

1. What do you think about the current delivery of infrastructure and homes in Greater Cambridge?

The current delivery can be erratic and, until the Local Plan was made, overburden villages. Since the establishment of the Local Plan, development of housing has been more ordered and fairly continuous – and especially, in line with the Local Plan, added to the new towns of Cambourne and Northstowe (plus further plans for Waterbeach and Bourn airfield) rather than the villages. Infrastructure ought to come before building of homes and businesses, but it usually tags along (eventually) behind. A big problem we have is water – both clean and dirty – which is under the purview of Cambridge Water and Anglian Water respectively. In August 2025, AW had government funding removed for the new treatment works to the north of Cambridge, which prevented it from going ahead, so how can they increase sewage treatment?

Infrastructure is a problem – particularly that of transport. New towns create traffic that the roads cannot take as they are already ridiculously full. The Greater Cambridge Partnership was supposed to help to resolve this, but have had little success at persuading people out of their cars and onto bikes, despite much money being spent on new cycle routes etc, often in places that people do not want them.

2. What do you think about the proposal to create a centrally-led urban development corporation (UDC) in Greater Cambridge?

We do not believe that a Government-led agency would benefit South Cambridgeshire. It may improve some of the infrastructure, which would be a benefit, but this could be done without needing a development company. Based on what has been seen from the Greater Cambridge Partnership, it seems that things will be imposed whether wanted or not. In addition, this will be paid for with borrowing which will be landed on the new unitary authority – so it is likely that a huge increase in Council Tax will be forthcoming.

We also believe that it will be anti-democratic with the proposal that all planning decisions of more than 250 homes will be taken by the UDC and the makeup of the UDC board being comprised of seven unelected members (chair, vice chair and 5 others) appointed by Government, and four elected members. This means that even if all of the elected members vote the same way, they can be over-ruled by the unelected members. This is not right. The elected members are proposed to be the Mayor and leaders of Cambs City Council, South Cambs District Council and Cambs County Council... but in a few years time, it is planned that all of these local government bodies will be removed and a single unitary authority set in place instead. Who then will make up the board? Will it still have three elected members from the new, unitary authority?

3. What matters most to you about the future of Greater Cambridge?

Our main concern is that the rural nature of distinct, widely-separated villages of South Cambs is retained, and that we do not have a single, large conurbation sprawling across our beautiful countryside.

We do not wish to see valuable and productive farmland permanently lost; farming reduces the carbon footprint from imported food.

Moreover, green spaces provide significant ecological benefits including supporting biodiversity and regulating climate and drainage. We believe these should be priorities. We wish to see Cambridge contained by the Green Belt and not massively expanded. We wish to retain and improve transport links – bus, train and well maintained roads. Growth is important to us, but not over-development and it must be both sustainable and come with sufficient infrastructure and businesses such that local jobs are created.

4. Do you have any views on the objectives of the Greater Cambridge Development Corporation, as set out in the consultation document?

The objectives (are designed to) appear reasonable. Infrastructure-led development is what should always happen, but never does. However, our concern is how these objectives will be carried out and what scope there is for mission creep and imposition of plans whether the local people want them or not.

5. What do you think about the proposed boundary of the Greater Cambridge Development Corporation, as set out in Annex B of the consultation document?

We believe that taking the entirety of South Cambridgeshire is overkill. The villages are not part of Greater Cambridge. Why should the City of Cambridge have a say over their way of life? If the UDC is to be created it should only cover the immediate surrounds of the city, not the entire district.

6. What do you think about the phased approach we have proposed in regard to plan making powers?

The UDC will be given too many powers. They will be able to decide what to build where and to compulsorily purchase the land needed. They will then be able to grant themselves the planning permissions to go ahead with the build. This is imposition on a massive scale. It is surely undemocratic.

7. What do you think about the proposals to give the Development Corporation plan making powers as set out in the consultation document?

