CAMBOURNE TOWN COUNCIL

District of South Cambridgeshire

TO CONSIDER AND RESPOND TO THE CONSULTATION ON THE PROPOSED SUBMISSION GREATER CAMBRIDGE LOCAL PLAN (REGULATION 19)

Executive Summary

The Greater Cambridge Local Plan has reached the Regulation 19 (Proposed Submission) stage, which is the final consultation before submission to the Secretary of State for independent examination by a Planning Inspector. Once submitted, representations are considered as part of the examination process rather than through further drafting by the Council.

Cambourne Town Council previously submitted a detailed response to the Draft Local Plan consultation in January 2026, focusing primarily on the proposed North Cambourne allocation.

This report asks Members to:

- Review the Proposed Submission Local Plan.
- Consider how the Council's previous response remains relevant.
- Consider additional issues that have emerged through consultation and the Joint Design Review Panel process.
- Approve an updated formal response on behalf of Cambourne Town Council.

Background

Work on the Greater Cambridge Local Plan commenced in 2020 and has included several stages of consultation, including:

- First Conversation (2020).
- First Proposals (2021).
- Draft Local Plan Consultation (December 2025 to January 2026).
- Proposed Submission Local Plan (Regulation 19) Consultation (2026).

The Draft Local Plan consultation generated substantial public interest, with more than 8,400 comments submitted by over 1,200 respondents. Several consultation events were held in and around Cambourne, including dedicated sessions considering Cambourne North.

The Regulation 19 Plan continues to identify Cambourne North as a major strategic growth location supported by East West Rail, a new station, strategic employment growth and extensive green infrastructure.

Original Response (January 2026)	New/Enhanced Point from Regulation 19 Consultation (2026)
1. General Position: Supportive of the overall strategic direction but with significant concerns regarding implementation.	No substantive change required. The Design Review Panel broadly supports the strategy but recommends greater clarity on delivery, infrastructure and long-term vision.
2. Integration and Connectivity: Concern regarding the A428 barrier and the need to integrate North Cambourne with existing Cambourne.	Strengthened. The Design Review Panel now explicitly recommends that Cambourne and North Cambourne should be planned as a single settlement, including a landmark pedestrian/cycle connection over the A428 and a unified masterplan.
3. Town Centre Provision: Concern over creation of a new centre which could undermine the existing High	Strengthened. The Panel shares concerns regarding competition between the station quarter and the existing High Street and recommends a

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Street and town centre aspirations.	clearer strategy for one coherent town centre hierarchy.
4. Transport and Infrastructure Delivery: Infrastructure should be delivered early and not funded solely through S106.	Expanded. Introduce specific infrastructure trigger points, requiring healthcare, schools, community facilities, transport links and active travel routes to be operational before occupation of significant housing phases.
5. Housing Delivery and Construction Methods: Promote MMC/modular construction and faster build-out rates.	No major policy changes identified, but concerns remain regarding long build-out periods and the need to avoid fragmented development phases.
6. Housing Design and Architectural Character: Reflect local Cambridgeshire character and maintain cohesion with existing Cambourne.	Supported by Design Review findings. Greater emphasis should be placed on landscape-led design, local identity and ensuring North Cambourne enhances rather than competes with existing Cambourne.
7. Employment and Commercial Development: Employment uses should be delivered earlier and planning restrictions reduced.	Expanded. The Local Plan identifies potential for around 6,000 new jobs associated with North Cambourne and East West Rail. A phased employment delivery strategy should therefore be secured alongside housing growth.
8. Housing for Older People: More bungalows and accessible housing required.	Strengthened. Design Review comments support greater emphasis on Extra Care Housing, Later Living accommodation and HAPPI principles
9. Sustainability and Zero-Carbon Homes: Require renewable energy, solar panels, battery storage and near-zero-carbon homes.	Expanded. Climate resilience, water efficiency, renewable energy, urban cooling and integrated blue-green infrastructure should be strengthened throughout the allocation.
10. Adaptability and Future-Proofing: Homes should be adaptable over time.	Supported. Design Review Panel discussions emphasise future-proofing, liveability, flexible layouts and changing housing needs.
11. Parking Strategy: Parking provision must be realistic and protected through design codes.	Still relevant. Parking remains a concern, particularly with a future railway station attracting wider commuter activity. The Panel recommends further work on parking standards linked to density and transport strategy studies.
12. Inclusivity, Accessibility and Lifetime Communities: Require M4(2) and M4(3) accessibility standards and inclusive design.	Strengthened. The Design Review Panel identified accessibility as an area requiring stronger policy emphasis and more explicit guidance throughout public realm design.

