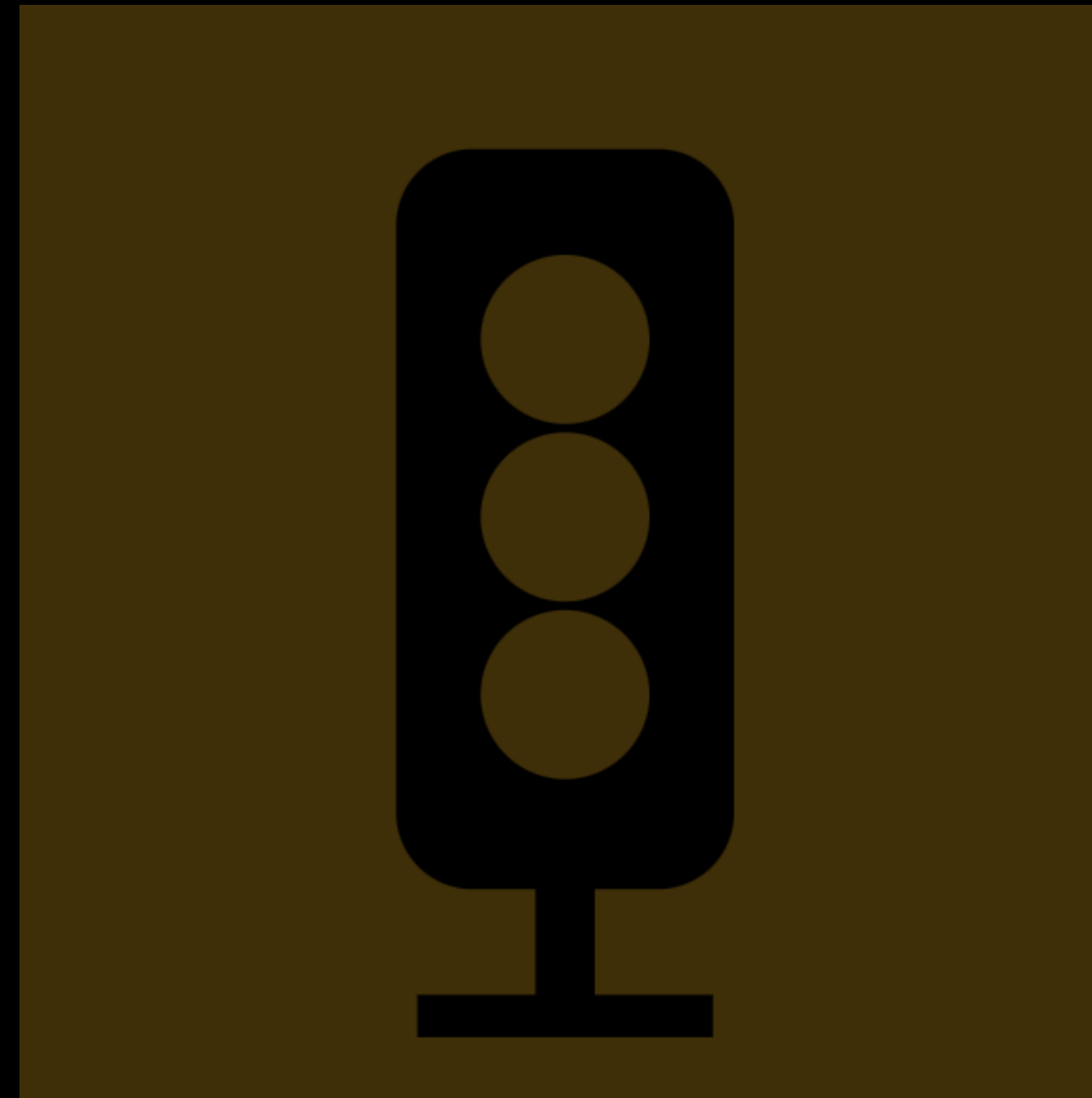
SAVE our Water



The Key Challenges Explained:



Community
Impact



Traffic & Road
Impact



Water
Impact



Landscape
Impact

Site Selection

- HELAA site assessments (GCLP, 1st December 2025)
Site IDs: 115724 and 116224
- Overall suitability score: **Red**
- Final Landscape RAG: **Red**

"Sites were deemed to be unsuitable if they were assessed as 'Red' against any of the criteria used".

Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) Greater Cambridge Shared Planning (September 2021), page 5

"Development of the site would have a significant negative impact which cannot be mitigated".

Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) Greater Cambridge Shared Planning (September 2021), page 33

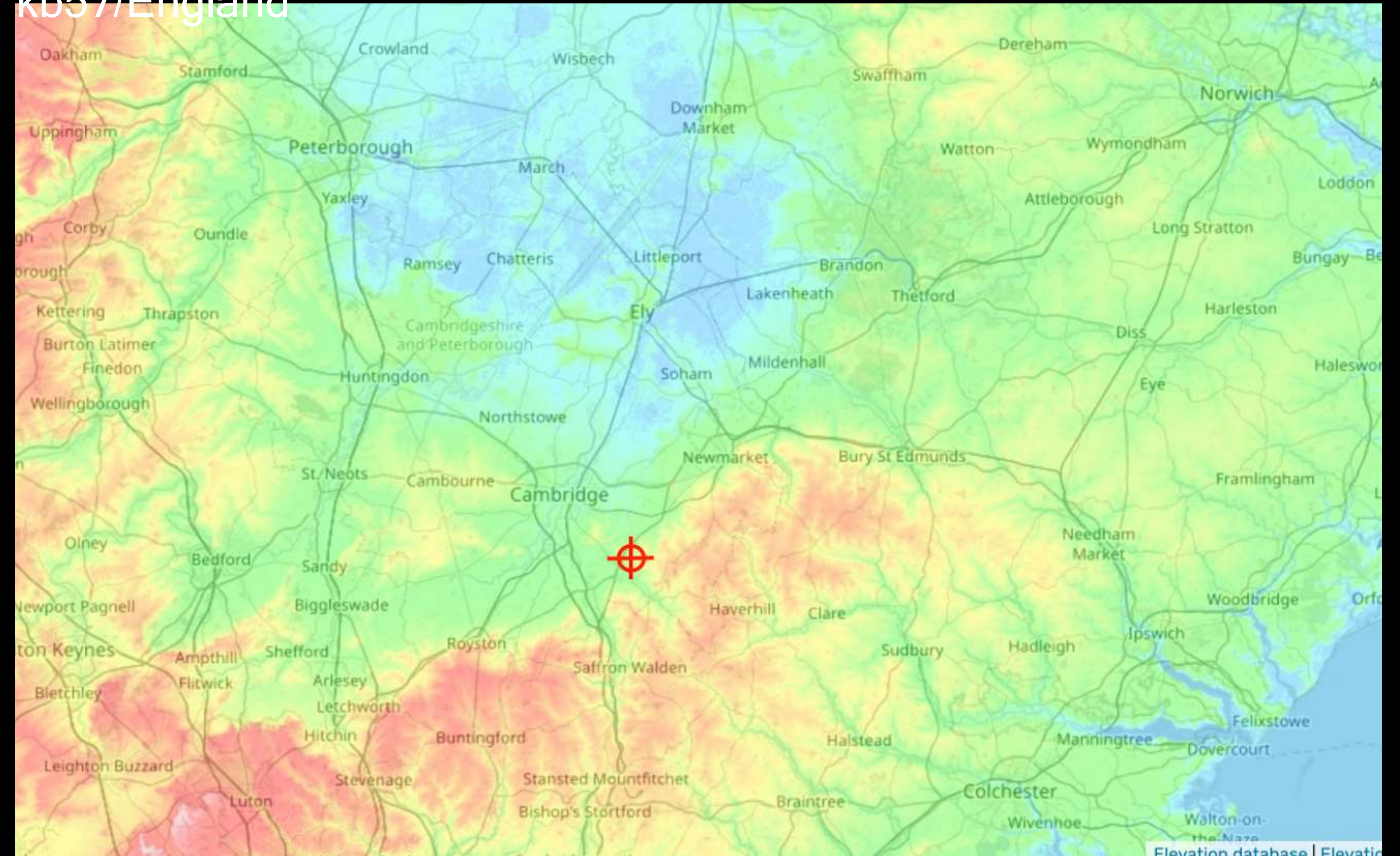
"Development would alter the existing landscape character irreversibly and may result in irreversible harm to the setting of Little Abington if constraint planning, green corridors and landscape buffer areas are not considered during the planning of the site". HELAA site assessments, December 2025

With the HELAA assessment giving an 'Overall Suitability Score' of **Red**. This indicates significant constraints that brings into question: Is the Grange Farm (S/GF) site appropriate? . A 'Red' rating indicates that Grange Farm would result in substantial harm unless constraints can be demonstrably resolved.

