

Cambridge office

Strutt & Parker  
1 Cambridge Square  
Cambridge  
CB4 0AE  
Telephone 01223 459500

Cambridge@struttandparker.com  
struttandparker.com



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

[Redacted]  
[Redacted]  
Our Ref: [Redacted]

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[Redacted]  
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07 March 2025

**RE: Greater Cambridge Call for Sites – March 2025  
Land North of the A428, Caxton – HELAA Reference 56461**

## 1. INTRODUCTION

- 1.1 This supporting statement has been prepared by Strutt & Parker on behalf of Endurance Estates to support the promotion of Land North of the A428, Caxton (herein after referred to as “the site”) to the Greater Cambridge Call for Sites update process which is running until the 7th of March 2025.
- 1.2 The site is promoted as a potential employment-led mixed-use site which would deliver against the identified employment floorspace need in the emerging local plan.
- 1.3 The site, which comprises approximately 164 hectares, is currently in agricultural use and is under the control of Endurance Estates. Endurance Estates have extensive experience across the Greater Cambridge area in promoting sites through Local Plan processes and have established relationships with developers who will ultimately deliver the sites.
- 1.4 In line with the guidance published by Greater Cambridge Planning, this note, and the accompanying materials are submitted in order to provide updated information on the opportunities and constraints of the site. Namely, these updates include the following:
  - Revised Framework Site Plan
  - Revised Context Plan (including adjacent North of Cambourne promotion site)
  - 2-page vision document
- 1.5 Whilst capacity assessments are still underway, it is envisaged that the site could include approximately 55ha of employment land, alongside substantial landscaping, open space, space for biodiversity net gain, flood mitigation, internal roads and other infrastructure.
- 1.6 Endurance Estates are promoting the site for employment uses focussing upon meeting the shortage of industrial and logistics space in the Greater Cambridge area. The need for this employment land is clear – with 8-10 million sq. ft. of demand over the next planning period once suppressed demand is fully considered. This demand is not currently being met anywhere within the Greater Cambridge area.
- 1.7 In particular, these updates have been made to reflect the latest information received from East West Rail Co., in

relation to emerging East West Rail proposals and National Highways on the A428 upgrade which was formally approved in 2022 with work commencing in December 2023. With particular regard to the East West Rail Proposals, a preferred route alignment has now been confirmed which has particular implications for the future accessibility of the Site. The Revised Context Plan attached shows our understanding of current proposals north of Cambourne, adjacent to the proposed Cambourne Railway Station.

1.8 Further technical works are ongoing; however, these are not available at the time of this Call for Sites consultation.

## 2. SITE ASSESSMENT

2.1 The site has been previously submitted and assessed in the 2021 HELAA document under Site Reference 56461. Please note the site boundary has not changed since the previous submission. The assessment concluded the following:

Criteria	Outcome of HELAA
Suitable	Red
Available	Amber
Achievable	Amber

2.2 Since this assessment was made, there have been material changes in the circumstances which improve the suitability, availability and achievability of the site for employment development. These representations aim to outline these material changes in circumstance and demonstrate that the site represents a sustainable location for employment development.

### Suitable

2.3 In terms of Suitability, the 2021 HELAA gave the site a 'Red' rating – owing largely to unfavourable landscape and townscape impact and perceived poor accessibility to services and facilities.

2.4 In terms of the accessibility of the site, is located in a strategically accessible location making it suitable for a range of employment uses including industrial and logistics and high-skilled manufacturing. The development would be just north of the Caxton Gibbet A428 junction, providing fast and direct access to St Neots in the west, and Cambourne and Cambridge in the east. Furthermore, the location will become more accessible in coming years as a result of the A428 enhancements and East West Rail (EWR).

2.5 EWR will deliver a new railway line which will run through the southern part of the site and will deliver a new station north of Cambourne, approximately 2.4km east of the south-easternmost corner of the site. Once complete, the station will provide fast and convenient access westwards to St Neots and Bedford, and eastwards to Cambridge. The Cambourne area will therefore become one of the best-connected locations in the Greater Cambridge area.

2.6 It is understood that Greater Cambridge Planning are assessing proposals for a significant extension to Cambourne to the north of the A428 to capitalise on the enhanced A428 and EWR connectivity. This would conceivably include new pedestrian and cycle routes, and Endurance Estates would be delighted to discuss how they can facilitate pedestrian and cycle routes through the site and onward to Cambourne. The promotion site

north of Caxton Gibbet would accord with the vision for North of Cambourne and would complement the residential proposals by providing much-needed employment space in proximity to Cambourne, the enhanced A428 and East West Rail.

