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		James Firth
Organisation (where relevant)	Orchestra Land Ltd	Ceres Property
Job Title (where relevant)		Partner
Address, including Post Code		Ceres Property Unit 1 Whitbreads Business Centre, Whitbreads Farm Lane, Little Waltham, Chelmsford, CM3 3FE
Telephone		[redacted]
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	Policy S/DS
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	
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.

These representations, submitted on behalf of Orchestra Land, seek the allocation of land east of Shepreth and south of Foxton, within the Greater Cambridge Local Plan ("the Site"). The Site comprises approximately 24 hectares adjacent to the A10 and is promoted as Cambridge Edge Business Park, a flexible mid-tech employment park capable of accommodating a mix of facilities.

Whilst the Council's evidence base identifies a clear need for additional mid-tech accommodation to support businesses transitioning from research and development into commercial production, the Proposed Submission Plan does not provide a sufficiently diverse or deliverable portfolio of sites capable of meeting this need. The Site should therefore be allocated within the Local Plan to ensure it is sound.

The Site is particularly well suited to meet this need given its location outside the Cambridge Green Belt, its proximity to the A10 corridor, and its accessibility to both Foxton and Shepreth railway stations The Site occupies a sustainable location with access to rail services, bus connections and the emerging Melbourn Greenway, providing strong opportunities for travel by walking, cycling and public transport and supporting a reduction in private car dependency.

The Site can accommodate a high-quality, landscape-led development supported by green infrastructure, sustainable drainage, biodiversity enhancements and transport improvements. Technical work undertaken to date has not identified any overriding landscape, flood risk, ecological, heritage or other environmental constraints that would prevent development of the Site.

In addition to its employment function, the Site can also provide a proportionate residential component within an employment-led mixed-use scheme. Locating homes alongside employment uses would support the Local Plan's objectives of placing homes close to jobs and sustainable transport infrastructure, whilst helping to sustain supporting facilities and services such as a mobility hub, café, retail, leisure, wellbeing and community uses.

These representations seek the formal allocation of the Site as Cambridge Edge Business Park and corresponding amendments to Policy S/DS, the employment land schedule, the Key Diagram and the Policies Map. The representations also seek the introduction of a bespoke allocation policy supporting a flexible mix of Use Classes E(g), B2 and B8 tailored towards mid-tech, innovation and advanced manufacturing sectors. The proposed policy would permit ancillary and complementary uses, including a mobility hub, café, limited retail, leisure, wellbeing and childcare facilities, together with

flexibility for a proportionate residential element as part of an employment-led mixed-use development.

Cambridge Edge Business Park represents a strong, sustainable and deliverable additional allocation capable of addressing an identified gap in the employment land portfolio, supporting Greater Cambridge's innovation economy, delivering significant employment growth, improving transport connectivity and doing so without requiring the release of Green Belt land.

Please provide a 100 word summary of your representation.

These representations seek the allocation of land east of Shepreth and south of Foxton as Cambridge Edge Business Park, a flexible mid-tech employment development, delivering facilities against an identified shortage of mid-tech accommodation within Greater Cambridge. Located outside the Green Belt, adjacent to the A10 and accessible to Foxton and Shepreth railway stations, the Site occupies a sustainable location supported by bus services and the emerging Melbourn Greenway. The representations seek the Site's allocation together with a bespoke policy supporting flexible employment uses, complementary facilities and the opportunity for a proportionate residential element within an employment-led mixed-use scheme.

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.

- Consultation Response, Ceres Property
- Vision Document, Carter Jonas
- Landscape and Visual Overview, Aspect Landscape Planning

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.

Suggested Site Allocation Policy

Policy S/CEBP: Cambridge Edge Business Park, Shepreth/Foxton

Land east of Shepreth and south of Foxton, as shown on the Policies Map, is allocated for a high-quality, landscape-led employment park focused on mid-tech, innovation, advanced manufacturing and related technology sectors. Development will provide a flexible mix of Use Classes E(g), B2 and B8, together with ancillary and complementary facilities necessary to support the principal employment function. A proportionate element of residential development may also be supported

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	Yes

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

Participation in the hearing sessions is necessary to provide further evidence on the identified need for mid-tech accommodation, the suitability and deliverability of the Site, and the modifications sought to secure its allocation within the Local Plan.

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	Yes
Informed of the publication of the Inspector's recommendations following the Examination of the Local Plan	Yes
Informed of adoption of the Local Plan	Yes