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		Lyndon Gill
Organisation (where relevant)	Newlands (Cambridge) Limited	Twenty5 Planning Ltd
Job Title (where relevant)		Senior Director
Address, including Post Code		50-60 Station Road Cambridge CB1 2JH
Telephone		07984 737868
Email address		lyndon.gill@twenty5.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	Policy GP/LC: Protection, conservation and enhancement of landscape character
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	No
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.

This response should be read alongside, and considered as a whole together with, the full representations prepared by Twenty5 Planning Ltd: 'Newlands Park Cambridge: Brickyard Farm, Boxworth CB23 4WU – Greater Cambridge Local Plan Regulation 19 Representations on behalf of Newlands Developments' (September 2026), including its appendices, which sets out Newlands' full and comprehensive response to the Proposed Submission Plan. This form summarises the points relevant to this policy and does not replace that document.

These representations are made by Twenty5 Planning Ltd on behalf of Newlands (Cambridge) Limited ('Newlands') in respect of Land at Brickyard Farm, Boxworth (HELAA Reference 47353), promoted as Newlands Park Cambridge. The c.88 hectare site lies south of the A14 and is promoted for up to 160,000 sqm of storage and distribution floorspace (Use Class B8), HGV parking (Sui Generis) and substantial green and blue infrastructure, with direct access from the southern dumbbell roundabout of A14 Junction 24 (Swavesey). An outline planning application is to be submitted imminently.

Newlands objects to Policy GP/LC as drafted. The policy wording is inconsistent with the 2024 NPPF and potentially ineffective.

As written, the policy is categoric and, through the use of the word 'must', reads as if all forms of development must protect, conserve or enhance all forms of landscape across Greater Cambridge. This places too great an emphasis on protecting, conserving or enhancing all landscape irrespective of its value.

NPPF Paragraphs 187 and 188 require planning policies to protect and enhance valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan. The policy does not identify which landscapes in Greater Cambridge are valued landscapes. The Greater Cambridge Landscape Character Assessment (2021) referenced in the policy pre-dates the 2024 NPPF.

NPPF Paragraph 135 requires developments to be sympathetic to local character and history, including landscape setting, while not preventing or discouraging appropriate innovation or change. The scale of development required to meet housing and employment needs in Greater Cambridge is significant and will inevitably affect some landscapes. The policy should reflect this, either by identifying the areas of greatest value (which should be afforded greater protection) or by recognising that change will occur.

Without amendment, the policy is not consistent with national policy and would not be effective, as it could not be applied in a way that is compatible with delivering the development the Plan itself allocates and the additional employment land needed.

Please provide a 100 word summary of your representation.

Policy GP/LC is unsound as drafted. Its use of 'must' reads as requiring all development to protect, conserve or enhance all landscape across Greater Cambridge, irrespective of value. This is inconsistent with NPPF Paragraphs 187–188, which require protection commensurate with a landscape's statutory status or identified quality in the development plan, and with Paragraph 135, which allows for appropriate change. The referenced Landscape Character Assessment (2021) pre-dates the 2024 NPPF. The scale of growth required will inevitably affect some landscapes. 'Must' should be replaced with 'should', or valued landscapes should be defined within the policy.

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 Refer to Full Representations Document prepare by Twenty5 Planning:
"NEWLANDS PARK CAMBRIDGE: BRICKYARD FARM, BOXWORTH CB23 4WU:
Greater Cambridge Local Plan Regulation 19 Representations:
On behalf of Newlands Developments (September 2026)

In addition, the associated 7 Appendices:

- Appendix 1 – Site Location Plan
- Appendix 2 – Regulation 18 Representations (January 2026)
- Appendix 3 – Greater Cambridge Industrial & Logistics Needs Assessment (Stantec September 2026)
- Appendix 4 – Bidwells Market Report
- Appendix 5 – Newlands Park Cambridge Opportunity Document (September 2026)
- Appendix 6 – Leicester & Leicestershire Authorities - Statement of Common Ground relating to Strategic Warehousing Need (March 2026)
- Appendix 7 - Coventry, Warwickshire and Hinckley & Bosworth Joint Committee Employment Land Memorandum of Understanding (2016)

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.

Amend the policy to align with the NPPF, notably Paragraphs 187 and 188, which require Local Authorities to protect valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan. The referenced Greater Cambridge Landscape Character Assessment (2021) pre-dates the 2024 NPPF and Policy GP/LC should be amended to either (i) replace the word 'must' with 'should' or (ii) define the protected valued landscapes within Greater Cambridge, within the policy. As written the policy is categoric and reads as if all forms of development must protect, conserve or enhance all forms of landscape across Greater Cambridge.

Paragraph 135 of the 2024 NPPF states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). The scale of development required (to deliver both housing and employment need) in Greater Cambridge is significant and will inevitably impact some landscapes within its geography. The policy should reflect this, by either highlighting the areas of greatest value (that should be afforded greater protection), or be amended to align with recognition of change.

(Reason: The policy wording is inconsistent with the 2024 NPPF, and potentially ineffective, through the use of the word 'must' by placing too greater emphasis on the need to protect, conserve or enhance all landscape within Greater Cambridge.)

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.

Our Objections to the Policy are fundamental, and whilst we would work with the Authorities to find solutions prior to Examination, participation at the Examination Hearing is necessary as the Local Plan is not considered to be legally compliant or sound. Attendance at the hearing sessions will provide an opportunity to explain these concerns in greater detail, respond to matters raised by the Inspector and other parties, and discuss the modifications required to make the Plan sound.

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