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 Peck	Edward Durrant
Organisation (where relevant)	Dry Drayton Estate	Pegasus Group
Job Title (where relevant)	N/A	Associate Planner
Address, including Post Code	C/O agent	[redacted]
Telephone	C/O agent	[redacted]
Email address	C/O agent	[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	Policy S/JH
Proposed Submission Policies Map	N/A
Sustainability Appraisal	N/A
Habitats Regulations Assessment	N/A

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.

Policy S/JH is supported insofar as it adopts a positive approach to employment growth and seeks to meet objectively assessed needs for new jobs over the plan period. The recognition that Greater Cambridge should provide for 73,300 additional jobs is welcomed, particularly given the area's continued employment growth.

However, while the overall direction of Policy S/JH is supported, the Council should go further by making greater provision for employment land, including for B2 and B8 uses. A positive strategy for jobs should not simply plan to meet a minimum level of assessed need. Greater Cambridge is an area where employment growth has been, and is expected to remain, strong. The Local Plan should therefore be ambitious in planning for the future and should ensure that the supply of employment land is capable of responding to future change. This approach is supported by the report by Lambert Smith Hampton, submitted as part of the call for sites for 'Land west of Scotland Road Farm', which highlights how the Councils' strategy is not sound and risks holding back the development of other industries that are key to the growth of Greater Cambridge.

In this context, the Scotland Road Farm site provides a clear opportunity to strengthen the employment strategy. The site would deliver approximately 100,000 sqm of B2 and B8 floorspace in a sustainable location on the A428 corridor, helping to ensure that future job creation is not overly concentrated in a limited number of locations and that employment provision is better related to planned residential growth west of Cambridge and along the A428 corridor.

Accordingly, Policy S/JH should be amended to provide a more ambitious and resilient employment land strategy. This can also be achieved through the allocation of further employment land incorporating B2 and B8 uses on 'Land west of Scotland Road Farm', that has been submitted as a call for sites in response to the consultation on the pre-submission Regulation 19 Local Plan.

Please provide a 100 word summary of your representation.

Policy S/JH should be amended to provide a more ambitious and resilient employment land strategy. This can also be achieved through the allocation of further employment land incorporating B2 and B8 uses on the site at 'Land west of Scotland Road Farm'.

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.

Industrial and Logistics Market and Evidence Review (September 2026) by Lambert Smith Hampton

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.

Proposed modification to Policy S/JH, Part 1 (in bold below):

1. Development will meet the objectively assessed needs in Greater Cambridge over the period 2024-2045 for:

a.73,300 additional jobs to support the Greater Cambridge's knowledge intensive sectors, and also provide a diverse range of local jobs; and

b.**The allocation of further suitable employment land where it would make a positive contribution to the district's employment strategy and provide flexibility to respond to future economic growth; and**

c. A minimum of 48,069 new homes (reflecting an annual need for 2,289 dwellings) meeting the needs for the total population, including for affordable housing and the specialist accommodation needs of specific groups such as Gypsies, Travellers, Travelling Showpeople, looked after children, older people, students, those with disabilities, and boat dwellers.

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.

Because the existing strategy for the distribution of B2/B8 uses ignores the key strategic road network of the A428. In considering this strategy the Inspector should have every opportunity to assess the appropriateness of alternative sites for the delivery of these uses on sites better related to existing and planned developments to deliver sustainable development.

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