# 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 | Guilden Morden Developments Ltd | Ollie Lloyd |
| Organisation (where relevant) | | JMS Planning & Development Ltd |
| Job Title (where relevant) | | Associate Director |
| Address, including Post Code | | Build Studios, 203 Westminster Bridge Rd, London, SE1 7FR |
| Telephone | | [redacted] |
| Email address | | [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 H/BR: Build to Rent |
| 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.

Part 1.a of the Regulation 19 version now requires that schemes 'will not be supported where they result in a harmful concentration of this type of development within the local area', JMS Planning recommends that the term 'harmful concentration' be clearly defined or supported by measurable criteria to ensure consistent interpretation across applications. Similarly, the Regulation 19 wording replaces the previous reference to Build to Rent schemes 'dominating' an area, and therefore our earlier recommendation is updated to request clarity on how 'harmful concentration' will be assessed in practice. JMS Planning also recommends that the policy include flexibility where there is demonstrable demand for alternative residential development types (i.e. C3), particularly in sustainable rural locations.

**Please provide a 100 word summary of your representation.**

H/BR requires clearer definition of "harmful concentration" and flexibility for alternative residential types where justified. Full details in attached 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.**

GCSP Regulation 19 Local Plan Representations – JMS Planning obo GMD – Final.pdf

**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.

Define "harmful concentration" using measurable criteria to ensure consistent interpretation across applications. Provide guidance on how concentrations will be assessed spatially and in relation to local context. Introduce flexibility where there is demonstrable demand for alternative residential development types (e.g., C3),

particularly in sustainable rural locations. This will ensure the policy is proportionate and responsive to local housing needs.

**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.**

| |
|---|
| Yes — for all reasons set out in GCSP Regulation 19 Local Plan Representations – JMS Planning obo GMD – Final.pdf |

**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 |