25 September 2026

Greater Cambridge Shared Planning
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VIA EMAIL ONLY TO: localplan@greatercambridgeplanning.org

Dear Sir/Madam,

Proposed Submission – Greater Cambridge Proposed Submission Local Plan (Regulation 19) Consultation

Representations on behalf of Endurance Estates and the Landowners

Savills (UK) Ltd are instructed by our clients, Endurance Estates, to make representations as part of the Proposed Submission Greater Cambridge Local plan (Regulation 19) Consultation on behalf of Endurance Estates (Land Promotion) Ltd and the Landowners.

Endurance Estates have a number of land interests across Greater Cambridge including:

- Land East of Gazelle Way, Cherry Hinton (Site ID 115222; HELAA ID 40250).
- Land South of Horseheath Road, Linton (Site ID 115248, HELAA ID 40554)
- Land at The Causeway, Bassingbourn (Site ID 116001, HELAA ID 40228)
- Land at Elbourne Way, Bassingbourn (Site ID 116006, HELAA ID 40227)
- Land to the rear of Old House Road, Balsham (Site ID 115953, HELAA ID 40438)
- Land at Hillside, Orwell (Site ID 115802, HELAA ID 40496)

Endurance Estates previously made representations at the early stages of the Plan-making process, most recently at the Regulation 18.3 Consultation which was held between December 2025 and January 2026. Since then, Endurance Estates have continued progressing technical and masterplanning work to inform the continued promotion of the various sites.

These further representations build on those earlier representations and raise a number of issues of soundness with various policies within the Proposed Submission Local Plan including:

Strategic Policies and Supporting Aspects – Responses Applicable to All EE Sites

- Policy S/JH - New Jobs and Homes.
- Policy S/DS - Development Strategy & Key Diagram (Figure 4) and Figure 5.
- Policy S/SH - Settlement Hierarchy.
- Policy S/DE - Defined Settlement Extents.
- Policy S/MO - Monitoring.
- Appendix D – 5YHLS and Housing Trajectory.

- Sustainability Appraisal.

Strategic Policies – Responses Applicable to Cherry Hinton Only

- Policy S/GB - The Cambridge Green Belt.
- Policy S/EOC - Other site allocations on the edge of Cambridge.
- Inset Map for Cambridge.

Strategic Policies – Responses Applicable to EE Village Sites Only (Bassingbourn, Balsham, Linton & Orwell)

- Policy S/RRA - Site Allocations in the Rest of the Rural Area.
- Appendix C – Housing Requirements for Neighbourhood Areas.
- Inset Maps for Linton, Balsham, Bassingbourn, and Orwell.

Development Management policies:

- Policy CC/WE - Water efficiency in New Developments.
- Policy BG/BG – Biodiversity and Geodiversity.
- Policy GP/LC - Protection and enhancement of Landscape Character.
- Policy J/AW: Affordable workspace and creative industries
- Policy H/AH - Affordable Housing.
- Policy H/ES: Exception sites for affordable housing
- Policy H/HM - Housing Mix.

We attach Endurance Estates individual comments in relation to the various policies of concern, firstly with comments on the Strategic Policies that are relevant to all of Endurance Estates' sites, then with regard to more site specific policies and then finally with regard to a number of the 'Development Management' Policies of relevance. In addition, comments have also been submitted online through the Council's Consultation Portal.

The Local Plan is to be examined having regard to the National Planning Policy Framework 2024 which required that local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:

a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

d) **Consistent** with national policy.

These representations therefore relate to these tests.

Conclusions

We hope that Endurance Estates representations are in order and will be given due consideration by the Inspector(s) as part of the forthcoming Local Plan Examination.

Please do not hesitate to contact me if you have any questions regarding these representations or require any further information.

