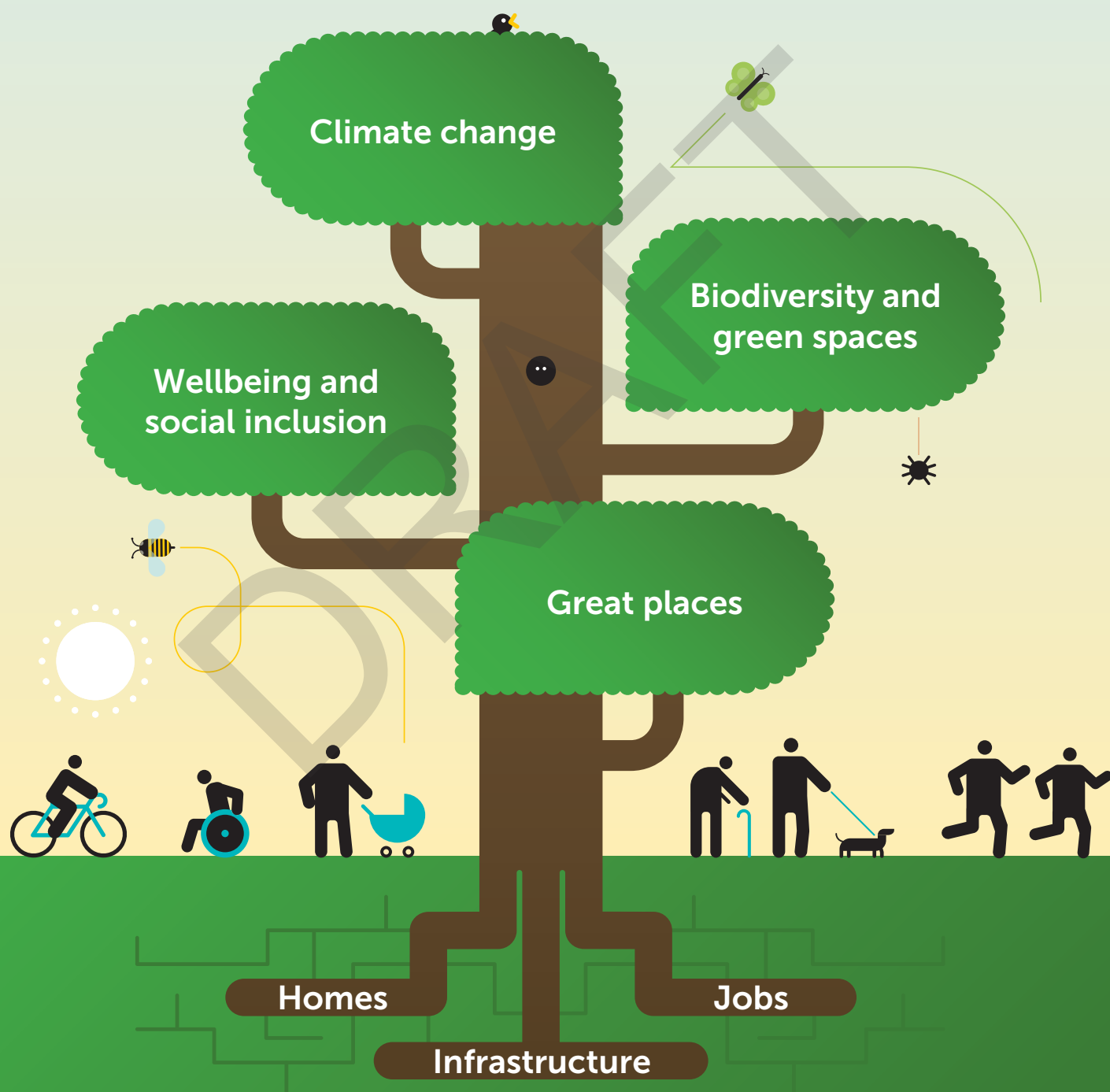


Draft Greater Cambridge Local Plan



Foreword

Placeholder for foreword from Cllr Katie Thornburrow and Cllr Tumi Hawkins.

