# 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,<br>Nine Hills Rd,<br>Cambridge<br>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 | N E Cambridge **Policy S/AMC/NEC** |
| 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/AMC/NEC: North East Cambridge - Object***

1.1 Notwithstanding the fundamental issues surrounding the Cambridge Waste Water Treatment Works (CWWTP) North East Cambridge (NEC) is designated as an **Area of Major Change** (**AMC**) in the Regulation 19 Local Plan, with the following key objectives:

a. Contributing positively to Greater Cambridge's internationally significant role in research, innovation and knowledge-based industries;

b. Supporting integration of different uses across the area, including complementary uses such as residential, mid-tech and industrial uses;

c. Enabling the delivery of high quality, inclusive and distinctive urban places that integrate successfully with the wider City; and

d. Delivering and/or contributing to measures that enhance and prioritise active travel and public transport connections throughout the area and into neighbouring areas, building on the excellent strategic connectivity provided by Cambridge North Railway Station and the Cambridge Guided Busway.

1.2 Vistry and the Landowner broadly support these objectives for the NEC/AMC, to deliver a walkable, low-carbon, mixed-use environment combining homes, employment, services, cultural amenities, and high quality public spaces. However as currently constructed and worded the policy is not positively prepared or effective enough to achieve these objectives.

1.3 The policy makes clear that the full development potential of NEC/AMC is dependent on the relocation of the CWWTP, together with enhanced public transport and active travel connections, which will unlock the intensification of commercial and industrial space alongside the delivery of significant new housing, civic spaces, and new community infrastructure.

1.4 Importantly, the delivery of NEC will generate wider sustainability and infrastructure benefits that extend beyond the allocation itself. In particular, the proposed public transport, active travel improvements and the concentration of services and facilities would materially enhance the sustainability of local areas, including nearby locations such as Fen Ditton.

1.5 The close proximity and immediate availability of Fen Ditton in relation to the NEC/AMC means that it would be very well placed to benefit from, and contribute to, the critical mass of services, employment opportunities and sustainable movement networks introduced through the development of the NEC/AMC, further strengthening the case for additional growth in this location.

1.6 Vistry and the Landowner note that the comprehensive delivery of NEC remains dependent on significant infrastructure interventions and funding arrangements that are not resolved. In this context, it is essential that the Local Plan does not therefore disproportionately rely on enhanced delivery from other strategic sites to compensate for the reduced housing delivery of the NEC/AMC during the operative plan period (see related objections to Policy S/DS).

1.7 Medium-scale, well located and sustainable sites, such as Fen Ditton, are capable of coming forward early in the plan period to supplement the reduced housing numbers at the NEC, without any reliance on the relocation of existing development, such as the CWWTP, or any other strategic infrastructure and can therefore play a critical role in supporting the housing trajectory and ensuring robust delivery in this area of Cambridge against the required timescales of the Local Plan.

1.8 The proposed development at Fen Ditton would indeed reflect many of the principles which underpin the rationale for the NEC/AMC and, as such, represents an ideal opportunity that strongly supports, rather than competes with, the NEC vision. The allocation of Fen Ditton would therefore provide important flexibility and resilience within the development strategy, helping to ensure the delivery of an appropriate and effective quantum of housing to support the wider aspirations of the Plan up to 2045, particularly in the event of further delivery delays to the NEC allocation.

1.9 To make the plan more positively prepared and effective, the operational geography of the NEC/AMC should therefore be extended to include Fen Ditton, which is effectively an urban fringe settlement of Cambridge, with the expectation of delivery of around 1,500 new homes in the plan period (see related objections to Policy S/SH).

**Please provide a 100 word summary of your representation.**

Policy S/AMC/NEC is not positively prepared and is not effective as the comprehensive delivery of NEC remains dependent on significant infrastructure interventions and funding that are not resolved. The Plan should not disproportionately rely on enhanced delivery from other strategic sites to compensate for the reduced housing delivery of the NEC/AMC during the plan period. Fen Ditton is effectively a northern city fringe site, which benefits from all the same locational advantages as NEC in terms of nearby access to the city centre and high quality public transport. As such the operational geography of the NEC should be extended to include Fen Ditton.

## 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/AMC/NEC** to also include Fen Ditton within the defined development parameters of the NEC/AMC or as a related annex to the NEC/AMC allocation.

**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 the NEC/AMC making it an ideal alternative solution to supplying early 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 site selection evidence for Fen Ditton (which exempts it from providing any new strategic development support to the NEC/AMC) 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 |