New Points Not Included in the Original Response

New Issue Emerging Since January 2026	Reason for Inclusion
13. Cambourne Forest and Strategic Green Infrastructure	The Local Plan now places significant emphasis on Cambourne Forest as a strategic landscape, biodiversity and recreational asset. Governance, maintenance and funding arrangements

	should be defined from the outset. [
14. Healthcare Infrastructure	Numerous consultation responses highlighted concerns regarding GP capacity and healthcare provision. A clear healthcare strategy should accompany the allocation. [
15. Village Identity and Settlement Separation	The Design Review Panel and consultation responses emphasise protection of surrounding village identities and meaningful green gaps.
16. Youth Engagement Findings	Monkfield Park Primary School pupils identified Homes, Climate Change and Great Places as their top priorities. These findings provide additional evidence supporting community facilities, green infrastructure and affordable housing.
17. Infrastructure First Principle	A recurring consultation theme was delivery of infrastructure before housing. This should become an explicit policy objective.
18. Stewardship and Long-Term Management	Long-term ownership and maintenance of open spaces, green infrastructure and community assets is now a recurring theme in the consultation and Design Review process.
19. Water Security and Climate Adaptation	Greater emphasis is now being placed on sustainable drainage, water efficiency, cooling measures and climate resilience across the whole allocation.
20. Single Settlement Masterplanning	Perhaps the most significant new recommendation. The Design Review Panel explicitly recommends treating Cambourne and North Cambourne as a single, integrated town rather than separate allocations.

Formal Response to the Greater Cambridge Local Plan Regulation 19 Consultation

Policy S/CBN: Cambourne North and Policy S/CB: Cambourne
Cambourne Town Council welcomes the opportunity to comment on the Proposed Submission Greater Cambridge Local Plan and to build upon the response submitted during the Draft Local Plan consultation in January 2026.

The Council remains broadly supportive of the strategic principle of growth at Cambourne North. However, the success of the development will depend upon its ability to function as a fully integrated extension of Cambourne, supported by timely infrastructure delivery, strong community facilities, sustainable transport connections and a long-term vision that benefits both current and future residents. The Council has reviewed the Proposed Submission Plan, the Consultation Statement, public consultation outcomes and the findings of the Joint Design Review Panel and submits the following comments for consideration.

1. Cambourne Must Be Planned as One Integrated Settlement
The Council strongly supports the conclusion reached by the Joint Design Review Panel that Cambourne and Cambourne North should be considered and planned as a single settlement rather than as separate communities. The future success of the scheme depends upon the creation of one coherent town, rather than distinct neighbourhoods centred around different facilities and destinations.

The Local Plan should therefore explicitly require:
- A single strategic masterplan for the whole of Cambourne.
- Coordinated delivery of community infrastructure across the settlement.

- Unified transport, public realm and green infrastructure planning.
- Strong physical and social integration between existing and new neighbourhoods.

Recommended amendment:
"Cambourne and Cambourne North shall be planned and delivered as a single integrated settlement. All development proposals must demonstrate how they contribute to the creation of one coherent town supported by coordinated infrastructure, community facilities, public spaces and transport networks."

2. Infrastructure Must Be Delivered Before Housing
Throughout the consultation process, concerns have consistently been raised regarding the delivery of infrastructure after residents have occupied homes. The Council considers that the Local Plan should adopt a clear infrastructure-first approach.

The Council requests that:
- Primary healthcare facilities are delivered before major occupation phases.
- School capacity is available in advance of demand.
- Community facilities are operational from the early phases of development.
- Active travel links between Cambourne and Cambourne North are completed before significant occupation.
- Public transport services are operational from first occupation.

Recommended amendment:
"Development shall be phased to ensure that infrastructure, including healthcare, schools, community facilities, public transport and active travel routes, is delivered prior to or alongside housing occupation and linked to defined planning obligations and trigger points."

3. Protection of Cambourne Town Centre
The Council remains concerned that references to a station-centred focus could undermine the delivery of Cambourne's existing town centre and High Street.
The Joint Design Review Panel identified similar concerns and highlighted the risk of creating competing centres within the settlement.

The Council considers that:
- The existing High Street should remain the primary civic and commercial focus.
- New development should reinforce, rather than compete with, the existing centre.
- Strategic transport, walking and cycling routes should encourage movement between the station area and the High Street.

