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30 January 2026

Planning Services
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

By email only:
localplan@greatercambridgeplanning.org

Dear Sir / Madam,

**DRAFT GREATER CAMBRIDGE LOCAL PLAN REGULATION 18
REPRESENTATIONS ON BEHALF OF BRIGHTFIELD GROUP LIMITED IN RELATION TO EVOLUTION
BUSINESS PARK, MILTON ROAD, CB24 9NG**

INTRODUCTION

Montagu Evans writes in response to the consultation undertaken by Cambridge City Council and South Cambridgeshire District Council on the joint Local Plan for Greater Cambridge. These representations are made on behalf of Cambridge Realty Limited ("the Client") in relation to Evolution Business Park and associated land, Milton Road, Cambridge, CB24 9NG ("the Site"). These representations are submitted in response to the Council's Regulation 18 consultation on the Greater Cambridge Local Plan for the period 2024-2045. In preparing these representations regard has been had to relevant accompanying evidence base documents that supported the preparation of the draft Local Plan.

For clarity, the content of these representations has been issued via letter to the email address noted above. These representations have been structured as best as possible to mirror the order of the matters within the plan to provide a more comprehensive representation of the views expressed. For completeness, the two should be read together and every effort has been made to avoid duplication.

In summary, we respectfully request that the Council undertakes the following steps in the pursuit of preparing a 'sound' Plan:

- 1) Review the wording of Policy S/JH to identify the provision of 73,300 jobs as a **minimum** target.
- 2) Allocate the Site at Evolution Business Park as an Existing Employment Area, which is suitable and available for additional commercial development.
- 3) Adopt a more flexible approach to Policy J/NE to enable the expansion of non-designated commercial sites in the countryside.
- 4) Release the Site from the Cambridge Green Belt to facilitate expanded employment growth.
- 5) Reconsult on a Regulation 19 Local Plan, demonstrating the above.

Justification for these measures are set out below.

SITE & BACKGROUND

In August 2006, planning permission was granted for the following which now comprises Evolution Business Park:

"Change of Use of former Egg Production Buildings Including Alterations / Extensions for Industrial Uses (B1(C) Light Industrial and B8 Warehousing). Together with a New Vehicular Access Car Parking and Servicing."

The land within our Client's ownership comprises the existing Evolution Business Park that provides 6 commercial units totalling c. 130,000 sqm of office / mid tech space, with existing occupiers including Cambridge Medical Robotics and Aveillant Ltd.

In addition, our Client owns a parcel of associated land along the Park's western boundary comprising hard and soft landscaping and a car park, which is identified on the Site Location Plan (ref. AL0101 rev F02) submitted alongside this letter as an appendix. Figure 1, below, identifies the existing Evolution Business Park in blue and the additional developable land in red. There is demand for additional accommodation at the Park and the client is in active pre-application discussions with the Local Planning Authority regarding development of this parcel. These representations relate to Evolution Business Park and the land to the west of the Business Park and assess its ability to support the expansion of Evolution Business Park to meet growing business needs across the Local Plan period.



Figure 1: Existing Business Park (blue) and Developable Area (red)

The Site is located on Milton Road, with the settlement of Histon to the west and Milton to the east, both of which offer ample amenities that support the current commercial use at the Site.

In terms of accessibility, the Site is sustainably located within approx.0.8km via a dedicated footpath along Butt Lane of Milton Park and Ride which offers regular frequent services to central Cambridge. We understand that the Council are consulting on a proposed new bus route that will serve to further underpin the Site's sustainability. It is within 1.6km of Milton along Butt Lane and 3.2km to Histon along Milton Road. Central Cambridge is located approx. 7.5km to the south.

The Site is located within the Green Belt, but it is not within a Conservation Area nor are there any listed buildings at the Site nor within its vicinity. The Site is located entirely within Flood Zone 1 and therefore has a low probability of flooding from rivers. The Site has pockets of areas with a low and medium chance of surface water flooding.