DRAFT

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Glossary of terms and abbreviations

Technical terms

Throughout this document we have tried to avoid technical planning terms, but as a legal document using some technical planning terms is unavoidable. Any technical terms are normally explained within the text. Where this is not possible, an explanation is provided in the glossary (please see Appendix A – Glossary of Terms).

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Summary of the Greater Cambridge Local Plan

In this section we provide an overview of the Greater Cambridge Local Plan.

Introduction

Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan for Greater Cambridge. A Local Plan is a legal document that the Councils are required to prepare, which sets out the future land use and planning policies for the area over a set time frame. It identifies the need for new homes and jobs, and the services and infrastructure to support them, and guides where this development should happen.

The emerging Greater Cambridge Local Plan has been informed by several stages of public engagement and working with stakeholders. We are now seeking your feedback on this draft Local Plan before we prepare the final plan that we would like to submit for adoption.

The UK Government has identified Greater Cambridge as a priority for sustainable economic growth. Our plan seeks to identify and plan to meet the needs of the economy, deliver the homes and infrastructure that are needed, and protect and enhance the environment, providing a vision for the future of the area.

Our vision for Greater Cambridge

We want Greater Cambridge to be a place where impacts on our climate and environment are significantly reduced, balanced with the continued flourishing of our internationally significant innovation economy, and an increase in the quality of everyday life for all our communities. New development must minimise carbon emissions and reliance on the private car, create thriving neighbourhoods with the variety of jobs and homes and supporting infrastructure we need, increase our network of nature, wildlife and multi-functional green spaces, and safeguard our unique, locally distinctive heritage and landscapes.

Identifying development needs

A key role of the Local Plan is to identify and meet the development needs of Greater Cambridge.

The Greater Cambridge economy is nationally and internationally important. The area is home to two Universities and one of the most significant clusters in Europe of high-tech

industries, research and development, and life sciences. The economy has experienced high levels of growth, and this growth is anticipated to continue. We anticipate around 73,300 additional jobs in Greater Cambridge between 2024 and 2045. Our plan responds to this by planning to deliver at least 48,195 additional homes between 2024 and 2045, or 2,295 per year, which also reflects the government's standard method housing calculation for the area.

Our existing plans adopted in 2018 mean that we have a strong foundation to build on. We expect places that are already planned and being built, like Darwin Green on the edge of Cambridge and the new settlements at Northstowe and Waterbeach, along with windfall sites, to deliver around 37,865 homes by 2045. We also have around 1,000,000 square metres of employment space already planned for, at places like Cambridge Science Park and the Wellcome Genome Campus.

We have identified sites that will deliver around 13,460 further homes by 2045 to meet the needs and provide a buffer to ensure the target is met. We also plan further development for needs of specific employment sectors, and to ensure we have a sufficient flexible supply of employment land.

Our Development Strategy for Greater Cambridge

Our development strategy aims to direct development to where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live. We have sought to make the most of brownfield land, and to use the land we have identified efficiently.

We applied the following order of preference to identify development needs, reflecting the sustainability of different locations to accommodate development:

- Within the Cambridge urban area;
- On the edge of Cambridge whilst considering the impact on Green Belt purposes;
- At Cambourne and new settlements; and
- In the rural area at Rural Centres and Minor Rural Centres.

Our development strategy focuses on the period between 2024 and 2045, but it also delivers a longer term vision, with number of developments continuing to deliver new homes and jobs beyond that period. Planning early for sites alongside infrastructure that will continue to deliver will help use maintain land supply for homes and jobs, and reduce the need for development in less sustainable locations. Our long-term plans will also help project the Cambridge Green Belt, by ensuring an ongoing supply of land that does not rely on further green belt release.

