

Your ref:
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Date: 22/1/26

Via the Portal

**REPRESENTATION TO GREATER CAMBRIDGE LOCAL PLAN: DRAFT PLAN CONSULTATION
(DECEMBER 2025 TO JANUARY 2026)**

LAND EAST OF A11, MILL ROAD, GREAT WILBRAHAM CB21 5JP

SITE REFERENCE: 40130

Dear Sir/Madam,

I write on behalf of Bidwells' client, The Trustees of Great Wilbraham Estate, in response to the Greater Cambridge Local Plan: Draft Plan consultation (December 2025 to January 2026).

This representation is made on behalf of [REDACTED], who own the site.

Since the previous Call for Sites submission the landowner has chosen to self-promote the site and is talking to commercial occupiers to bring the site forward.

We believe that the site should be reconsidered by the Council as it sits outside of the Green Belt, in line with the rest of the strategic growth plan and proposed allocations including Cambridge East, the intensification of Northwest Cambridge and strategic development sites around the Cambourne area.

This site would provide a logical location for commercial occupiers to move to, from areas such as North Cambridge, freeing up these areas for regeneration.

The site is very well located adjacent to the A11, providing transport links to Cambridge, London, and the east. The access could be improved by localised junction improvements, which would also benefit the local community.

The site is already surrounded by existing development including a 150-acre solar farm in the adjacent fields, an aggregate operator, a self-storage facility, a grain storage facility, and a wind farm to the south. The site sits within all these uses; its development would add to this cluster of existing developments.

The Cambridge commercial property market continues to build in strength, driven by the life science and technology sectors which cluster in and around the city. There continues to be strong demand for floorspace for a range of commercial uses, and this is reflected by the strong rents seen across the area. There is growing demand for a range of uses. This site could lend itself to providing floorspace to support the continued growth and development of the region. There is a lack of new commercial allocations coming forward for strategic sites on major trunk roads.

Bidwell House, Trumpington Road, Cambridge CB2 9LD
T: 01223 841841 E: info@bidwells.co.uk W: bidwells.co.uk

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The landowner is committed to bringing forward the site. It is an achievable, sustainable, suitable and deliverable site. We request that an allocation for commercial use is reconsidered.

Yours faithfully



Dani Kilsby-Steele

Bidwells, Partner