

Albion City Development Corporation Response to the Draft Greater Cambridge Local Plan

Albion City Development Corporation Ltd
53 Roding Road
London E5 0DN

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Greater Cambridge Shared Planning
By email: localplan@greatercambridgeplanning.org

Dear Sir or Madam,

Draft Greater Cambridge Local Plan – Consultation Response

I write on behalf of the Advisory Board of Albion City Development Corporation Ltd (“ACDC”) to express our strong support for the Draft Greater Cambridge Local Plan. The Forest City project, which we are currently developing, is a proposed self-sufficient urban settlement of 45,000 acres, located east of Cambridge and broadly aligned between Newmarket in the north and Haverhill in the south.

Greater Cambridge, like Forest City, sits at the intersection of two Government-backed growth areas: the Oxford - Cambridge Growth Corridor and the UK Innovation Corridor. Knowledge-led economies and their spin-off industries are fundamental to the UK’s long-term productivity, prosperity and global competitiveness. In this context, the Greater Cambridge ecosystem; one of the world’s leading centres for science, technology and innovation, with strengths in life sciences, data and digital technologies, advanced manufacturing and research-intensive industries, is a national strategic asset. The Advisory Board of ACDC strongly supports planning that recognises and enables the continued growth of this ecosystem.

About Forest City

Forest City is a serious proposal to deliver 400,000 new affordable homes in an area of acute housing need, helping to retain and grow talent. The city extends across approximately 45,000 acres, including 12,000 acres of new forests, wetlands and rewilding, embedding health, ecology and sustainability at its core.

Delivered through a development corporation model combined with a community land trust structure, Forest City will capture land value directly and reinvest it in an infrastructure-led approach to delivery. This enables genuine housing affordability alongside the creation of high-quality employment, attracting ambitious people from across the UK and challenging prevailing housing forecasts that remain unaffordable even with subsidy.

As the UK’s first new city in 50 years, Forest City can deploy cutting-edge innovation at scale, inspire residents and businesses, and establish new benchmarks for sustainable placemaking. It will also help galvanise the UK economy while training a new generation of place-makers through use of robotics, modern methods of construction, volume building and on-site production.

The Advisory Board recognises that Forest City is unlikely to be accommodated within the Local Plan at this stage, given its scale and the need to further develop its evidence base. However, provided the city is self-sufficient and that shared transport infrastructure is enhanced to meet projected capacity demands, we would hope that the Greater Cambridge Shared Planning team would not oppose the proposal.

The Greater Cambridge Local Plan

We welcome a Draft Local Plan that clearly acknowledges Greater Cambridge's national and global significance and plans positively for its continued success. The Plan sets out a strong and integrated approach to growth, recognising the need to align economic expansion with housing delivery, infrastructure provision and environmental stewardship.

In particular, we support the Plan's commitment to sustaining and expanding globally significant research, science and technology sectors, alongside its clear recognition that housing delivery must keep pace with job growth if Greater Cambridge is to remain inclusive and competitive.

The emphasis on high-quality placemaking, green infrastructure and biodiversity net gain is essential to maintaining quality of life, while the strong focus on climate change mitigation and adaptation appropriately aligns local growth with national net-zero objectives. We also welcome the integrated approach to transport, utilities and digital connectivity, which will be critical in supporting innovation-led growth at scale.

The scale of employment and housing growth identified in the Plan reflects Greater Cambridge's pivotal role in the UK economy. Planning positively for this growth is essential if the full benefits of its world-leading science and innovation base are to be realised.

Conclusion

The Draft Greater Cambridge Local Plan provides a strong and credible framework for managing growth in one of the UK's most important economic regions and with national objectives for productivity, investment and sustainable development. Forest City is fully aligned with the goals and approach of the draft plan.

We strongly support the direction of the Plan and would welcome continued engagement with Greater Cambridge Shared Planning to support the planned economic growth of Greater Cambridge

Yours faithfully,



Patricia Hewitt

Chair

Advisory Board

Albion City Development Corporation Ltd