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		Steven Kosky
Organisation (where relevant)	Vistry and The Quy Estate	Turley
Job Title (where relevant)		Planning Director
Address, including Post Code		Turley, Nine Hills Rd, Cambridge CB2 1GE
Telephone		07920 546582
Email address		steven.kosky@turley.co.uk

* 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	Settlement Hierarchy **Policy S/SH**
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	Yes
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.

Policy S/SH: Settlement Hierarchy - Object

1.1 Under this policy the Councils set out a settlement hierarchy as follows:

- Cambridge
- Towns
- Rural Centres
- Minor Rural Centres
- Group Villages
- Infill Villages

1.2 The hierarchy is the same as drafted within the first proposals for the Greater Cambridge Local Plan (2021) and the Regulation 18 Local Plan. Within the Regulation 19 GCLP, Fen Ditton continues to be identified as a Group Village.

1.3 The Settlement Hierarchy Review Update (2025) has been prepared to consider whether the existing categorisations of settlements remains appropriate. All the existing Group Villages, including Fen Ditton, are proposed to remain as such.

1.4 The Settlement Hierarchy Study Update represents a proportionate review of the earlier assessment rather than a comprehensive reassessment of settlement roles and relationships between settlements. As such, it provides limited analysis of how committed and proposed growth, improved connectivity and changing functional relationships may influence the suitability of settlements such as Fen Ditton to accommodate additional development.

1.5 Whilst Vistry and the Landowner recognise the value of consistency in the application of the settlement hierarchy, it is considered that the approach taken through the update remains overly focused on existing services and facilities and does not sufficiently account for committed growth, proposed allocations, or the dynamic role that some settlements play within the wider spatial strategy.

1.6 In particular, the assessment gives limited weight to the strong functional relationship between certain Group Villages and Cambridge itself, or to the sustainability benefits arising from proximity to major growth locations and to the strategic transport corridors. For example, the Landowner's site in Fen Ditton is located approximately 1.4 miles from Cambridge North Station and just 1.1 miles to the nearby Newmarket Road Park and Ride. The site is also less than 3 miles from Cambridge City Centre and the Science Park.

1.7 Fen Ditton is exceptionally well placed to benefit from, and contribute to, the delivery of the North East Cambridge allocation as well as the Cambridge East allocation, including the sustainability measures and infrastructure investment proposed as part of that wider growth location. These factors materially enhance the sustainability credentials of Fen Ditton and should be more fully recognised within the settlement hierarchy assessment.

1.8 It is important that the hierarchy is applied flexibly and in a manner that supports the effective delivery of the development strategy. Opportunities such as Fen Ditton, which are capable of sustainably accommodating additional growth, can play an important role in contributing to housing delivery, particularly in northern Cambridge fringe, where they are of a scale that both complements existing services and facilities and supports long-term viability. The suitability and sustainability of Fen Ditton to accommodate additional growth is addressed in more detail within the attached representations.

Please provide a 100 word summary of your representation.

Policy S/SH is not positively prepared and is not effective as it relies upon a Settlement Hierarchy update that does not represent a comprehensive assessment of settlement roles and inter-relationships. As such, it provides limited analysis of how committed and proposed growth, improved connectivity and changing functional relationships may influence the suitability of settlements such as Fen Ditton to accommodate additional development. Viewed more objectively, Fen Ditton should be seen as a northern city fringe site, as it benefits from all the same locational advantages as NEC in terms of nearby access to the city centre and high quality public transport.

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.

Please see attached Regulation 19 submissions and Appendices.

- Regulation 19 Written Statement – Turley
- Appendix 1 – Fen Ditton Vision Document
- Appendix 2 - Fen Ditton Landscape and Technical Note
- Appendix 3 – Sustainability assessment of Fen Ditton

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.

Proposed Modification

To allocate the site area shown in Appendix 1 of the attached representations for residential development for around 1,500 new market and affordable homes, public open space and associated green infrastructure.

Amend **Policy S/SH** to include Fen Ditton within the defined development extent of Cambridge in the hierarchy and delete reference to Fen Ditton as a Group Village.

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.

Fen Ditton has been omitted from consideration to accommodate any of the new homes recently displaced from NEC, by reason that it is still classified as a Group Village.
The Council's Green Belt and SA assessments of the promoted site are not however accurate when compared to later evidence produced by Vistry and the Landowner (attached to these representations). They also fail to recognise the urban relationship Fen Ditton has with the city and close synergy with NEC, making it an ideal alternative solution to housing delivery in the northern fringe of Cambridge. As such, Vistry and the Landowner request the right to appear in person to test the Council's evidence for Fen Ditton remaining as a Group Village (and thereby exempt from providing any new strategic development) against the contrasting evidence submitted as part of these representations.

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