An Elevated Site

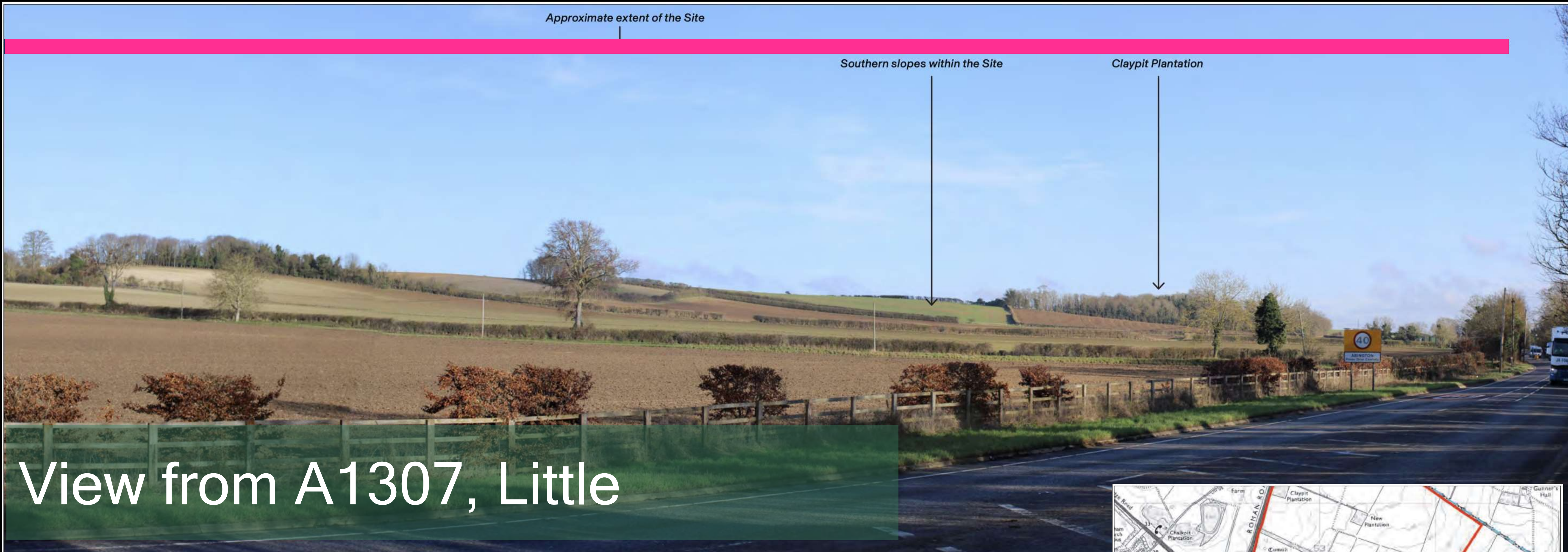
- Grange Farm is being proposed on a rising slope in the River Granta Valley
- It would be the highest altitude settlement of its kind across all of Cambridgeshire at a maximum of 76 metres AOD
- Northstowe (11 metres AOD)
- Waterbeach (9 metres AOD)

Topological map coloured by elevation. Landscape
Circled cross shows the proposed location of the new Grange Farm Development. Ref: <http://en-gb.topographic-map.com/map-kb57/England>

