Greater Cambridge Local Plan

Proposed Submission (Regulation 19) Consultation - Response Form

Please submit your comments (known as representations) by **5pm** on **Friday 25 September 2026**.

Data Protection and Freedom of Information

We will treat your data in accordance with our Privacy Notice. All personal information that you provide will be used solely in relation to the Greater Cambridge Local Plan.

Please note that each representation and the name of the person or organisation who made the representation, and the name and organisation of the agent (where used), will be published on our website - representations cannot be treated as confidential.

Additionally, respondent details and representation(s) will be made available to the Planning Inspectorate and to the Inspector appointed by the Secretary of State to conduct the examination.

By submitting this response form you are agreeing to these conditions.

About this Response Form

This response form has two parts:

- Part A – Your details. We cannot formally register your comments without your details.
- Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make. If you need more space to provide your answers, please expand the boxes or continue on an attached separate sheet.

We strongly encourage the submission of representations via our consultation platform at https://consultations.greatercambridgeplanning.org/proposed-submission-greater-cambridge-local-plan If you are unable to submit your representation using our online system, this response form is available to downloaded to complete electronically from www.greatercambridgeplanning.org/local-plan.

Your completed response form should be:

- emailed to localplan@greatercambridgeplanning.org, or
- posted to: Greater Cambridge Shared Planning Policy Team, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

If you are having difficulty submitting your comments, please contact localplan@greatercambridgeplanning.org or call 01954 713694.

Part A: Your Details

Information required	Personal details *	Agent's details (if applicable)
Name	David Plank	
Organisation (where relevant)	Trumpington Residents' Association	
Job Title (where relevant)	Member of Management Committee FORM FOUR of four	
Address, including Post Code	[redacted]	
Telephone		
Email address	[redacted]	

* If you have appointed an agent to represent you, you only need to complete the Name and Organisation (if applicable) under Personal Details, but you do need to complete the full details of the agent. All correspondence will be sent to the agent.

Part B: Your Representation

Please fill in a separate sheet for each representation.

Section 1: Which document, and section of that document, does your representation relate to?

Document	**Policy / Paragraph / Site / Map** (please identify)
Proposed Submission Greater Cambridge Local Plan	Chapter 6, Wellbeing and social inclusion Policy S/JH New jobs and homes Policy H/AH Affordable housing
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

Section 2: Do you consider that the Greater Cambridge Local Plan is sound and legally compliant?

Test	**Yes / No**

Legally compliant	As far as we know
Sound	NO

Section 3: Your representation

Please set out and explain your comments. Please be as precise as possible, and please do not just refer to an attached supporting document(s). For your representation (comments) to be considered, your representation must be set out here. Wherever possible, set out precisely any changes you think should be made to the plan and its policies.

NOTE: Text shown in bold italics is a conclusion, proposal or recommendation

Well-being and social inclusion: New Homes

Policy S/JH and its supporting evidence *are substantially deficient* when stating -

> "Development will meet the objectively assessed needs in Greater Cambridge over the period 2024-2045 for: …
> "A minimum of 48,069 new homes (reflecting an annual need for 2,289 dwellings) meeting the needs for the total population, *including for affordable housing…*"
> [Our emphasis] [Proposed Local Plan Submission, page 32, paragraph 1.b.]

So called "affordable" housing at up to 80% of market rents is way out of reach for large numbers of people in our community because market rents are so high in Greater Cambridge due to the high growth in jobs which draws in people who can afford them at the cost of residents who cannot. *This is in direct conflict with* the proposed Local Plan Submission's -

> "… strategic priority for our wellbeing and social inclusion policies
> 6.2 Strategic Priority: Help improve equality of access and opportunities for people in Greater Cambridge to lead healthier and happier lives, ensuring that *everyone* benefits from the development of new homes and jobs." [Our emphasis] [Page 541]

And is, therefore, unacceptable.

Therefore, we propose the following amendment:
"A minimum of 48,069 new homes meeting the needs of the total population of which at least 20 per cent must be social at a maximum of 60 per cent of market rents and a further 20 per cent affordable at a maximum of 80 per cent of market rents."