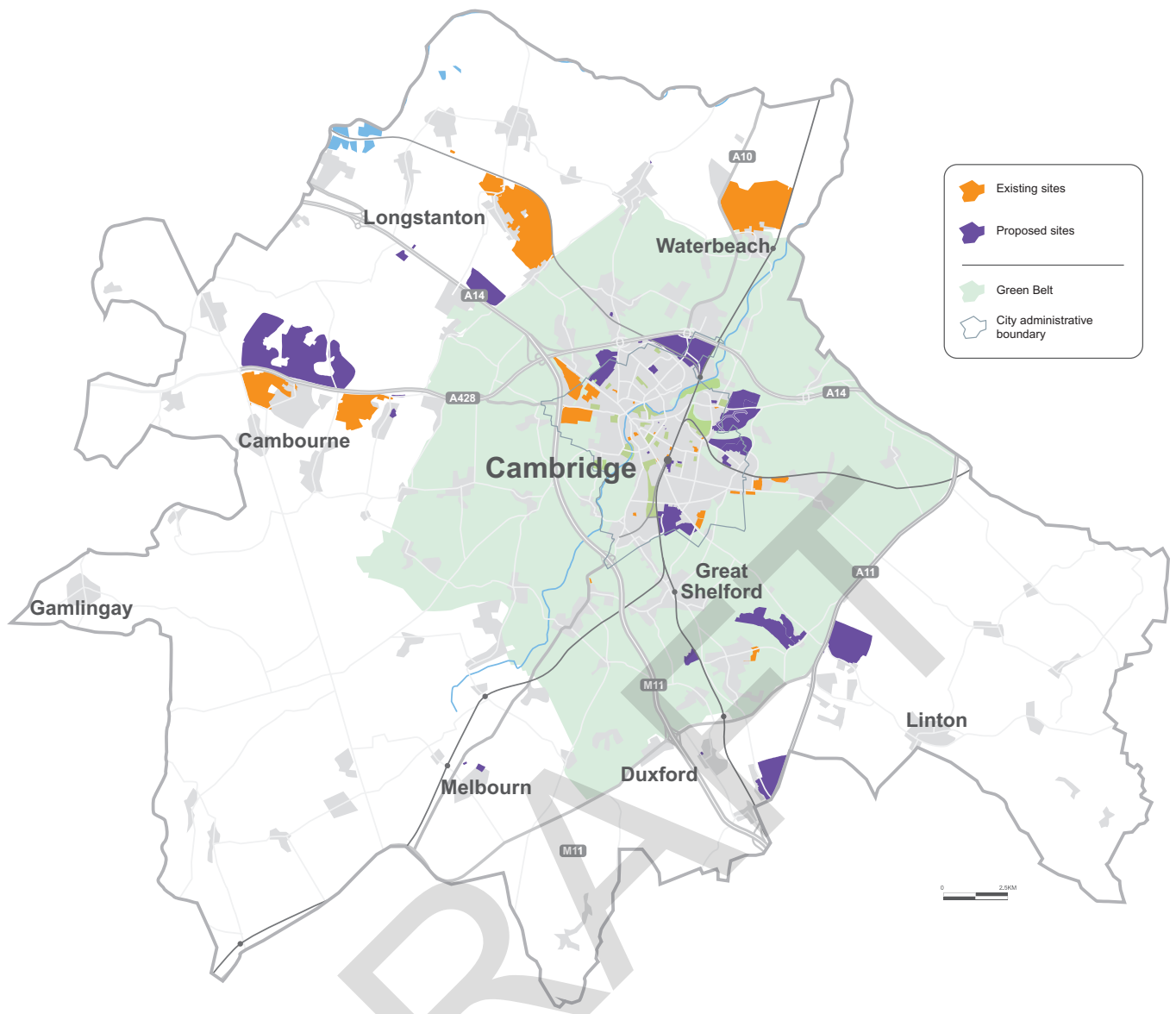


Figure 1: Map showing proposed development strategy for Greater Cambridge

Cambridge

Our ambition is for the historic core of Cambridge to be protected and enhanced by appropriate new development of the highest design quality, and for the centre to be complemented by active, compact neighbourhoods – new and old. This means regenerating parts of the city that aren't fulfilling their potential, and where there are opportunities creating new neighbourhoods on the larger brownfield sites. We want all of Cambridge to be a place where walking, cycling and public transport is the natural choice for travel. We want to further develop the cultural offering of the city, helping to deliver a diverse range of cultural activity spaces. The Draft Local Plan identifies a range of specific development opportunities to help meet the need for housing and employment.

