

30 January 2026



Greater Cambridge Planning Service

**Andy Moffat BA (Hons) MPhil
MRTPI**

E: [REDACTED]
DL: [REDACTED]
M: [REDACTED]

Unex House
132 - 134 Hills Road
Cambridge CB2 8PA
savills.com

Dear Sirs,

Draft Greater Cambridge Local Plan for consultation

Representations on behalf of Brockton Everlast

Savills (UK) Ltd is instructed to make representations on behalf of Brockton Everlast in relation to Policy S/NEC: North East Cambridge.

By way of background information, the extent of land owned by Brockton Everlast in the north east Cambridge area is shown on the map submitted alongside this letter.

Policy S/NEC: North East Cambridge (NEC)

The land west of Milton Road and South of the Guided Busway currently occupied by Vindis and EMG is designated in the Cambridge Local Plan 2018 as Site M1 and allocated for dwellings and employment. The current wording in the Draft Greater Cambridge Local Plan for consultation designates this land for 'Residential Led Development', with the western wedge designated for 'Commercial Led Development'.

It is noted that 'Residential Led Development' is not defined in the Draft Local Plan and we are keen to ensure that a flexible residential and / or commercial development use of the Site is supported by the new Local Plan as part of the refinement of the position for NEC to enable a proposed use / mix of uses to be developed and justified having regards to the specific demonstrable needs at the time of an application.

Recognition of recent Committee decisions

We would note that recent Joint Development Management Committee decisions in NEC at the October and November 2025 meetings, namely the decisions to approve the following applications should be reflected in the Draft Local Plan:

- 24/04575/FUL Demolition of existing units 210, 211, 214, 220, 230, 240 and redevelopment with Use Class E(g) floorspace (office) (E(g)(i)), research and development (E(g)(ii)) with complementary floorspace (Use Class E (a-g)) along with access, landscaping and supporting infrastructure. Retention of Unit 216.
210 – 240 Cambridge Science Park, Milton Road, Cambridge CB4 0WA



- 25/00016/FUL Demolition of existing buildings and the erection of buildings for Use Class E(g)i (offices) and E(g)ii (research and development) with Class E(a) (retail) and E(b) (sale of food and drink) uses on the ground floor together with Public Garden, landscaping and associated infrastructure works. Trinity Hall Farm Industrial Estate, Nuffield Road, Cambridge

The decision at Trinity Hall Farm Industrial Estate is particularly pertinent as it is part of an area designated for 'Residential Led Development'.

Uses / Amount of Development

Policy S/NEC includes:

“capacity for approximately:

- ...b. Up to 320,000 square metres (Gross Internal Area) of additional business floorspace (Use Class E(g));
- c. Additional 27,300 square metres (Gross Internal Area) of industrial floorspace for mid-tech, light industrial, and creative industries; ...

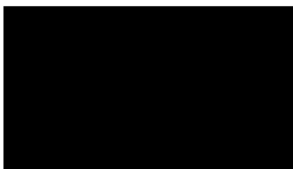
It is not clear where these figures, and the business floorspace figure in particular, have come from. We would ask that whatever figure is referenced should be clear, in particular as to which period it relates and to which planning application decisions it includes, and does not seek to set a ceiling on development i.e. it should not refer to “Up to...”.

In summary, Brockton Everlast is requesting:

- Continued engagement with the Councils as the position for NEC is refined in advance of the Local Plan Proposed Submission Stage.
- That the Local Plan supports a flexible residential and / or commercial development use of the land west of Milton Road and South of the Guided Busway currently occupied by Vindis and EMG;
- That the recent Joint Development Management Committee decisions in NEC at 210 – 240 Cambridge Science Park and Trinity Hall Farm Industrial Estate are taken into account; and
- Clarity is offered with regard to the basis of any figures included in policy.

We trust that the above is helpful as the position for NEC continues to be refined.

Yours sincerely



Andy Moffat
Planning Director and Head of Department

Accompanying document: Map of land owned by Brockton Everlast in the north east Cambridge area.