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 J/NE
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 J/NE is supported insofar as it recognises the need to manage new employment development and ensure that warehousing, distribution and industrial floorspace is delivered in appropriate locations. However, Part 8 places too much emphasis on restricting proposals for large scale warehousing and distribution facilities without providing sufficient flexibility to respond to identified B2/B8 needs, the spatial distribution of employment land, or the resilience of the strategic road network. The report by Lambert Smith Hampton, submitted as part of the call for sites for 'Land west of Scotland Road Farm', highlights how this strategy is not sound and risks holding back the development of other industries that are key to the growth of Greater Cambridge.

The GCLP identifies a need for 270,000 sqm of B2/B8 floorspace over the plan period and proposes to allocate 317,000 sqm. While this need is proposed to be met principally through allocations on the A14 corridor, namely Land North of the A1307 at Bar Hill and Land to the south of Cambridge Services, A14, reliance on these locations would result in an overly concentrated and less resilient distribution of logistics and industrial floorspace. The A14 is already heavily congested and vulnerable to disruption, and it is not well related to the principal areas of planned residential growth to the west of Cambridge. A portion of B2/B8 development should be directed towards the A428 corridor to diversify the provision of employment land.

Accordingly, Policy J/NE should be amended to ensure that proposals for large scale warehousing and distribution facilities are not prevented where they would meet identified employment needs and contribute to a more balanced and resilient distribution of B2/B8 floorspace across Greater Cambridge. This change should also be supported by the allocation of the site at '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 J/NE 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 J/NE, Part 8:

8. Proposals for large scale warehousing and distribution facilities providing for national or regional needs will not be permitted unless it can be demonstrated that:

a. there is an unmet need for such facilities that must and can be appropriately met within Greater Cambridge, having regard to other policies and priorities within and arising from this Plan; and

b. the proposal will not impede delivery of warehousing and distribution and industrial space that meets local market needs in market sector priority locations; **and**

c. the proposal would help diversify employment land supply, or support access to employment for existing and planned communities by sustainable modes of transport.

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