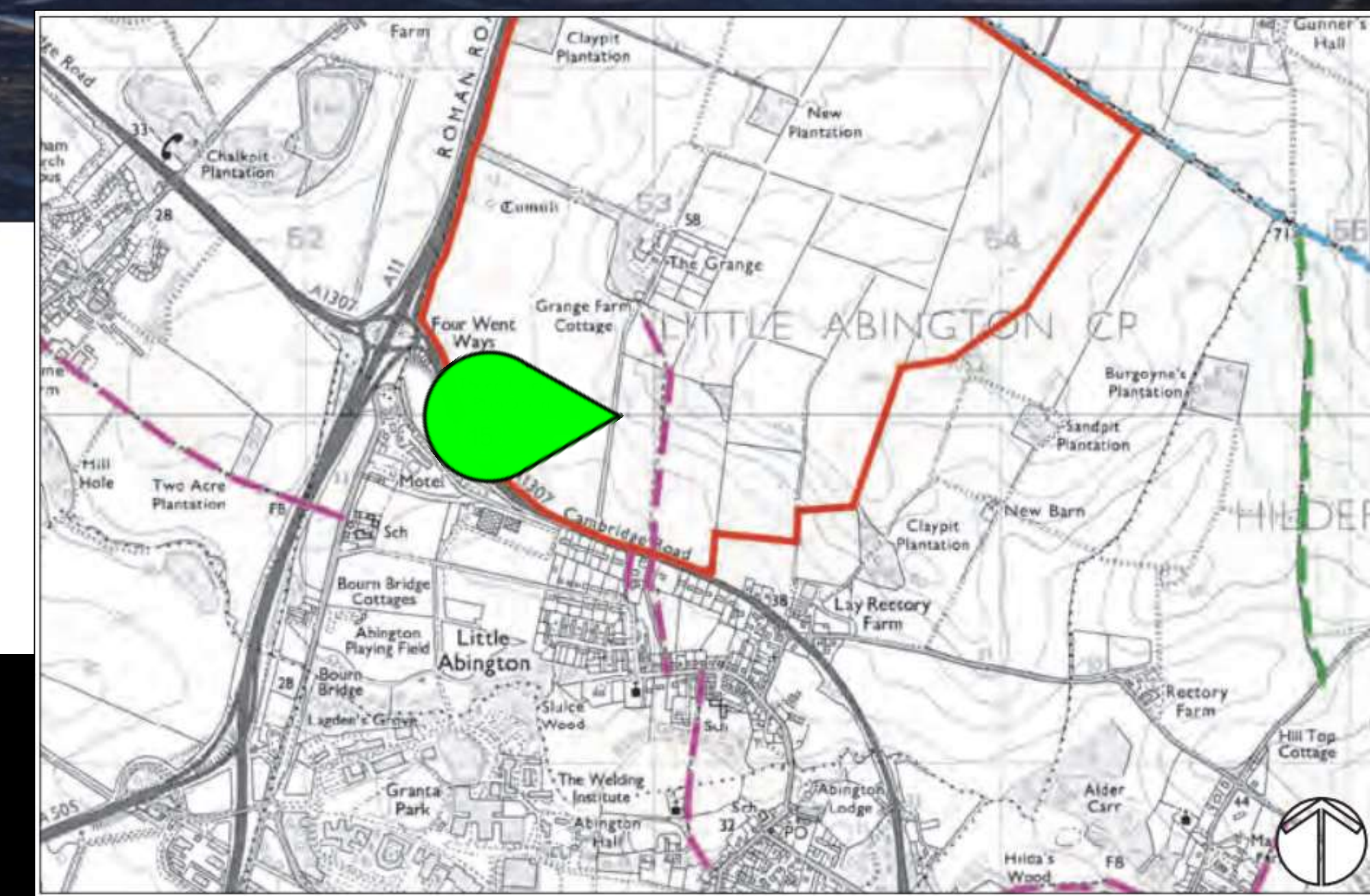


Highest Altitude Settlement

Grange Farm (S/GF) is positioned on open sweeping high visible chalk hills with no hope of concealing 4,500 homes and industrial units



Viewpoint 15			
Receptors	Elevation	Distance from site	Description of view
Trucks using the A1307 Cambridge Road	± 3m AOD	< 5m	View from the A1307 Cambridge Road, looking east across the southern part of the Site. The steep southern slopes form the horizon, creating a sense of containment to the view in conjunction with the woodlands within the Site.