Where there are areas of the City experiencing change, the plan provides policy guidance to shape how those places will develop. It also identifies areas where development could help improve the public realm, reinforcing the area's sense of place and improved connectivity.

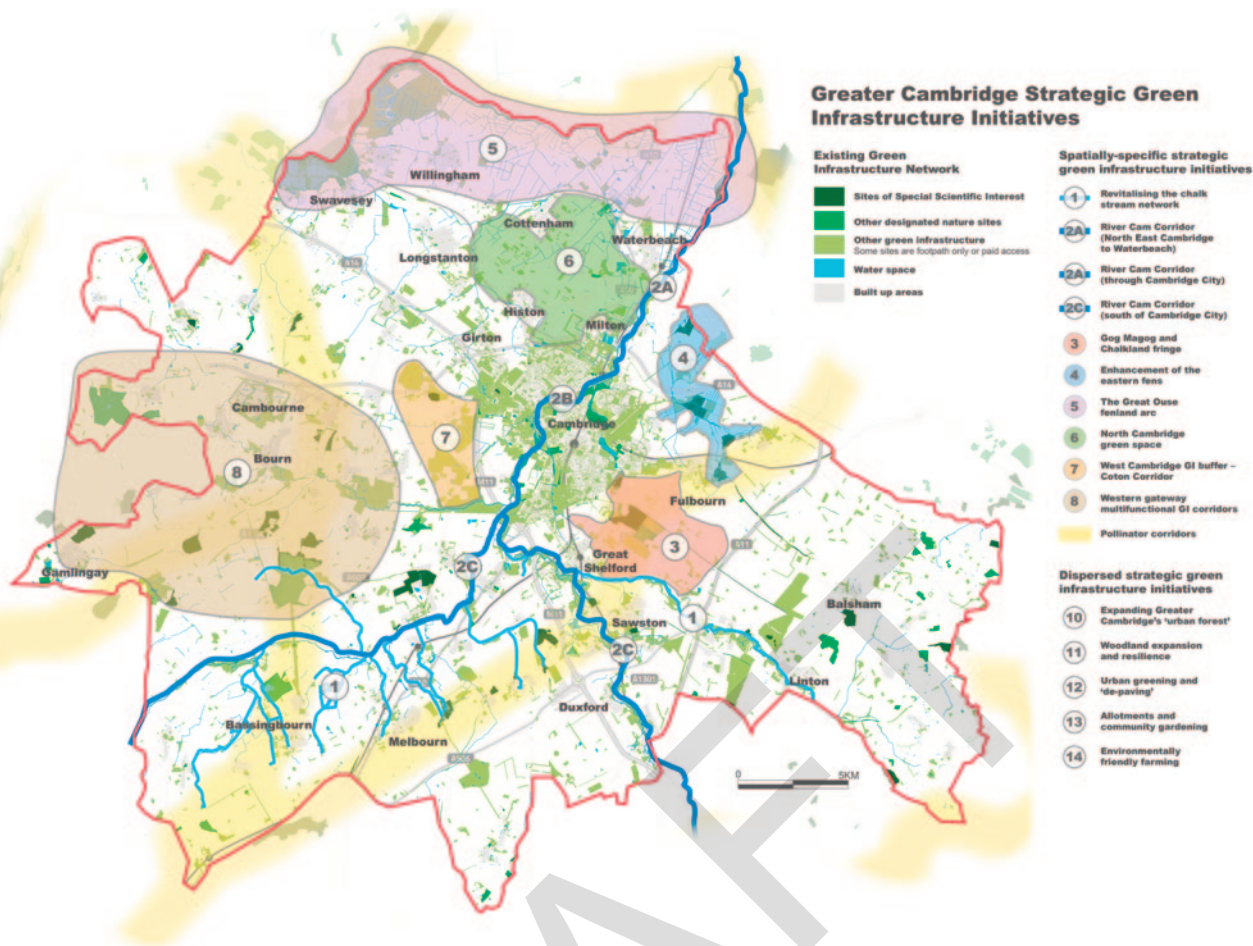


Figure 2: Map showing proposed Strategic Green Infrastructure initiatives

North East Cambridge is the area around Cambridge North Railway station and Cambridge Science Park. We have been preparing an Area Action Plan for this area recognising its potential to meet future development needs for both homes and employment. In August 2025 the Government announced that it will not be funding the relocation of the Cambridge Waste Water Treatment Plant (CWWTP) through its Housing Infrastructure Fund, which means that there is uncertainty as to whether the effective delivery of the Councils' vision for North East Cambridge can take place. For this draft Local Plan the Councils have made the decision to retain the allocation for North East Cambridge as previously set out in the Area Action Plan, noting the significant benefits that development at this site would bring, on the basis that other funding may be found to enable the relocation of the CWWTP. Ahead of the Proposed Submission stage in 2026, the Councils will continue to engage with relevant partners to confirm a refined position for that later plan-making stage.

The Edge of Cambridge

We want to complete the planned new neighbourhoods on the edge of Cambridge from previous plans like Darwin Green and Trumpington Meadows, as well as bringing forward new opportunities for sustainable developments, which successfully link the city to the countryside, and where active and public transport is the natural first choice. These should be lively, mixed-use areas to live and work, with local centres of

community activity, and their design should enhance the setting of Cambridge in the landscape. We think that development around the edge of Cambridge should come with improved green and natural spaces which are accessible for everyone to enjoy, as part of an expanded network of green infrastructure across the area.

The Cambridge Green Belt was established to preserve the unique character of Cambridge, maintain and enhance the quality of its setting, and prevent communities in the environs of Cambridge from merging into one another and with the city. Whilst building on the edge of the city to meet development needs has benefits in terms of proximity to the jobs and services of the city, it would also cause harm to those green belt purposes. We think there are other ways that the development needs we have identified can be met sustainably. The only green belt release on the edge of the city we have identified is to meet the specific needs of the Cambridge Biomedical Campus.