NATIONAL PLANNING POLICY

In preparing these representations, significant weight has been given to national planning policy set by the National Planning Policy Framework (December 2024, updated in February 2025) (“NPPF”).

The February 2025 version of the NPPF includes a minor update to the version which was published on 12 December 2024. This version was significantly revised from the previous version (December 2023) as part of the Labour Government’s pro-growth agenda.

It is important that proper regard is given to policy at the national level which sets prescriptive requirements for how Local Plans should be prepared and ultimately to be capable of adoption. To fail to fully understand what being found ‘sound’ requires can only serve to heighten the risk of a Plan being found unsound at the point of examination.

Section 2 – Achieving sustainable development

Paragraph 9 of the NPPF requires sustainable development objectives to be delivered through the preparation and implementation of plans.

Paragraph 11 states that during the plan-making process, all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. Part b of Paragraph 11 is clear that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses.

Section 3 – Plan-making

Section 3 of the NPPF deals with plan-making specifically and identifies at Paragraph 15 that the planning system should be genuinely plan-led. Paragraph 16 requires plans to achieve the following:

- a. Be prepared with the objective of contributing to the achievement of sustainable development;*
- b. Be prepared positively, in a way that is aspirational but deliverable;*
- c. Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- d. Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- e. Be accessible through the use of digital tools to assist public involvement and policy presentation; and*
- f. Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).*

With regard to Strategic Policies, Paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provisions for homes (including affordable housing), employment, retail, leisure and other commercial development, infrastructure for transport, community facilities and the conservation and enhancement of the natural, built and historic environment.

Paragraph 36 makes clear that Local Plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are ‘sound’ if they are:

- a. Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.*
- b. Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*

- c. Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*
- d. Consistent with National Policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.*

Section 6 – Building a strong, competitive economy

Additionally, we highlight the following parts of Section 6 the NPPF which are relevant to plan-making in respect to these representations:

- Paragraph 85 states that planning policies should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development. The approach should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
- Paragraph 86(E) states that planning policies should be flexible enough to accommodate needs not anticipated in the plan and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.

Section 11 – Making effective use of land

Paragraph 124 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

Emerging National Planning Policy Framework

On 16 December 2025, the Ministry of Housing, Communities and Local Government issued its consultation on a new Planning Policy Framework. This included publishing a draft NPPF as part of its consultation. Of particular relevance to these representations, the draft NPPF proposes changes to the plan-making framework.

Draft Policy PM1 (Spatial Development Strategies) states that spatial development strategies should set a positive vision for future growth and change at a sub-regional scale and provide a clear spatial framework for investment and growth, including for new jobs. Their content should be genuinely strategic in nature and allow for more detailed issues to be considered and addressed through other parts of the development plan.

Part 2 of Draft Policy PM1 sets out how this should be achieved, including, but not limited to, setting out a strategy for a sustainable pattern of growth covering a period of at least 20 years. Additionally, to support economic growth through the provision of a spatial framework for strategic investments and identifying broad locations where changes to Green Belt boundaries may need to be considered through local plan preparation if necessary to meet the development needs of the strategy area.

The draft NPPF places a clear emphasis on spatial development strategies establishing a long-term vision for growth, setting out a spatial framework for a minimum period of 20 years. This includes the formulation of a spatial strategy that supports economic growth, as set out within Local Growth Plans. In this context, the designation of the Site as an area for future growth would align with national policy aspirations and provide flexibility within the Local Plan to respond to changing employment needs over the plan period.

The Client seeks to assist the Council in preparing the emerging Local Plan that meets the test of 'soundness'. These representations have been prepared in this context and highlight areas where potential conflict have been identified and how the Plan as currently drafted can be amended to ensure the tests of soundness are achieved.

RESPONSE TO THE CONSULTATION

Part 1 – Introduction and Development Strategy Policy S/JH: New Jobs and Homes

In the first instance, draft Local Plan Policy S/JH is a strategic policy that outlines how the Council will meet its objectively assessed needs in Greater Cambridge over the period 2024-2045. This includes the provision of

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

The supporting text acknowledges the need to plan for 4,000 additional jobs across the Plan period, a figure that is derived from the Greater Cambridge Employment and Housing Evidence Update 2025 ("EHEU"). It should be noted that the forecasted jobs are based on an assumption of growth and in any case, sufficient land will need to be identified to meet the employment need and to cater for growth above the forecasted level.