- 2.7 The location is already sustainable, however once completed the A428 and EWR schemes will further improve accessibility to existing services and facilities.
- 2.8 In terms of landscape and townscape impact, the scheme has been reduced from those previously put forward. The previously proposed solar scheme which was to sit in the northern part of the site has been removed and replaced by a substantial landscape buffer to improve the separation of the site from Papworth Everard to the north. A significant gap between the proposed development and Papworth is therefore maintained, which can be used for landscaping, biodiversity enhancements or open space.
- 2.9 At this stage, whilst further landscape mitigations can also be implemented to ensure that the impact upon views from the surrounding countryside is minimised, it is also understood that both the A428 and EWR proposals in the area also include substantial landscape mitigations in terms of planting.
- 2.10 The area to the east of the Site, whilst undeveloped agricultural land at present, is also understood to be being promoted for a significant residential-led mixed-use expansion to the north of Cambourne. The neighbouring scheme is designed to capitalise upon the proposed Cambourne EWR station and forthcoming Cambourne to Cambridge Busway which is currently being determined by the Department for Transport. Endurance Estates are committed to working closely with neighbouring sites to ensure a cohesive vision for the land to the North of Cambourne and Caxton. For reference, the north of Cambourne site has been indicatively outlined on the submitted Revised Context Plan, illustrating that both sites can come forward as a single, logical extension north of the A428.
- 2.11 In terms of biodiversity, any future application will be accompanied by detailed investigations of existing habitats, any potential impact upon habitats and species, and recommendations for enhancing the biodiversity of the site. At this stage, when considering the substantial landscape buffer now proposed, and the anticipated low existing biodiversity value of the site, it is envisaged that the site could provide a substantial biodiversity net gain – in accordance with Greater Cambridge’s emerging policy.
- 2.12 Other areas raised as ‘Amber’ are addressed below:
- In terms of Flood Risk, the site is sufficiently large to mitigate for any areas which have elevated surface water flooding risk so as to ensure the site is not at risk of flooding and does not increase risk elsewhere.
  - In terms of Archaeology, the site is acknowledged to be in an area with extensive late prehistoric and Roman activity. As a result, any application will be accompanied by a Heritage Impact Assessment and Archaeological Ground Investigation. If required, trenching can be secured by condition attached to any permission.
  - In terms of transport and roads, the significant upgrades to the A428, in conjunction with the EWR programme, are anticipated to mitigate against any traffic increase as a result of the development. Any application will be accompanied by a full suite of highways assessments and recommended mitigations.
  - For Noise, Vibrations and Light Pollution, the HELAA states that the site is “acceptable in principle, subject to appropriate detailed design considerations and mitigation”.
- 2.13 As a result, there are no areas of significant concern which should preclude the development of the site, subject to further technical inputs and detailed design. Accordingly, the site is concluded to be **Suitable** for an employment-led mixed-use development as proposed.

### Available

- 2.14 The site is currently in agricultural use, and the landowner has made the site available for development. It is acknowledged, however, that the construction of the A428 enhancements and EWR will impact upon the timeframes for the delivery of the site. It is understood that the A428 is currently scheduled for completion in 2027, and 2024 consultation document published by EWR states that completion of the Bedford-Cambridge line is anticipated by 'mid-2030s' – albeit that central Government has since signalled their intent to expedite the scheme. It is therefore estimated that a conservative timeframe for delivery would be within years 5-10 of the next Plan Period. The site would therefore deliver a substantial contribution towards employment land needs beyond the fifth year of the plan period.
- 2.15 The site is therefore considered to be **Available**, and capable of delivering employment floorspace following the construction of the A428 enhancements and EWR.

### Achievable

- 2.16 The site has been assessed in the 2021 HELAA document (Site Reference 56461). In the assessment, the following is noted:

*The land has been promoted by the landowner or the developer, and therefore it is available for development. The site has a low existing use value, and any development is likely to be economically viable at an appropriate density”.*

- 2.17 Despite this positive assessment, the achievability of the site is rated as 'Amber'.
- 2.18 Endurance Estates would like to reiterate that the land remains available for development. The existing use is agricultural, and there are no known constraints at present which would preclude the delivery of the site in line with current and emerging policies on viability grounds. The site is therefore clearly **Achievable**.

## 3. CONCLUSION

- 3.1 The Land North of the A428, Caxton is promoted for employment development, alongside open space, a significant landscape buffer and other supporting infrastructure.
- 3.2 The emerging site context, including the ongoing EWR and A428 schemes, alongside the widely anticipated North of Cambourne development, will alter the surrounding context in the next plan period, significantly enhancing the strategic accessibility and sustainability of the Site to the extent that the site can be considered as a logical place for further growth.
- 3.3 Furthermore, amendments to the scheme to introduce a substantial landscape buffer between the proposals and Papworth Everard also help to ensure that the gap between the two settlements is maintained. Endurance Estates envisage that this space could be used for landscape mitigations, ecological enhancements or open space, subject to further discussions and technical works.

- 3.4 It is anticipated that, in line with the timeframes outlined by EWR Co. and National Highways, that the site will become available for development in years 5-10 years of the Local Plan.
- 3.5 Land North of the A428 is **Available** and **Achievable** and **Suitable**.
- 3.6 Endurance Estates therefore hope that the site will be given further consideration as part of the updated HELAA. The Site could help meet unmet Employment Needs over the Plan period and we hope the site will therefore be considered for an employment allocation in the new Local plan.

Yours sincerely

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