Recommended amendment:
"Development proposals shall demonstrate how they support and strengthen Cambourne's existing town centre and High Street as the primary commercial, community and civic focus of the settlement."

4. Strategic Connectivity Across the A428
The A428 remains the most significant barrier to integration between existing Cambourne and the proposed northern expansion. Both residents and the Design Review Panel identified this as a critical issue for the future success of the settlement.

The Council seeks:
- High-quality pedestrian and cycle links across the A428.
- Accessible routes suitable for all users.

- Direct connections linking homes, schools, employment areas, community facilities and the town centre.
- Early delivery of these connections.

Recommended amendment:
"Strategic active travel connections across the A428 shall be delivered before substantial housing occupation and designed as high-quality, accessible and safe routes that integrate existing and new communities."

5. Healthcare Provision
Healthcare capacity was repeatedly identified as a major concern during the consultation process. Existing and future residents must have timely access to primary healthcare services.
The Council requests:

- A dedicated healthcare strategy for Cambourne and Cambourne North.
- Delivery of additional GP and healthcare capacity in line with population growth.
- Healthcare provision to be secured early within the development programme.

6. Employment and Local Economic Growth
The Council supports the ambition to deliver significant new employment opportunities within Cambourne North. The Local Plan identifies potential for approximately 6,000 jobs associated with the settlement and East West Rail.

However, experience elsewhere in Cambourne has demonstrated that employment uses often lag behind housing delivery.

The Council therefore requests:

- Employment land be delivered alongside housing.
- Employment allocations be protected from subsequent reduction.
- Flexible commercial, research, laboratory and office uses be encouraged.
- Local employment opportunities be available from early phases of development.

7. Cambourne Forest and Strategic Green Infrastructure
The Council welcomes the proposed Cambourne Forest and Strategic Enhancement Area, which has the potential to become one of the defining features of the settlement.

However, long-term stewardship arrangements remain unclear.

The Council believes that:

- Governance and management arrangements should be agreed at an early stage.
- Long-term maintenance funding should be secured before occupation.
- Future liabilities should not be transferred to local councils without sustainable funding arrangements.
- The Forest should provide biodiversity, recreation, climate resilience and settlement separation functions.

8. Protection of Village Identity
The Council recognises concerns expressed by neighbouring communities regarding the scale of growth and the need to retain the identity of surrounding villages.

The Council therefore supports:

- Retention of meaningful green gaps.
- Strategic landscaping buffers.

- Protection of village character and identity.
- Green infrastructure that reinforces settlement separation while delivering environmental benefits.

9. Climate Resilience and Water Management
The Council supports the ambitious climate policies contained within the Local Plan and believes Cambourne North should become an exemplar sustainable settlement.

The Council requests:
- Net-zero operational carbon homes.
- Solar generation and battery storage as standard.
- Integrated blue-green infrastructure.
- Sustainable drainage systems.
- Significant tree planting and canopy cover.
- Rainwater harvesting and water efficiency measures.
- Urban cooling measures to address climate change impacts.

10. Inclusive and Lifetime Communities
The Council reiterates its support for:
- M4(2) Accessible and Adaptable Dwellings.
- M4(3) Wheelchair User Dwellings.
- Housing suitable for older residents.
- Bungalows and step-free accommodation.
- Extra-care and later-life housing.
- Inclusive public realm design.

These standards should be embedded throughout the development to ensure Cambourne remains a community where residents can remain throughout all stages of life.

11. Youth Priorities Should Help Shape the Development
The Council notes the findings of the youth engagement exercises undertaken with Monkfield Park Primary School. Young people identified housing, climate change and great places as their key priorities for the future.
The Council supports:
- Investment in recreational facilities.
- High-quality parks and open spaces.
- Safe walking and cycling routes.
- Affordable housing.
- Sustainable development principles.
- Vibrant public spaces for future generations.

Conclusion
Cambourne Town Council supports the principle of growth at Cambourne North subject to the development being planned and delivered as an integrated extension of Cambourne, supported by infrastructure-first delivery, comprehensive transport connectivity, strong environmental standards and protection of the settlement's existing civic and commercial heart.

The Council requests that the recommended amendments outlined above are incorporated into the final version of the Greater Cambridge Local Plan to ensure that Cambourne North becomes a sustainable, connected, resilient and thriving community that benefits both existing and future residents.