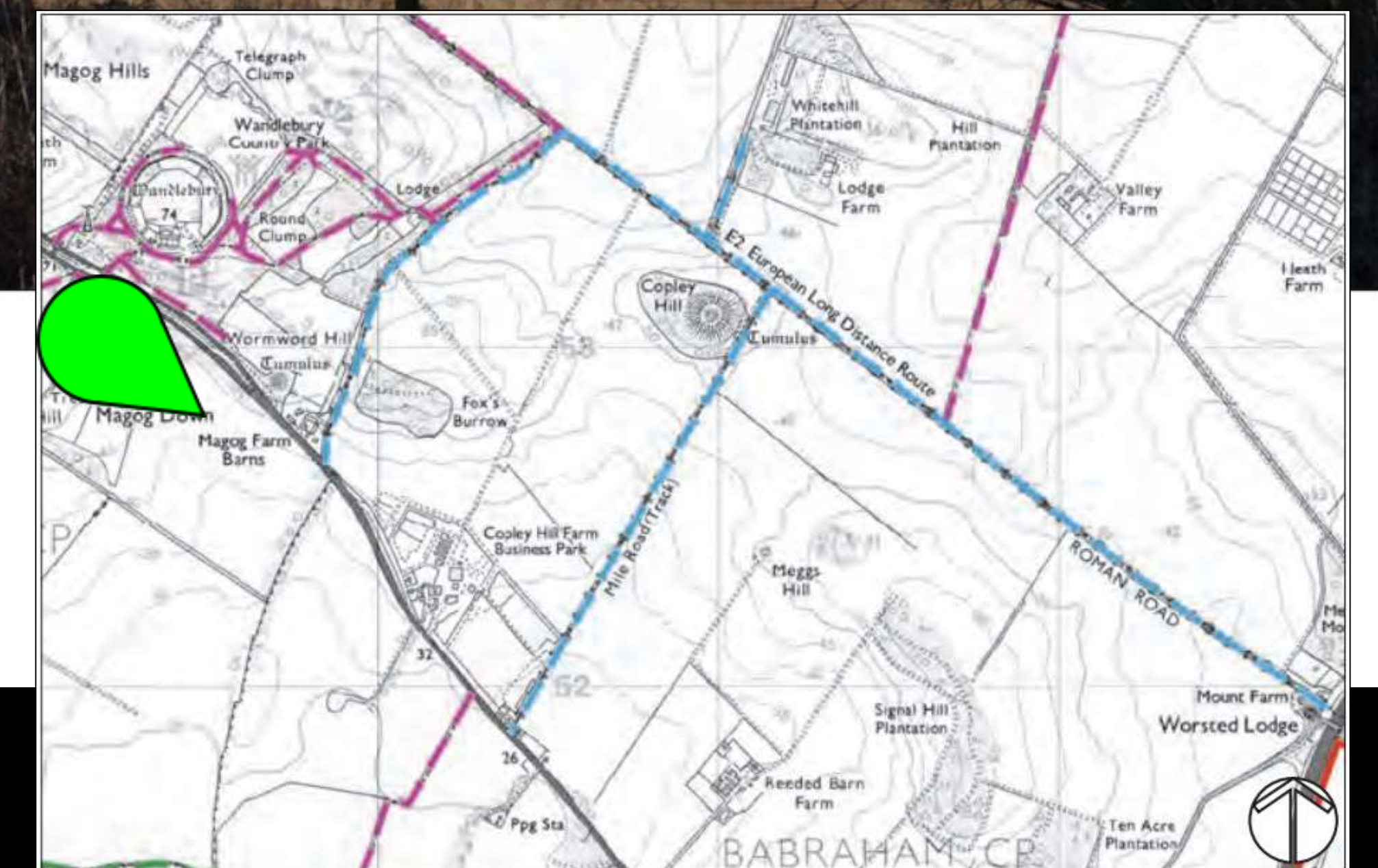


P34, Landscape Strategy by Fabrik submitted to Greater Cambridge Shared Planning Service June 2026



View from Magog Down

Viewpoint 1			
Receptors	Elevation	Distance from site	Description of view
Transient receptors within Magog Down	55m AOD	4km	View from Magog Down to the west of the Site, looking east. The Site forms part of the lower lying landscape in the middle distance with the rising clay farmland beyond. Rivey Hill Water Tower is visible against the skyline beyond the Site.

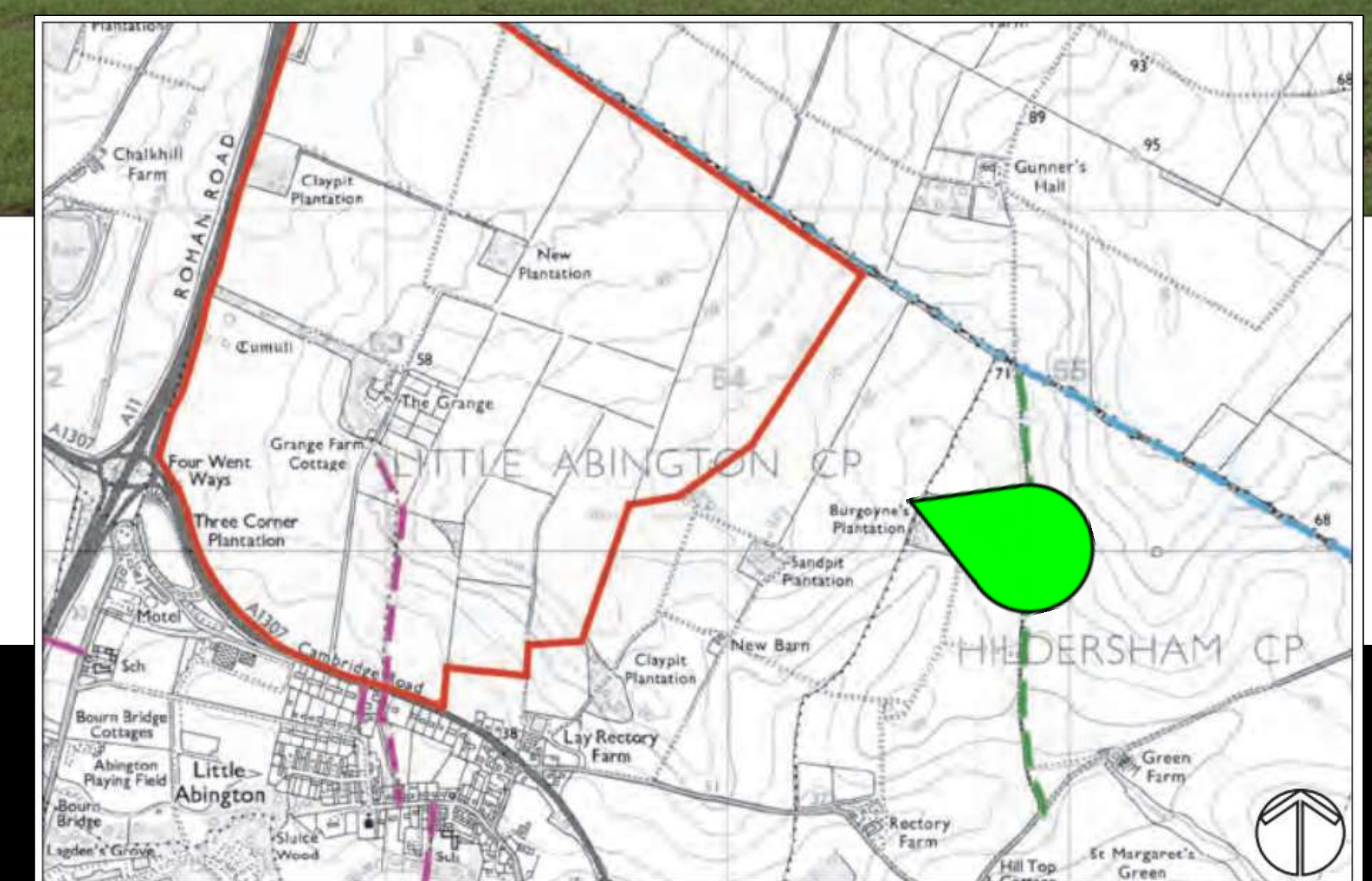


P20, Landscape Strategy by Fabrik submitted to Greater Cambridge Shared Planning Service June 2026



