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	Holly Gardiner	Matt Clarke
Organisation (where relevant)	Wates Developments	Boyer
Job Title (where relevant)		Director, Head of Boyer East
Address, including Post Code	c/o Agent	15 De Grey Square De Grey Road Colchester Essex CO4 5YQ
Telephone		01206 584750
Email address		mattclarke@boyerplanning.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	**Fowlmere (Group Village)**
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.

Fowlmere (Group Village)

Fowlmere is identified in the Settlement Hierarchy as a "Group Village". In accordance with S/SH, the Group Villages can accommodate an indicative maximum scheme size of just 8 dwellings, and exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.

Notwithstanding our fundamental concerns with regard to the lack of development allocated to the Villages and the overly prescriptive restrictions on the quantum of development to come forward within the various tiers of the settlement hierarchy, we are also concerned by the lack of assessment given to Fowlmere in terms of its ability to accommodate growth.

The Pre-Submission Local Plan evidence base document which underpins the definition of the proposed settlement hierarchy is the 'Settlement Hierarchy Study Update 2025' which forms an appendix to the Development Strategy Topic Paper (2025) (which makes clear that this should be read in conjunction with the earlier 'First Proposals Topic Paper - Development Strategy' (2021)). This appears to apply analysis which aligns with the previous Existing Transport Conditions Report (2020). We have significant concerns with regard to this approach which adopts a simplistic method of categorising settlements and their ability to accommodate development.

Those Group Villages identified as benefitting from very good existing or proposed sustainable transport links to Cambridge or other large settlements outside the district were subsequently assessed in terms of their position in the hierarchy. Whilst it is noted on Page 263 of the Development Strategy Topic Paper 2021 that all Group Villages were assessed using the points system, only those considered to have good existing or proposed sustainable transport links were assessed in further detail in terms of their ability to accommodate development.

Fowlmere was not further assessed as it was not considered to benefit from very good transport links. We disagree with this conclusion and consider this to be an omission in the Councils' assessment as a result of overlooking the full range of bus services within the settlement and in turn the access to train services that is also available, as discussed below.

The nearest bus stop to the site is located directly east of the site on London Road, and there are additional bus stops less than a 5-minute walk away. For a village of its size, Fowlmere is very well connected by bus, having three bus services (17, 26 and 7A), primarily connecting to Cambridge and Royston as well as towns and villages in between. Importantly, Foxton Railway Station is a 5-minute bus journey away from Fowlmere and offers half-hourly journeys to Cambridge centre in 12 minutes. Foxton also offers high-speed services to London King's Cross in less than an hour. These local public transport connections offer a real opportunity for commuting trips to be

undertaken by bus and rail. A Transport Vision for the site would seek to capitalise on these connections and will include enhancement to bus services and/or infrastructure.

A number of the Group Villages that are considered to benefit from good transport links are only currently serviced by an hourly bus service into Cambridge, which is comparable to the service frequency at Fowlmere. Fowlmere is also located 2.6 miles from the train station in Foxton as noted above. It is therefore unclear why Fowlmere has not been included within the Group Villages considered to benefit from good transport links.

The Councils' Development Strategy Topic Paper 2021 (which the Settlement Hierarchy Study Update 2025 clarifies it should continue to be read in conjunction with) clearly states that only those sites that were tested in the HELAA and identified as potential development options in the better served villages were subsequently subject to site specific consideration for allocation and for sustainability appraisal.

It is strongly considered that the failure of the evidence base to consider all modes of transport and bus services within Fowlmere and its connectivity to the surrounding settlements represents a flaw in the overall settlement assessment. This has subsequently resulted in sites that are being promoted within Fowlmere not being properly considered for development and not being subject to an independent site assessment.

On this basis it is considered that the settlement hierarchy presented under Policy S/SH is unsound, being neither positively prepared, justified nor effective.

Please provide a 100 word summary of your representation.

It is strongly considered that the failure of the evidence base to consider all modes of transport and bus services within Fowlmere and its connectivity to the surrounding settlements represents a flaw in the overall settlement assessment. This has subsequently resulted in sites that are being promoted within Fowlmere not being properly considered for development and not being subject to an independent site assessment.

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 accompanying statement

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.

It is considered that the settlement hierarchy presented under Policy S/SH is unsound, being neither positively prepared, justified nor effective. The limit on scale of development that can come forward at this tier should be removed and additional site allocations identified at the sustainable settlement of Fowlmere.

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.

So that the matters raised within these submissions can be developed through direct discussion in order to assist the Inspector's assessment more efficiently than relying solely on these written 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