Unless this or a similar amendment is adopted, the Local Plan Submission's strategic priority for wellbeing and social inclusion of "ensuring that everyone benefits from the development of new homes and jobs" *will not be achieved*. [Paragraph 6.2, page 537, proposed Local Plan Submission]

The proposed Submission states correctly that:

> "Many residents of Greater Cambridge benefit from the economic success of the area, through high employment rates and high average pay rates and disposable incomes. This financial prosperity is accompanied by a high quality of life and very high levels of health and well-being. However, there are also significant numbers of people who continue to experience poverty in Greater Cambridge alongside many residents who face challenges to their health, wellbeing and social inclusion due to a high cost of living and lack of affordable housing." [Paragraph 6.4, page 537]

Spot on. ***But where's the beef in the proposed Local Plan Submission to help put this right?*** It is not to be found in its provisions for the most crucial component of this situation, viz. truly affordable housing. As a result, it is at risk of being only so much hot air. ***Hence the amendment we propose.*** Yes, the proposed Local Plan Submission does state –

> "We require a high proportion of new homes to be Affordable Housing, provided at a cost below market rates to meet the needs of those who cannot afford to buy or rent at market prices." [Homes, paragraph 9.5, page 673]

But, and it is a big but, nowhere is the actual level of rents specified definitively in terms of percentages of market rents, and crucially, the substantial need for Social Rents is not mentioned at all. [This is also the case in Policy H/AH] ***This is not good enough to secure the vital wellbeing and social inclusion strategic priority. Indeed, it is likely to fail*** *- because market rents in and around Cambridge are unusually high nationally, and "significant numbers of people … continue to experience poverty in Greater Cambridge alongside many residents who face challenges to their health, wellbeing and social inclusion due to a high cost of living and lack of affordable housing."* [Paragraph 6.4, page 541]

This may help to explain why despite our rate of growth, disposable incomes in Cambridge have declined since 2013 in contrast with some other towns and cities in England. [The Guardian, Tom Knowles, 26.01.2026, based on a Centre for Cities report, "Cities Outlook 2026". See also Paul Brackley, Cambridge Independent, 28.01.2026, page 7] Our proposed Local Plan Submission is deficient in not addressing this adequately and needs to be improved accordingly.

The amendment we propose is informed by our lived experience in Trumpington where specified social and affordable housing requirements in the "Southern Fringe" new developments have produced real social benefit.

Please provide a 100 word summary of your representation.

The proposed Local Plan will not achieve its “Wellbeing and social inclusion” strategic priority unless it requires a proportion of new homes to be at rents local people can afford. Rents in and around Cambridge are very high – beyond the means of a large number of local people. They are inflated by the level of rents which people on high incomes moving into our area can afford and do. The Plan fails to deal with this appropriately by requiring a specific proportion of new homes to be at truly affordable rents. This is excluding not including, with many people on average and below incomes being forced to move out thus increasing their commuting costs. This is inequitable and unfair. We propose an appropriate amendment to the proposed Local Plan requiring 20 per cent of new homes to be provided at social rents of up to 60 percent of market rents, and a further 20 per cent at affordable rents up to a maximum of 80 per cent of market rents. These are intended to be mandatory requirements with little if any scope for exceptions on claimed viability grounds.

Section 4: Supporting Documents

If you are submitting any supporting documents with your representation, such as maps or further evidence documents, please provide a list.

Section 5: Proposed Modifications

Please set out the modification(s) you consider necessary to make the Greater Cambridge Local Plan legally compliant and sound.

You will need to say why each modification will make the Greater Cambridge Local Plan legally compliant or sound. Please put forward your suggested revised wording of any policy or paragraph, being as precise as possible.

Please refer to our representation in section 3 above which clearly sets out and highlights in ***bold italics*** the modification to the proposed Local Plan we believe to be essential, and why it is needed.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to justify your representation and any proposed modification(s), as there will not be a subsequent opportunity to make further representations other than at the invitation of the Inspector during the Examination process.

Section 6: Participation at the Examination

If you are proposing a modification to the Greater Cambridge Local Plan, do you consider it necessary to participate at the examination hearings?

Examination	**Yes / No**
Participate at the hearing sessions	No – not unless the Inspector wishes to question us – in which case we will willingly attend.

If you wish to participate at the hearing sessions, please outline why you consider this to be necessary.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in Examination hearing sessions. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Section 7: Being Kept Informed

Would you like to be kept informed of the progress of the Greater Cambridge Local Plan through to adoption?

Notifications	**Yes / No**
Informed of submission of the Local Plan to the Secretary of State for independent Examination	
Informed of the publication of the Inspector's recommendations following the Examination of the Local Plan	
Informed of adoption of the Local Plan	