View from Bridleway,

Viewpoint 9			
Receptors	Elevation	Distance from site	Description of view
Town of Abington receptors using PRow Bridleway Hildersham 2	5 m AOD	305 m	View from PRow Bridleway Hildersham 2 to the east of the Site, looking west. Burgoyne's Farm is a prominent feature on the lower ground with Claypit Plantation and Sandpit Plantation present on the ridgeline. The ridge line which is well treed and limits visibility of the Site.



P28, Landscape Strategy by Fabrik submitted to Greater Cambridge Shared Planning Service June 2026



View from Icknield Way, Linton

Viewpoint 11			
Receptors	Elevation	Distance from site	Description of view
Transient receptors using the Icknield Way Trail/ Bridleway Linton 21	86m AOD	3.2km	View from the Icknield Way Trail on Rivey Hill, looking west across the Site towards the Gog Magogs. There are partial views of the Site beyond the rolling agricultural landscape in the middle distance.



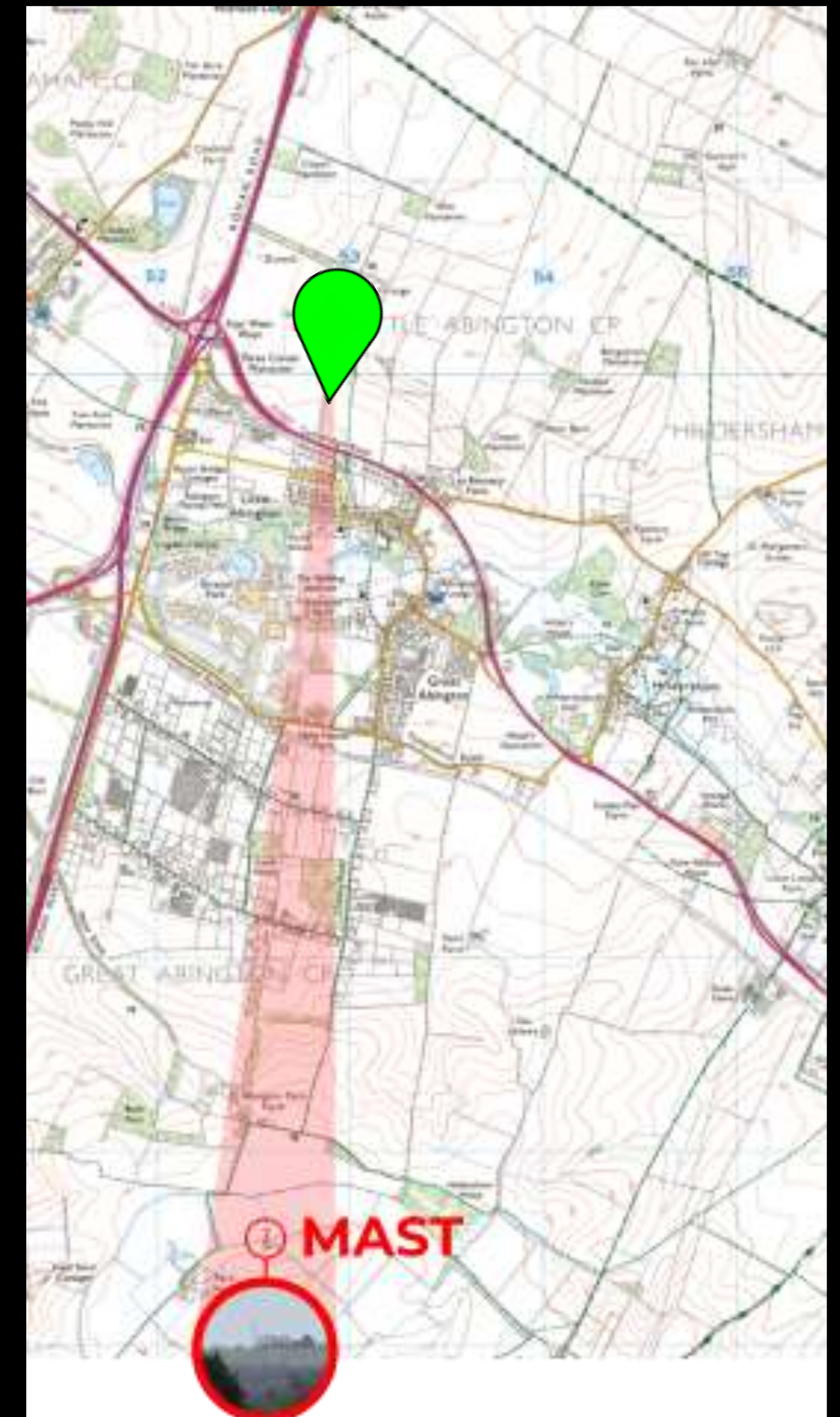
P30, Landscape Strategy by Fabrik submitted to Greater Cambridge Shared Planning Service June 2026

