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	Jenny Flynn	
Organisation (where relevant)	Stapleford Parish Council	
Job Title (where relevant)	Chair, Stapleford & Great Shelford Neighbourhood Plan Steering Group	
Address, including Post Code	c/o Clerk Stapleford Parish Council 24 Petersfield Mansions Cambridge CB1 1BB	
Telephone	[redacted] (J Flynn) / [redacted] (SPC Clerk)	
Email address	neighbourhood.plan@staplefordparishcouncil.gov.uk (J Flynn) / clerk@staplefordparishcouncil.gov.uk (SPC Clerk)	

* 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 S/GB and the 'Greater Cambridge Green Belt Assessment – Review following changes to National Policy and Guidance'
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	Yes, but land misclassified

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.

We wish to challenge the following provisional grey belt classification in the 'Greater Cambridge Green Belt Assessment - Review following changes to National Policy and Guidance', using the parcel numbers given in that document:

GS9 – this parcel is too large and not homogeneous in character. It should be subdivided and then reassessed for a more accurate result. While part of it may be grey belt, we do not believe that the entirety of it is since it covers a substantial 43.91ha.

The land at/near the intersect of the settled areas of Mingle Lane and Hinton Way in the southwest of the parcel is different in character from that on the northeastern edge of the parcel where it is far more open, less settled and marks the transition to the foothills of the Gog Magog Hills and the new Chalk Hill Down country park. Here, it borders GS8, which is classified as green belt. In reality, there is a gradual transition between GS9 and GS8. Urbanisation of GS9, particularly its north/southeastern half, would result in a significant loss of green belt openness and undermine the Important Countryside Frontage on Gog Magog Way on the southeast side of GS9 (designated by the Stapleford & Gt Shelford Neighbourhood Plan, adopted Oct 2025).

Our proposal to subdivide GS9 is supported by the 'Stapleford and Great Shelford Landscape Character Assessment' (Oct 2019), which underpins the Stapleford and Great Shelford Neighbourhood Plan. Parcel GS9 spans landscape character areas B3 and A1 of the Landscape Character Assessment, with the northeastern/southeastern part of GS9 lying predominantly within character area A1. Together, character areas A1 ('Great Shelford and Stapleford arable chalkland hills') and the contiguous A2 ('Stapleford arable chalkland hills') present a significant swathe of 'arable chalkland hills' which dominates around 50% of the landscape character of the Stapleford and Great Shelford neighbourhood area.

Further undermining the determination of GS9 as possible grey belt are the inaccurate P2 and P3 contributions assigned to GS9. The parcel, particularly the northeastern/southeastern side of it, helps to create the landscape, views, rural setting and topographical framework that give Cambridge its distinctive character and links directly to the Gog Magog Hills. Hence, its PS2 rating should be higher. P3 contributions explicitly cover the gaps between Cambridge and the inner necklace of villages; urbanisation of the southwestern side of parcel GS9 would fundamentally compromise the distinct identities of Stapleford and Great Shelford as individual settlements and hence a far higher P3 contribution is merited.

In conclusion, the assessment of GS9 appears unduly desk-based and should instead be guided by its landscape character. A more appropriate subdivision would be GS9a (the southwest side of the parcel) and GS9b (the northeast/southeast side of the parcel), with GS9b meriting a 'high' harm rating using the Greater Cambridge Green Belt Assessment methodology and hence its retention as green belt land.

Please provide a 100 word summary of your representation.

Mischaracterisation of large parcel GS9 as grey belt due to inappropriate assessments of P2 and P3 contributions, its treatment as a single, large, homogeneous entity, and a lack of regard for landscape character. Request to fragment GS9 in two along a roughly SW-NE axis to better reflect its appearance on the ground, thereby creating parcels GS9a and GS9b. GS9a may merit grey belt status; GS9b does not.

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.

Evidence used in support of this representation:

1. Greater Cambridge Green Belt Assessment (July 2026)
2. Greater Cambridge Green Belt Assessment (August 2021)
3. Stapleford and Great Shelford Landscape Character Assessment (Oct 2019)

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.

Subdivide large parcel GS9 along a roughly SW-NE axis to create GS9a and GS9b; alter grey belt classification of GS9b to reinstate green belt status; reassess classification of GS9a.

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.

To represent Stapleford Parish Council's views and to provide real-world rather than desk-based evidence in support of a proposed change to parcel GS9 and its current possible grey belt classification.

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