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 Fennell
Organisation (where relevant)	Juniper Propco (Bourn) Limited	Lichfields
Job Title (where relevant)		Chief Executive
Address, including Post Code		The Minster Building 21 Mincing Lane London EC3R 7AG
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	H/AH
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.

Juniper is a joint venture partnership between Homes England, Greycoat Real Estate, and Oaktree Capital, and is the master developer of Bourn Airfield. Outline planning permission for the development of Bourn Airfield was granted by South Cambridgeshire District Council on 30 July 2024 (reference S/3440/18/OL) ('the outline permission').

The Bourn Airfield development will provide 3,500 new homes and employment, retail, leisure, education, and community facilities, as well as a significant network of green and blue infrastructure.

Juniper supports the overall ambitions of the draft plan including its growth strategy and the inclusion of Bourn Airfield as a site allocation.

The proposed affordable housing requirement is a blanket requirement that will be applied across a large plan area to new developments that will also be liable for a new Community Infrastructure Levy.

Sales values will vary across the area and large strategic sites also give rise to complex issues, which may include significant abnormal costs and major in-kind infrastructure provision. Large sites are also developed out over long periods through different economic cycles which may require flexibility to maintain delivery.

Juniper consider that recognition of the possible need for some flexibility is required within affordable housing policy, with two straightforward amendments, to ensure the plan is deliverable. This will bring it in line with Policy H/HM which does recognise that deviations may be justified from those set out in Table 8.

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Please provide a 100 word summary of your representation.

Juniper considers that policy H/AH should recognise the need for some flexibility to take account of changing circumstances over the plan period.

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.

None

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.

We set out our proposed modifications below in red.

Policy H/AH: Affordable housing
Self-contained dwellings and Co-living developments

1. All major developments for housing will provide at least 40% of the new homes on site as affordable housing, unless: a different requirement is set out within the allocation policy, the development is on land within the Green Belt, or it is a Co-living development where a financial contribution for off-site provision is to be provided, or if it can be demonstrated that it is not financially viable to do so. This requirement applies to all residential developments of self-contained dwellings, including those for Build to Rent or specialist accommodation, and also to Co-living developments for the equivalent of 10 or more dwellings (calculated using the other communal accommodation units to dwellings ratio in the Housing Delivery Test).
2. Within the affordable housing secured on major developments for housing (except for within Build to Rent and Co-living developments), the proportions of each affordable housing tenure will be provided as set out in Table 6, unless otherwise agreed with the Local Planning Authority. Developments providing a higher overall proportion of social and affordable rented homes, with no or a smaller proportion of shared ownership homes, will be allowed as exceptions.

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.

Juniper is responsible for delivering a significant number of homes, including affordable homes, at Bourn Airfield, which is a key strategic allocation of the Greater Cambridge 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