Aerial Mast (~5.4 km away, Essex)



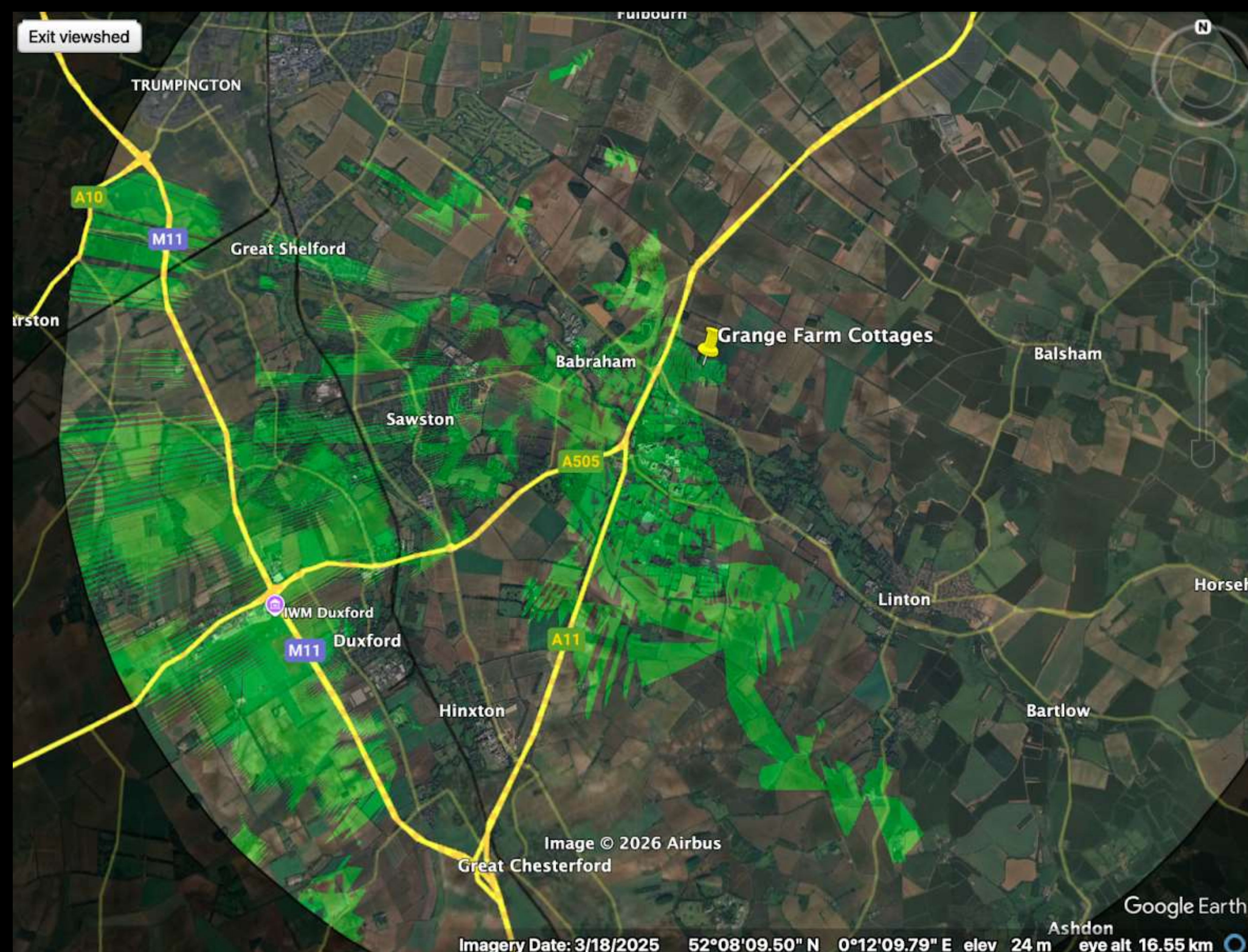
View from Grange Farm

*Photo taken from Public Bridleway, Grange Farm, 50 m AOD, January 2026
An aerial mast can be seen clearly in Essex, approximately 5.4 km away.*