We believe that this is both alarming and dangerous for local democracy. It will permit the UDC to decide what they want and then ensure that this want is put into the Local Plan, with no accountability. This is the UDC essentially giving themselves planning permission before any plans are even put forward for scrutiny. The Local Plan should continue with the current bodies with UDC not having any input at all.

8. What do you think about the proposals to give the Development Corporation powers to determine planning applications as set out in the consultation document?

We believe that this is both alarming and dangerous for local democracy. It will permit the UDC to come up with a development and pass planning on it with no input from residents or their elected representatives. There will only be four elected members on the board of the UDC. This means that even if all of the elected members vote the same way, they can be over-ruled by the unelected members. This is not right. The elected members are the Mayor

and the leaders of Cambs City Council, South Cambs District Council and Cambs County Council... but in a few year's time, it is planned that all of these local government bodies will be removed and a single unitary authority set in place instead. Who then will make up the board? Will it still have three elected members from the new, unitary authority?

In order to preserve local accountability and democracy, there should be more elected members sitting on the UDC board than there are non-elected members.

9. Do you agree with using thresholds for the Development Corporation taking decision making powers? Which minimum thresholds for determining planning applications do you think are appropriate? (Yes, No, Don't Know)

We do not believe that any planning powers should be given to the UDC. If there must be, then it should only be permitted for very large applications, e.g. in excess of 5000 homes. Greater Cambridge Planning Dept is an award winning planning authority and knows the area and how the people wish it to be developed. Why remove this experience and expertise?

10. Do you have any other views on the proposed approach to the Development Corporation's powers and functions?

We are concerned about their ease of access to government borrowing and the insanely high limit on that borrowing. It is very concerning that an unlimited debt will be piled up for the people of Cambridgeshire to pay, during the build and on completion of the development.

11. What do you think about proposed local representation on the Development Corporation board, as set out in the consultation document?

We believe that the local representation is inadequate. It is anti-democratic because the makeup of the UDC board is suggested as being comprised of seven unelected members (chair, vice chair and five others) appointed by Government, and four elected members (being invited to join the board). This means that even if all of the elected members vote the same way, they can be over-ruled by the unelected members. This is not right. The elected members are proposed to be the Mayor and leaders of Cambs City Council, South Cambs District Council and Cambs County Council... but in a few years time, it is planned that all of these local government bodies will be removed and a single unitary authority set in place instead. Who then will make up the board? Will it still have three elected members from the new, unitary authority, or will it just be the mayor? Democracy needs to prevail.

12. What do you think about the board having expertise in areas such as planning, property development, design, environment, finance, and infrastructure delivery?

We suspect that the Board will have very little expertise in all the areas mentioned as evidenced by the need to "invite.members.with.a.range.of.skills.and.experience.in.development?design.and.master.planning?environment?finance?and.infrastructure.delivery." We are concerned that an invitee may only be seconded temporarily and as such not have knowledge beyond the project they are invited in for i.e. a history of what has already happened or is in the pipeline for future work.

<p>13. Do you have any views on the impacts of the above proposals for anyone with a relevant protected characteristic?.(No)</p> <p>No</p>
<p>14. If so, please explain who, which groups, including those with protected characteristics, may be impacted and how.</p> <p>N/A</p>
<p>15. Is there anything that could be done to maximise benefits or address any concerns you have identified?</p> <p>Leave Planning with the Greater Cambridge Planning Authority. Any borrowings incurred by the UDC should be paid by central government and not left to the people of Cambridge and South Cambridgeshire to be paying for evermore.</p>
<p>16. Do you live or work in the Greater Cambridge area? Defined as the proposed boundary of the Development Corporation outlined in Annex B of the consultation.</p> <p>Yes</p>
<p>17. Are you responding as an individual or on behalf of an organisation?</p> <p>Organisation</p>
<p>18. If you're responding on behalf of an organisation, please provide the organisation's name and the contact details of a nominated contact.</p>
<p>19. What type of organisation are you representing?</p> <p>Parish Council</p>