Cambridge Airport site has been recognised for many years as an opportunity to help meet Cambridge's development needs, and has already been removed from the Green Belt. It will now become available for development as Marshalls relocate some of their business to Cranfield. This provides an opportunity for a major new city district for Cambridge, delivering market and affordable housing and employment space well connected to the city centre and other important locations by high quality public transport.

Cambridge Biomedical Campus is of national and international importance and is a key location for the life-sciences cluster of Greater Cambridge. It has a local, regional and national role in providing medical facilities and medical research. It offers the unique benefit of siting commercial research directly with the hospital. The current campus has some amazing buildings and institutions, but it suffers from a poor layout, under used spaces, and a lack of facilities for its staff and visitors. In addition some of its buildings, including the Addenbrookes hospital building itself, are aging. If it is to fulfil its role as Europe's leading centre for medical research and health science significant improvement is required. To meet the future needs of the campus and to enable the improvement of the existing campus the Draft Local Plan identifies the release of an area of green belt south of the campus, accompanied by enhancement of green spaces and the landscape adjoining it. However, development will only be allowed if it is accompanied by the right infrastructure, that will deliver the range of supporting services, facilities and infrastructure that workers, visitors and residents need that deliver the goal of making it a world class campus.

Eddington and West Cambridge are growing neighbourhoods, which together are a hub of innovation for both academic and commercial research. Eddington has potential to deliver additional homes beyond what was originally planned whilst retaining open spaces and maintaining the quality of the area. New homes will also meet help the needs of university workers at all levels.

New settlements

We want our new towns to mature into great places to live and work, making the most of their existing and planned public transport links to Cambridge and other centres. Our towns should be real communities with their own distinctive identity, with the critical mass to support local businesses, services and facilities.

The plan explores how we can respond to this, by presenting a vision for the future of **Cambourne**, where over several decades it would grow to become the largest centre outside Cambridge within the plan area, with homes, jobs, services and green spaces.

Northstowe, Waterbeach and Bourn Airfield new settlements are now underway with communities starting to take shape. They will continue to play an important part in meeting Greater Cambridge's development needs.