Height Analysis

- Viewshed analysis was conducted by Google Earth Pro limited to 10 km from Grange Farm Cottages
- Analysis set to 1.8 metres above ground level
- Areas highlighted in **GREEN**, show line-of-sight from the public bridleway on Grange Farm. This suggests that the development would be seen in return from any location shown in green.
- Maximum development height is uncapped. The development therefore would be more prominent with residential and industrial buildings at 10-20 metres high



Summary

- The topography of the landscape is too challenging for it to be included in the Local Plan
- GCSP, through their own assessment, says the site's adverse effects cannot be mitigated - what has changed recently?
- Rushed Grange Farm (S/GF) proposal due to cancellation of sewage works (August 2025) in Northeast Cambridge leaving a shortfall of homes
- No alternatives sites for GCSP to put forward
- No effective mitigation strategy
- Long range views to/from Grange Farm will forever be affected through GCSP "panic-planning"

RED GCSP: HELAA site assessments
Overall suitability score: **RED**
Final Landscape RAG: **RED**

**FLAG
S**

"Development of the site would have a significant negative impact which cannot be mitigated".

Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) Greater Cambridge Shared Planning (September 2021), page 33

**S.A.V.E our
landscape!**

Proposed Legal Strategy

What do we need to do?

Our Proposal

- 1. Work together as a group to mount the strongest possible challenge**
 - SAVE and APC are inviting other affected PCs to join them in their efforts
- 2. Focus our resources on the area of maximum impact – Regulation 19 Consultation**
 - Make a donation to SAVE/APCs ring-fenced fighting fund
- 3. Engage the support of experts to present the strongest possible case**
 - SAVE/APC has appointed solicitors and experts to make the Reg. 19 submission

We only have one chance!

Will the challenge work?

- The Council and the landowner are strongly behind the plan
 - The Council needs this development in the Local Plan to meet its housing quota
 - Once the Local Plan is approved the development becomes unstoppable
- SAVE has identified multiple weaknesses in the case for including this development in the local plan
 - The Regulation 19 Consultation is the last and best opportunity to challenge the inclusion of this development in the Local Plan
 - RBS have a strong track record of success in similar challenges



RICHARD BUXTON
solicitors



Overview of Regulation 19 Challenge Process

- The Regulation 19 Consultation on the Greater Cambridge Local Plan (LP) is the final opportunity for interested parties to submit comments and challenges.
- It runs from **Monday 3 August 2026 to Friday 25 September 2026**
- SAVE and APC have appointed **Richard Buxton Solicitors** to engage experts in Planning, Traffic, Hydrology, Landscape and Heritage to prepare detailed reports which will support a challenge to the soundness of the Council's proposal to include Grange Farm in the local plan
- The Solicitors require the funding in advance to cover all costs. Phase 1 is now funded. The campaign needs to fund Phase 2 by mid-August.



Overview of Regulation 19 Challenge Process

Stage	Phase 1 Start	Phase 1 Completion	Phase 2 Scoping	Phase 2 Start	Phase 2 Completion
Date	20 July	31 July (est.)	3-7 Aug (est.)	10 Aug (est.)	11 Sept (est.)
RBS Scope	Preliminary planning issues (JBP) Transport review and report (John Russell)		Funding to cover Hydrology, Landscape, Heritage?	Reg.19 Planning review (JBP) Completion of expert reports (Hyd, L/S, Htge) Submission of response per Reg.19 process	
RBS Cost	£7850 + VAT			£12,500 - £17,500 + VAT	
APC	Pay RBS £2000 + £1570 for VAT		Decision on viability and scope for Phase 2		
SAVE	Pay RBS £5850		Pay RBS £12,500 + VAT + up to £5,000 + VAT depending on scope		

Funding Approach and Estimate of Costs for Regulation 19 Submission

- Funding for the Regulation 19 Submission will be fully separated from SAVE's operating costs
- Use of CrowdJustice ensures that all funds raised can be drawn only by SAVE's appointed solicitors. SAVE has no direct access to these funds
- Solicitors are appointed jointly by SAVE and Abington Parish Council (APC), enabling VAT to be reclaimed on all fees
- SAVE will make an initial contribution to the CrowdJustice account
- APC will make a contribution to the CrowdJustice account
- SAVE and APC will encourage parish councils and other interested bodies to donate to the CrowdJustice fund, which will ensure full accountability on the use of those funds
- SAVE will continue to fundraise to cover its own operating expenses (website, publicity etc.) and transfer any surplus to the Regulation 19 CrowdJustice account

Discussion

What we need you to do next?

- Please donate as an individual via the GoFundMe account



<https://www.gofundme.com/f/SAVE-Save-Abington-Village-Environment>

- Please consider a contribution from your Parish Council, to the Crowd Justice route (coming soon)
- Contact us as: hello@s-a-v-e.co.uk
www.s-a-v-e.co.uk

Thank you