The EHEU further sets out that the employment land need for the Plan period is as follows:

- 302,600 sqm offices and 600,000 sqm of Research and Development; and
- 317,000 sqm of industrial / warehousing (Use Classes B2/B8).

Representation

In principle, this policy approach is supported given the Plan is attempting to address its objectively assessed need for employment opportunities and floorspace. However, the draft Local Plan should demonstrate how the vision-led test of the NPPF has been achieved, specifically the need to provide a vision for at least 30 years, and not just the Plan period to 2045. It is our client's view that the Proposed Policy, referring to the provision of 73,300 additional jobs has the potential to inadvertently inhibit investment and constrain employment land. It is our client's representation that then provision of 73,300 additional jobs should be set out as a minimum requirement, and the Plan should go further in its vision to deliver over and above its objectively assessed need to build in flexibility and robustness. This should include the identification of suitable locations for employment growth to accommodate a flexible approach.

In addition to the above, within the EHEU prepared as part of the evidence base to support of the emerging Local Plan, it is stated that the 73,248 jobs required in Greater Cambridge through to 2045 is generated using the Standard Method for housing. Paragraph 62 of the NPPF is clear that the standard method determines the *minimum* number of homes needed. It can therefore be reasonably assumed that the provision of 73,300 jobs across the Plan period is a minimum requirement, and the Council should be making provisions to deliver above this need, specifically the need to provide a vision for at least 30 years, to ensure the Plan is positively prepared.

Policy S/DS: Development Strategy and Policy S/SH: Settlement Hierarchy

In order to meet the Council's objectively assessed need for jobs, draft Policy S/DS sets out the following preferred development areas, having regard for the purposes of the Green Belt:

- a. *Within the Cambridge urban area;*
- b. *On the edge of Cambridge;*
- c. *At an expanded Cambourne;*
- d. *At other new settlements; and*
- e. *In the rural southern cluster and wider rural area at Rural Centres and Minor Rural Centres.*

Part 3(b) of the draft Policy goes on to state that "*the remainder of the development needs will be met at smaller sites within the rural area, where further development will be limited, with allocations for jobs....focused on Rural Centres and Minor Rural Centres, and the settlement hierarchy policy providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.*"

Draft Policy S/SH sets out the Council's settlement hierarchy to guide the preferred development locations. Within this Policy, the settlement of Histon is identified as a Rural Centre, whilst Milton is identified as a Minor Rural Centre.

Representation

Considering the above, it is evident that the Policy direction facilitates the ability of Rural Centres and Minor Rural Centres to meet objectively assessed needs for jobs. It should be noted that the Site is strategically

located between a Rural Centre and a Minor Rural Centre, with good access to the nearby Milton Park and Ride and therefore represents a viable site to accommodate the development requirements of the Plan period.

Our client is broadly supportive of the proposed policy and its underlying principles, however as noted believes that the provision of 73,300 additional jobs should be more aspirational and align closer with the vision-led test of the NPPF. Accordingly, we consider that Policy S/DS: Development Strategy should be positively prepared and recognise longer term targets for additional jobs and preferred development areas.

Recognising these aspirational targets with an amended draft of Policy S/DS which includes reference to forthcoming development in suitably sustainable locations ensure that the Council's approach remains forward-looking, avoids inadvertently constraining employment land within the Greater Cambridge Local Plan area, and is consistent with wider national planning policy objectives.

