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	Marie Swann	
Organisation (where relevant)	Whittlesford Parish Council	
Job Title (where relevant)	Parish Clerk	
Address, including Post Code	[redacted]	
Telephone	[redacted]	
Email address	parishclerk@whittlesford.org	

* 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	
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	

Sound	

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.

o whom it may concern,

This is the response from Whittlesford Parish Council to the Greater Cambridge Local Plan Regulation 19 Consultation. As per our previous comments, the Parish Council supports the overall ambition to plan for growth but considers that the scale and phasing of development proposed in Rural Southern Cluster area is not currently aligned with deliverable infrastructure, particularly transport, water supply and community facilities. As such, the Parish Council is not satisfied that the draft Plan meets the test of soundness in that respect. The proposed plans will have detrimental impact on both the existing and new communities.

1. **Policy S/GF – Land adjacent to A11 and A1307 at Grange Farm (New Settlement)**

The proposed allocation of a new settlement of approximately 4,500 homes represents development on an unprecedented scale in the southern area of the District. As the Council noted in its response to the Regulation 18 consultation, the proposed settlement would create by far the largest settlement in the area and would have profound impacts on the A505 corridor and surrounding villages, including Whittlesford. Although the number of homes in the proposed settlement have been reduced, the Parish Council still feels that inadequate safeguards in respect of transport mitigations are included in the Plan.

The A505 already experiences severe congestion, with peak-hour queuing extending to M11 slip roads. The draft Plan does not demonstrate how this additional traffic can be accommodated or include a policy requirement for improvements to the A505 sufficient to cope with the increased volume of traffic that a new settlement would create. While the Cambridge South East Transport (CSET) scheme may improve access to the Biomedical Campus, **it does not address west–east movements**, through-traffic or access to the wider strategic road network from the development, notably the M11. The assumption that private car use can be significantly reduced from the outset of a rural settlement of this size is unrealistic and risks significantly increasing congestion with no mitigation.

The Parish Council still considers that major highway infrastructure must be treated as a prerequisite to development. This should include a substantial upgrade of the A505 and the delivery of M11 Junction 9 as a full all-ways junction. These interventions must be secured and substantially delivered before, or at the very earliest stages of, development and crucially secured through policy requirements in order for the plan to meet the test of soundness.

The Council is also concerned that the policy does not adequately address water supply and wastewater capacity. This part of the region is already seriously water stressed, and no clear, deliverable strategy is set out to demonstrate how growth at this scale can be supported within realistic infrastructure timescales.

1. **Policy S/AMC/WHD – Whittlesford Parkway Station Policy Area**

We appreciate the amendments made from the draft Local Plan following the Regulation 18 consultation however they do not go far enough.

Whittlesford Parkway is a mainline station serving Cambridge, London and Stansted and is a key transport asset for the Rural Southern Cluster. The Parish Council supports the designation of a policy area but considers that the policy significantly underestimates future demand and, as currently drafted, failed to recognize the reality of the policy area.

Passenger through the station numbers will increase as a result of growth across the Cluster, the opening of Cambridge South Station (with no car parking), nearby employment development and future East–West Rail services. Despite this, the station lacks step-free access between platforms, lifts or ramps, and suffers from periodic flooding affecting access.

Parking pressure already impacts Station Road East, which is both a residential road and the location of industrial units. The policy does not provide a clear strategy for managing increased parking demand or for addressing constrained access at Station Road East, West Royston Road and Moorfield Road. It is important that the policy recognized the residential element of Station Road East and that vehicular access to houses for residents is maintained and resident parking facilities.

The Parish Council notes that step-free access to the station now forms part of the draft policy. The Council requests that improved platform connectivity via a lift, enhanced cycle links to local villages, a deliverable commitment to increasing public transport links to the station and village, a clear parking and access strategy that protects residential amenity, and measures to address flooding and highway safety are included.

1. **Policy S/RSC/FSS – Former Spicers Site**

The Parish Council supports the principle of a policy framework for the Former Spicers Site but considers that it should be strengthened to deliver clear public benefits and to reflect the site's relationship with Whittlesford, Sawston and Shelford.

The policy refers to access to the A1301 but does not adequately address access to Whittlesford Road.

The Council strongly supports the inclusion of high-quality walking and cycling infrastructure as a core requirement of this policy. The policy should explicitly require safe and direct routes connecting the site to Whittlesford village, Whittlesford Parkway Station, and a dedicated cycleway along Shelford-Whittlesford Roads, connecting the site to Little Shelford and improving active travel connectivity between Whittlesford and Shelford.

In addition, the policy should encourage public access across the wider site for walking, cycling and informal recreation, where compatible with development, to ensure that the site is integrated with surrounding communities rather than functioning as an isolated enclave.

1. **Strategic Matters – Rural Southern Cluster (Relevant to multiple policies)**

The Parish Council remains concerned about the cumulative impact of multiple large-scale allocations within the Rural Southern Cluster. Taken together, these proposals will place significant pressure on strategic roads, village streets, health services and water resources.

The Plan's objective to reduce reliance on the private car must be grounded in realistic alternatives and infrastructure delivered in advance of development. Water availability should be treated as a fundamental constraint on growth rather than an assumed future solution. Again, the Parish Council feels that the Draft Plan is not sound in its approach to the Rural Southern Cluster.

1. **Housing Affordability**

The Parish Council notes the draft plan policy that 40% of housing on larger sites, where viable, should be 'affordable'. The Council also notes that the majority of affordable homes are for social or affordable rented tenure under existing and planned policy. The Parish Council supports the aspiration for affordable housing as defined in planning terms.

However, there is a need to develop effective strategies to tackle the root cause of housing unaffordability which is the high price of housing for sale. Policies to promote affordable housing in the sense of *affordable market sale*, particularly through the increased provision of one and

two bed starter homes *for market sale,* would begin to tackle the fundamental problem with housing affordability in our area.

In this context it is notable that the viability study supporting the draft plan envisages that only 35% of new market -sale homes will be one or two bedrooms, compared to 55% of modelled new affordable housing.

1. **Conclusion**

Whittlesford Parish Council urges the Greater Cambridge Planning Service to strengthen the Local Plan by aligning development scale and phasing with deliverable transport and water infrastructure, addressing cumulative impacts across the Rural Southern Cluster, ensuring that Whittlesford Parkway Station is properly planned as a strategic transport hub, and securing tangible public benefits through site-specific policies.

Yours faithfully,

David Cunado (Whittlesford Parish Councillor, on behalf of Whittlesford Parish Council).

Please provide a 100 word summary of your representation.

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.

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.

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	

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

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	
Informed of the publication of the Inspector's recommendations following the Examination of the Local Plan	
Informed of adoption of the Local Plan	