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		Andrew Hodgson
Organisation (where relevant)	CEMEX UK Properties Ltd	Pegasus Group
Job Title (where relevant)		Senior Director
Address, including Post Code		Victory House Vision Park CB249ZR
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	S/SH
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	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/SH Settlement Hierarchy sets out a six-tier hierarchy to direct the scale and location of new development in Greater Cambridgeshire. Group Villages, of which there are 33, are described at paragraph 2.124 of the Local Plan as having *"services and facilities allowing only some of the basic day-to-day requirements of residents to be met without the need to travel outside the settlement"*. On this basis the Policy restricts the scale of development in Group Villages to 8-15 dwellings dependant on specific circumstances applying and the location of the development in the context of Development Framework boundary.

Many of the villages in the Greater Cambridgeshire have a historic core and a tightly knit street pattern. In addition, the Framework boundaries are drawn tight to the existing built-up areas. Accordingly, the opportunity to deliver Windfall Sites in Group Villages in accordance with the restrictions set out in Policy S/SH is very limited. In effect, the Policy will have a very limited positive impact on delivering housing growth Greater Cambridgeshire needs.

Furthermore, the restrictions set out Policy S/SH simply reflect the adopted Local Plan position and have not been updated to reflect the findings of Planning Inspectors at Appeal. In the period 2014-2018 many planning applications in excess of 15 dwellings were approved at Group Village locations across South Cambridgeshire both by the local authority and at Appeal, this includes an up to 49 dwelling scheme Hurdleditch Road, Orwell (PINS Ref: APP/W0530/W/16/3157596 and LPA Ref: S/3190/15/OL).

In allowing the above referenced Appeal the Inspector confirmed the sustainable credentials of the site and village:

'In terms of shops and services, Orwell contains a village store (including post office), a public house, a hairdresser, a village hall, church hall, some recreation facilities and a mobile library service. Whilst located just outside of the village framework, the proposal would be within reasonable walking distance of facilities within the village. Such facilities would be unlikely to fully cater for the day-to-day needs of residents of the village including those of the proposed development. Nevertheless, whilst being limited I consider that they provide a reasonable level of facilities providing residents with the opportunity for some day to day needs to be met without needing to travel by car.' (Paragraph 16)
'….the site is located adjacent to Petersfield Primary School which has capacity to accommodate the primary school needs of the proposed development. There is a secondary school in nearby Bassingbourn which also has sufficient capacity and is

accessible from the village via a school bus service operating from the village. Access to early years and sixth form education provision would be more limited, but overall, the site has reasonably good access to local education provision.'
'In terms of the opportunity to access other facilities by public transport, the proposal includes provision for two new bus stops to be provided on Hurdleditch Road close to the site. This would provide access via bus to Cambridge, though such provision would be constrained by the limited frequency of buses. Other bus services to nearby centres would also be available but their use would also be constrained by the infrequency of services.' (Paragraph 20)
'Further opportunities for travel by rail would be available from the nearby railway station at Shepreth with reasonably regular services on the Cambridge to London line, including stops at Royston, Hitchin and Stevenage….' (Paragraph 21)

The Orwell Appeal decision, and many other similar decisions, provide a strong and clear indication that the thresholds set out in Policy S/SH are not reflective of a settlement's actual sustainability and ability to accommodate growth.

As per CEMEX's representations to Policies S/DS and S/J, Policy S/SH also plays a role in undermining the Local Plan's ability to meet the overarching housing requirement, maintain a five-year housing land supply over the course of the Plan period and deliver the growth rural settlements need to survive and thrive.

Please provide a 100 word summary of your representation.

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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.

N/A

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.

Removal of the restrictive limits/thresholds within the policy.

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	Y

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

CEMEX are keen to further explain and reiterate these matters verbally as part of examination hearings as to date the Councils have had limited / no appreciation or acknowledgement for our representations.

Importantly, the proposed policy will result in very limited delivery of new homes at sustainable village locations which will result in the stagnation and or decline of village service provision. It is of vital importance that this matter is given due consideration and discussion at the examination hearings.

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