Part 6 – Themes

Policy J/NE: New Employment Development Proposals

Of particular relevance, this Policy identifies a number of 'Established Employment Areas' within the countryside as being suitable for employment development. The sites identified are as follows:

- a. Cambourne Business Park, Cambourne;
- b. Cambridge Research Park, Landbeach;
- c. Brookfields Business Estate / Park, Twentypence Road, Cottenham;
- d. Land at Hinxton Road, South of Duxford;
- e. Eternit site, Meldreth;
- f. Site to North of Cambridge Research Park, Landbeach;
- g. Daleshead Foods Ltd, Cambridge Road, Linton;
- h. Norman Way Industrial Estate, Over;
- i. Buckingway Business Park, Swavesey;
- j. Convent Drive / Pembroke Avenue site and Cambridge Innovation Park, Waterbeach;
- k. TTP Campus Melbourn.

The Policy also looks to set the parameters within which existing business premises located in the countryside that are not Established Employment Area can expand. Subject to Green Belt policy, the expansion of such existing business will be granted where:

- a. The proposal is justified by business case, demonstrating that the business is viable, and has been operating successfully for a minimum of 2 years;
- b. There is a named user for the development, who shall be the first occupant. A planning condition will be attached to any permission to this effect;
- c. The proposal is of a scale appropriate in this location, adjacent to existing premises and appropriate to the existing development;
- d. There is no unacceptable adverse impact on the countryside with regard to scale, character and appearance of new buildings and / or changes of use of land;
- e. Existing buildings are reused where possible; and
- f. The proposed development would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated.

The supporting text for the Policy goes on to state that the Established Employment Areas “*provide local opportunities for businesses seeking opportunities to locate, grow and evolve. The growth of existing businesses can be an important source of economic growth therefore policy outlines the circumstances where expansion can be supportive.*”

Representation

This policy approach is supported in principle, namely the designation of existing employment areas within the countryside with the ability to grow and expand to meet evolving market trends. However, we question the basis on which the Established Employment Areas have been identified. It is clear that the expansion of employment areas within the countryside is key to supporting the rural economy and local job opportunities, and this is a principle strongly supported within the emerging Local Plan.

It is our client’s view that Draft Policy J/NE should go further by identifying additional employment areas within the countryside that already make a strong contribution to the rural economy and support a number of jobs. This is vital in ensuring such areas are able to adapt to the evolving economic climate and meet future business needs to maintain vitality of the rural economy. Designating existing sites for employment growth is strongly supported due to the ability to negate the need to plan for access requirements and connectivity to sustainable modes of transport, as these are already established.

As mentioned previously within these representations, in order for the draft Plan to be positively prepared, the Council should be addressing its employment need through the identification of suitable land across the Plan period as a minimum and should plan in exceedance of this minimum requirement to demonstrate flexibility. To ensure that the Council not only meets this minimum need, but is also able to respond to evolving need, additional land should be identified to accommodate growth. To help achieve this, the Council should identify additional sites as Established Employment Areas, and especially those that relate well the settlement hierarchy for directing growth and that already make a strong contribution to employment within the area. Therefore it is requested the Evolution Business Park, including the adjacent parcel of land that is suitable to accommodate expansion, is included within the list of Established Employment Areas.

Considering Draft Policy J/NE’s approach to the expansion of existing business premises in countryside that are not Established Employment Areas, our client is supportive of this approach in principle for reasons underpinned in the ‘Suitability of Land at Evolution Business Park’ section of these representations. However, the view of our client is that the Policy is overly restrictive. Specifically, the requirement to demonstrate 2 years of operation and identify a named user for the development inhibits the ability of businesses within the countryside to respond robustly and dynamically to material shifts in business needs. We commend the Council’s approach to supporting the rural economy, but Policy J/NE that seeks to facilitate this should be reconsidered to ensure that rural business is truly afforded the conditions by which to grow and evolve in response to an ever-changing economic climate.

Policy S/GB: The Cambridge Green Belt

The Site is located within the Green Belt. Draft Policy S/GB states that the Green Belt will be maintained around Cambridge with specific purposes. The Policy further states that new development in the Green Belt will only be approved in accordance with Green Belt policy in the NPPF, and having regard to the Cambridge Green Belt purposed.

