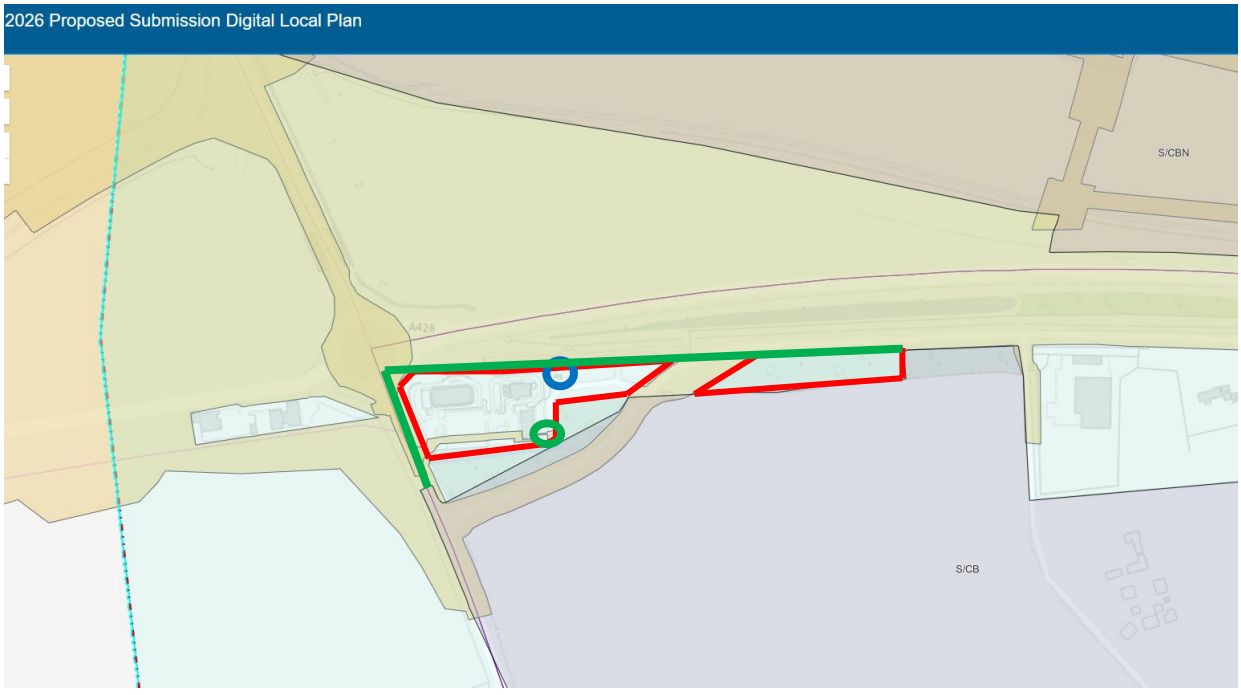
***Representations by Abbey Properties Cambridgeshire Limited to Greater Cambridge Regulation 19 Local Plan (September 2026)***

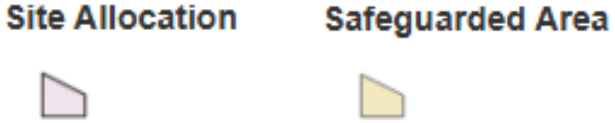
**Draft Local Plan Policy S/DE**

This policy defines the extent of the development extents. My representation therefore also refers to the policy map and in particular the position with the site allocation boundary for Cambourne (including Cambourne West).

The extract of the Council's policy map is below and I have extracted the relevant symbols from the key. As an aside the map appears to unhelpfully have multiple safeguarded areas given the proximity of the A428 and East West Rail projects. It would be helpful if alternative colours could be used to differentiate between the different project as they are at very different stages.

As a further aside the East West Rail safeguarded areas includes land within the Caxton Gibbet food retail site which has been incorrectly identified by East West as an existing substation. I have identified this via the green circle below. The area identified by East West Rail was the location of a former storage building. The existing electricity substation is further to the north (shown via the blue circle below). East West Rail propose to update their plans to reflect this so the policies map as part of the Local Plan examination will need updating to reflect this in due course.




The land edged in red on the plan above is land owned by Abbey Developments Cambridgeshire Limited which has been the subject of previous representations in relation to the draft Local Plan. The land is split in half by an existing road. The land to the west of the road is fully developed as the Caxton Gibbet food retail site: this also includes a relatively new electric

vehicle charging facility which is to the eastern side of the western parcel. The land to the east of the road is available for future development.

As can be seen in the plan above the site allocation (Allocation S/CB) includes land to the east of the eastern area of Abbey's ownership extent. The allocation therefore extends in part north to the A428 verge.

It is illogical to exclude Abbey's land from being part of Allocation S/CB and therefore it should be included as being within the Allocation and would then form part of the future development extents boundary. It is also suggested that the Allocations within the plan be identified as being within the development extents boundary. The plan above has been annotated with a green line to show the extent of the land which should be added to Allocation S/CB.

The existing and currently being built A428 provide a natural barrier to the settlement and the embanked section of the A428 (once built) will contain the development in landscape terms so that it is immediately obvious where the development extents of Cambourne are (i.e. in this part of Cambourne all of the land to the south of the A428 and to the east of the A1198.

Locating the land within the Allocation would make effective use of available land for future development.

This requested amendment would comply with the requirements in paragraph 36 of the 2024 NPPF as it would ensure that:

1. The Local Plan is positively prepared as the additional land allocation would provide some flexibility to the allocation to assist in the delivery of it.
2. The Local Plan is effective by allowing development on land which is available for development now.
3. The Local Plan is consistent with national planning policy by delivering development in a sustainable location which is, *inter alia*, well contained in landscape terms and well related to existing services and developments.

Andy Brand MRTPI
September 2026