Yours faithfully,

[redacted]

Neil Waterson
BA (Hons) DipTP MRTPI
Director, Planning

cc. Tim Homes, Endurance Estates; Joe Murphy, Persimmon Homes

Local Plan Policies Map – Cambridge Inset Map

Do you consider the Greater Cambridge Local Plan is legally compliant?

Yes

Do you consider the Greater Cambridge Local Plan is plan sound?

No

Please set out and explain your comments

East of Gazelle Way, Cherry Hinton (Site ID 115222, HELAA ID 40250)

Endurance Estates strongly objects to the proposed Policy Inset Map for Cambridge on the basis that it fails to remove Land East of Gazelle Way, Cherry Hinton (Site ID 115222, HELAA ID 40250) from the Green Belt and does not propose allocation of the site for development.

For the reasons outlined in our response to Policies S/JH, S/DS, S/GB and S/EOC, the Policies Map for Cambridge is considered to be not positively prepared, justified, effective or consistent with national policy and is therefore unsound.

Endurance Estates contend that the Site should be allocated for a mixed-use, residential-led development capable of delivering approximately 1,500 new homes alongside extensive green space, employment land, a primary school and associated infrastructure.

The Policies Map proposes no new releases of land from the Green Belt around the edge of Cambridge for allocations for residential development. This is despite the Edge of Cambridge being acknowledged in the Settlement Hierarchy (Policy S/SE and the Sustainability Appraisal as the second most sustainable location for growth. The Greater Cambridge Green Belt Assessment Review Following Changs to National Policy and Guidance prepared by LUC in July 2026 provides a retrospective consideration of Grey Belt land that has been contrived to fit the Development Strategy already set out. The need for further development around the edge of the City is clear and is evident from the Cities increasing reliance on South Cambridgeshire's New Settlements to meet its housing needs.

The omission of Land East of Gazelle Way is considered to be unjustified. The Site is in a highly sustainable location on the edge of the City, adjoining existing development on two sides and forms a logical location for significant sustainable growth to help meet the unmet market and affordable housing needs of Cambridge and Greater Cambridge more widely. This case is only strengthened by the continuing residential development which abuts the site to the north and north-west.

Land East of Gazelle Way is a well-contained parcel of Green Belt which is a logical extension to the City and is considered to be Grey Belt land, notwithstanding the conclusions of the LUC Greater Cambridge Green Belt Assessment Review Following Changs to National Policy and Guidance which are disputed. It is considered that there is ample land available to incorporate a green buffer to preserve separation of Cambridge, Fulbourn and Teversham which could provide an enduring and ecologically valuable Green Belt boundary.

The Policies Map should therefore be updated to remove Land East of Gazelle Way, Cherry Hinton (Site ID 115222, HELAA ID 40250) from the Green Belt and to allocate it for a residential-led mixed-use urban extension to the City to provide approximately 1,500 new homes, local centre, employment space, new Country Park and associated community and other infrastructure.

Furthermore, the Policy Map currently excludes the Cambridge East allocation, including the Springstead Village development which is currently part-way through delivery. National Policy is clear with regards to settlement boundaries. The Definition at Appendix B of the NPPF 2026 states that a settlement "*Includes cities, towns, villages and other predominantly built-up areas, including land which*

is allocated or has permission for development which will form part of the built-up area once the development is complete". This creates a clear disconnect between the extent of existing and committed urban development on the ground and the Green Belt boundaries shown on the Policies Map.

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

Greater Cambridge Economic Needs Study

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

The Policy Map for Cambridge should be amended to remove the Site at Land East of Gazelle Way, Cherry Hinton (Site ID 115222, HELAA ID 40250) from the Green Belt and allocate it for a residential-led development to include the provision of approximately 1,500 new homes, employment development, neighbourhood centre and supporting uses along with a new country park.

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

Yes

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

To fully represent our client's interests in this important matter which is fundamental to the promotion of their various sites across Greater Cambridge and to provide the opportunity to explain our rationale fully, responding to comments from the Council as appropriate.