Representation

These representations set out the Site’s suitability to contribute to Greater Cambridge’s identified employment need and its recognition as an Established Employment Area as such. To realise the Site’s potential to expand its employment generating capabilities as an Established Employment Area, it should also be released from the Cambridge Green Belt, especially as it comprises previously developed land. Given the Site’s existing built form, it does not make a positive contribution to the purposes of the Cambridge Green Belt and should duly be released to facilitate future development of the Business Park.

As set out within Paragraph 1443 of the NPPF, the Green Belt serves five purposes. Each purpose is set out below, alongside an analysis of Site’s contribution to each that supports its release.

Purpose A: To check the unrestricted sprawl of large built-up areas

In the first instance, the Site is located between the settlements of Histon and Milton, which are identified by the draft Local Plan as being a Rural Centre and Minor Rural Centre respectively, which the draft Local Plan defines as being villages. The Planning Practice Guidance (2025) is clear that villages should not be considered large built-up areas.

Considering the above, releasing the Site from the Green Belt would not result in the unrestricted sprawl of large built-up areas.

Purpose B: To prevent neighbouring towns merging into one another

The settlement of Histon is designated as a Rural Centre within the emerging Local Plan. Paragraph 2.123 defines rural centres as “the largest, most sustainable **villages** within Greater Cambridge” (**own emphasis**). The settlement of Milton is identified as a Minor Rural Centre and can therefore also be assumed to carry out a village function.

As the Site is located between the villages of Histon and Milton, its release from the Green Belt would not lead to neighbouring towns merging into one another.

Purpose C: To assist in safeguarding the countryside from encroachment

The Site comprises existing built form, and the proposed expansion of the Business Park would be confined to land within the Client’s ownership. Overall, this would result in a negligible uplift in floorspace above the existing built form. Additionally, the existing commercial buildings are a significant urbanising influence and thus the moderate expansion of the Site would have a marginal, localised, adverse effect on the countryside. The release of the Site from the Green Belt would not fundamentally undermine this purpose of the Green Belt across the area of the plan.

Purpose D: To preserve the setting and special character of historic towns

The Site does not lie next to a historic town. As such, it is considered that releasing the Site from Green Belt would not have any effect on the contribution of the remaining Green Belt.

Purpose E: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

The Site comprises existing built form and therefore meets the definition of brownfield land. The expansion of the Site would utilise existing access and service arrangements that already exist, and therefore the additional developable area would comprise almost entirely of employment generating floorspace. The release of the Site from the Green Belt would therefore expand already developed land to meet economic needs. There would not be any effect on the contribution of the remaining Green Belt for this purpose.

It is clear that the Site does not make a material contribution to each of the five purposes of the Green Belt. The draft Local plan should be amended to reflect this position and enable the expansion of the Evolution Business Park to meet growing business need.

Our client therefore requests an amendment to Policy J/NE: New Employment Development Proposals to include their whole ownership of Evolution Business Park, Milton Road, Cambridge, CB24 9NG, including the Land to the west of Evolution Business Park to be identified as an Established Employment Area.

THE SUITABILITY OF LAND AT EVOLUTION BUSINESS PARK

As set out in the above sections and in accordance with national policy, the Council should be planning to meet its objectively assessed employment need as a minimum. This includes making sufficient provision for employment land within the rural economy to accommodate for adapting business demand and need. We support the Council’s commitment to directing growth to sites at Rural Centres and Minor Rural Centres. The Site is strategically located between the rural centres of Milton and Histon, demonstrating its suitability to accommodate further growth. The Site is sustainably located within a short distance of various transport modes, including the Milton Park and Ride which offers regular services to Central Cambridge. In any case, the Site operates as an established Business Park and therefore no additional highways works would be required to facilitate its expansion. The Site is located entirely within Flood Zone 1 and therefore has a low probability of flooding from rivers. The Site does not host any listed buildings and is not within a Conservation Area. On this basis, there are no insurmountable planning policy considerations that would prevent the Site from coming forward for development.

In this context, the evidence set out within these representations demonstrates that the Site is a sustainable, deliverable and achievable location for additional employment growth within Greater Cambridge. The Site already plays a valuable role in delivering employment opportunities to the settlements of Milton, Histon and wider Cambridgeshire. Expansion of the Site would strongly align with the draft Plan’s ambition of supporting Greater Cambridge’s knowledge intensive sector’s and creating a diverse range of jobs. Its omission as an

Established Employment Area materially weakens the draft Plan's economic robustness and ability to meet identified needs as a minimum and the flexibility of the rural economy to respond to shifting office demand. Allocating the site would therefore improve the Plan's soundness by ensuring it is positively prepared and consistent with national planning policy.

In the context of the NPPF and the guidance set out within the Planning Practice Guidance, the Site, and in particular the parcel of Land to the west of Evolution Business Park is demonstrably deliverable in that it is available for development within the first 5 years of the emerging Plan period. In terms of suitability, the Site offers a suitable location for development and notably there is existing access to the Site by both car and sustainable transport methods. Further, the Site is achievable with a realistic prospect that additional employment land would be delivered on the Site within the first 5 years of the Plan period. It therefore represents a prime opportunity to meet important employment need objectives in a sustainable manner. It is considered that these factors demonstrate that the test of suitability, availability and achievability clearly justify early allocation to secure timely delivery of the site as employment floorspace.

The Site is located between a Rural Centre and Minor Rural Centre, and in line with draft Policies S/DS and S/SH, represents a suitable location for appropriate employment growth. In line with the representations set out within this letter, further employment growth should be directed to established employment areas to meet the employment need within the borough and beyond. Taking the above into account, the Site is suitable to be allocated for commercial development. The allocation of the Site as an Established Employment Area, and its subsequent release from the Green Belt, will contribute to identifying suitable land in order to meet the Council's employment need derived from its objectively assessed housing need as a minimum.

CONCLUDING REMARKS

Our client takes a keen interest in development planning and welcomes the opportunity to respond to the Council's Regulation 18 consultation on the Greater Cambridge Local Plan for the period 2024–2045. In principle, our client is supportive of the main aims of the Draft Local Plan, as noted above. However, concerns remain regarding the extent to which the Site's ability to deliver meaningful employment floorspace is appropriately recognised.

In summary, we propose that the Council undertakes the following steps in the pursuit of preparing a 'sound' Plan:

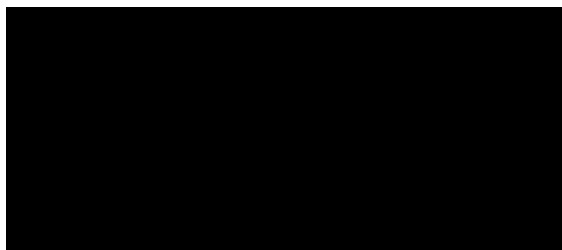
- 1) Review the wording of Policy S/JH to identify the provision of 73,300 jobs as a **minimum** target.
- 2) Allocate the Site at Evolution Business Park as an Existing Employment Area, which is suitable and available for additional commercial development.
- 3) Adopt a more flexible approach to Policy J/NE to enable the expansion of non-designated commercial sites in the countryside.
- 4) Release the Site from the Cambridge Green Belt to facilitate expanded employment growth.
- 5) Reconsult on a Regulation 19 Local Plan, demonstrating the above.

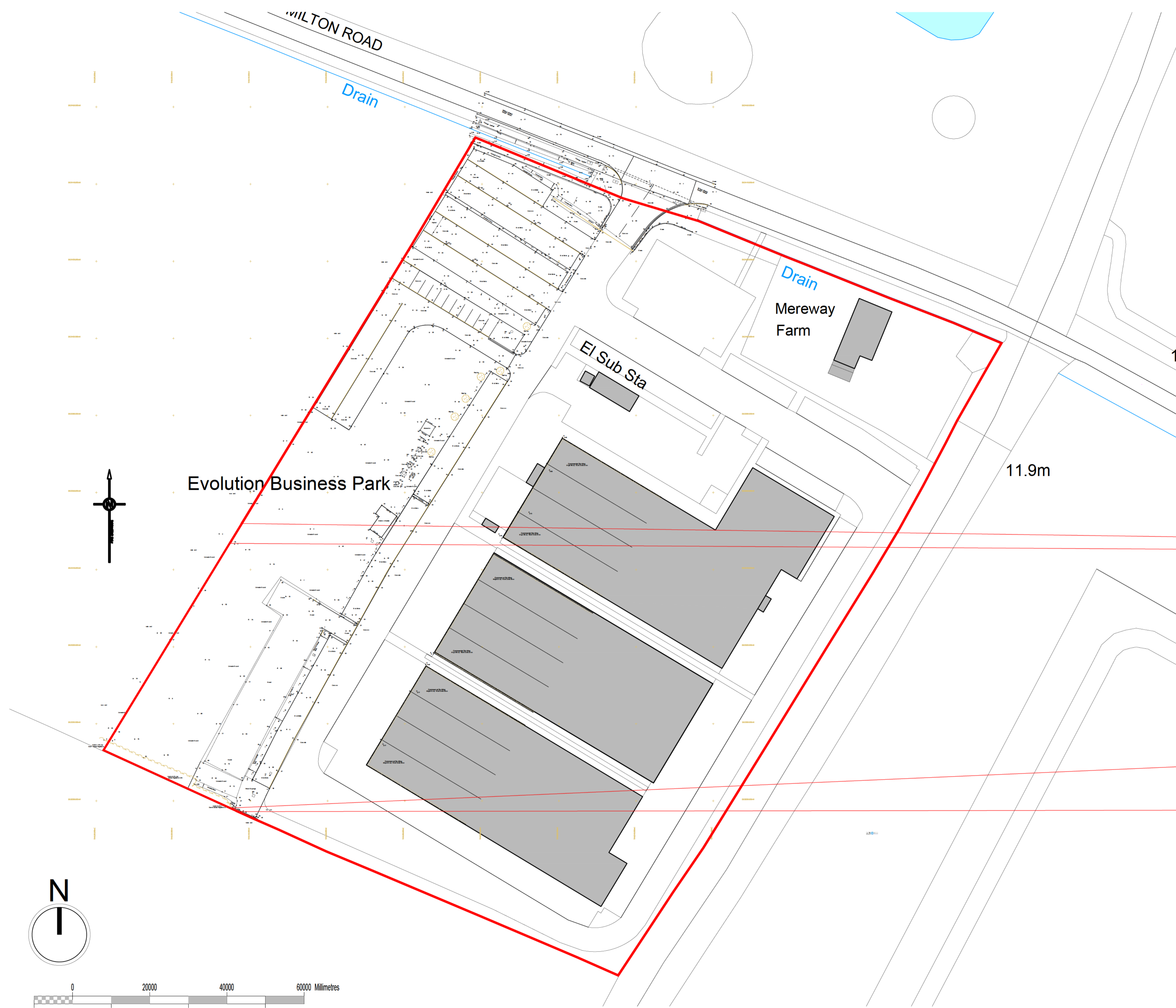
We request that we are added to the Local Plan consultation database and are kept up to date with the emerging Local Plan so that we can continue to positively engage in the evolution of the Local Plan. We also reserve our position to comment on the next stage of the Plan formulation and appear at the Examination in Public Hearing Sessions.

We trust that these comments are useful at this stage. We reserve the right to comment on further rounds of consultation.

Our client would be more than willing to meet with the Council should they have any points of clarification, and in the meantime, please contact Edward Ledwidge (edward.ledwidge@montagu-evans.co.uk), Tara Fitzpatrick (tara.fitzpatrick@montagu-evans.co.uk) or Louis Earle-Davis (louis.earle-davis@montagu-evans.co.uk) of this office if you have any queries.

Yours faithfully,





F02	Notes updated	29.01.26
F01	First Issue	28.01.26
revision	note	date

client
Cambridge Realty

project title
Evolution Business Park

drawing title
Development Boundary Plan

drawing status		
Feasibility		
scale	date	
1:500 @ A1	January 2026	
project number	drawing number	revision
2754	AL0101	F02