Following the completion of the A14 upgrade in 2020 and the growing evidence of a need for logistics space in Greater Cambridge to complement the forecast continued growth in key knowledge intensive sectors of the economy, this plan also includes additional site allocations aimed at meeting this identified need. **Land to the south of Cambridge Services and Land north of A1307, Bar Hill (Slate Hall Farm)** on the A14 corridor and with good links to Northstowe have been identified responding to the need for industry and logistics space where access to the strategic road network is a key requirement.

Cambourne will become one of the best-connected places in the region with East West Rail project connecting Cambridge with Oxford delivering a new railway station. Developing it into a larger settlement will make it a more sustainable place with more local jobs and services but also linked to a range key destinations by fast and frequent public transport. The draft Local Plan presents a vision for the future of the town, where over several decades it would grow to become our largest centre outside Cambridge, with homes, jobs, services and green spaces.

The Southern Cluster

South of Cambridge, the area around the M11 and the A1307 corridor is home to a range of major business parks with world-leading facilities, and has some excellent and improving public transport links. We want to support this business cluster through ensuring that more business space is provided where needed but also seek opportunities for new homes in this area, reducing the need for people to travel to access these jobs.

A new community at Land adjacent to A11 and A1307 (Grange Farm) provides an opportunity to deliver new homes near to the three campuses, and where planned improvement to public transport which would offer connections to the Cambridge Biomedical Campus. The homes would be supported by services and green spaces that respond to its setting.

Wellcome Trust Genome Campus is home to world leading organisations in genomics, biodata, health data and data science, using machine learning and AI to discover new science, and improve people's lives. Construction has now commenced on expansion of the campus which will increase the workforce from around 3,000 to between 7,000 and 9,000 people. Plans also include 1,500 homes for campus workers and their families. There are now opportunities to explore improvements to the original campus. The Draft Local Plan seeks to help this employment park evolve into a place, supporting delivery of local services and facilities and helping it to find its place in the network of towns and villages.

Babraham Research Campus focuses on early-stage bioscience enterprise. Over 60 companies, 2,000 employees and 300 academic researchers are located on the site, which is sited within the parkland setting of Babraham Hall. The Local Plan allocates additional space for research and development buildings, as well as the redevelopment of some existing homes to better meet the needs of the campus. We think the needs of the campus warrants built areas of the site being removed from the green belt, along with requirements to enhance the areas which are staying in the green belt.

Granta Park developed around The Welding Institute (TWI), and has become home to a range of major life science research and development companies. It plays a particular role in providing grow on space for firm which have grown out for sites like the Babraham Campus. Phase 2 of the campus is currently being developed. The Draft Local Plan specifically identifies the campus to support its continued success.

Rural South Cambridgeshire

South Cambridgeshire is home to over a hundred villages, ranging from larger Rural Centres like Sawston and Histon and Impington which provide services to surrounding villages, to very small villages like Heydon or Newton with very limited services.

We want our rural villages to continue to thrive and sustain their local services, but we don't want to encourage lots of new homes in places where car travel is the easiest or only way to get around. We therefore propose some development in and around villages that have good transport links and services, while in smaller villages, we propose that only small-scale infill development and affordable housing would be permitted. Any development in and around villages needs to be well-designed for the rural setting, with a strong relationship to landscape.

Our policies also will also support the rural economy, farm diversification and land based businesses.

Land to the south of Cambridge Services and **Land at Slate Hall Farm** on the A14 corridor have been identified responding to the need for industry and logistics space where access to the strategic road network is a key requirement.

Our Local Plan themes

Our Local Plan provides positive vision for the future of Greater Cambridge. The aim is simple: to ensure sustainable development. Sustainable development has three strands – social, economic and environmental. It means meeting the needs of the present population without compromising the ability of future generations to meet their own needs.

During our plan-making journey we developed key themes that would shape the Local Plan and will influence how homes, jobs and infrastructure are planned.

In addition to the themes, the draft Local Plan consultation includes the strategy that the plan is proposing, which has been influenced by all of the themes. It sets out the development strategy, the proposed policies and sites to meet our needs in Greater Cambridge to 2045 and beyond.

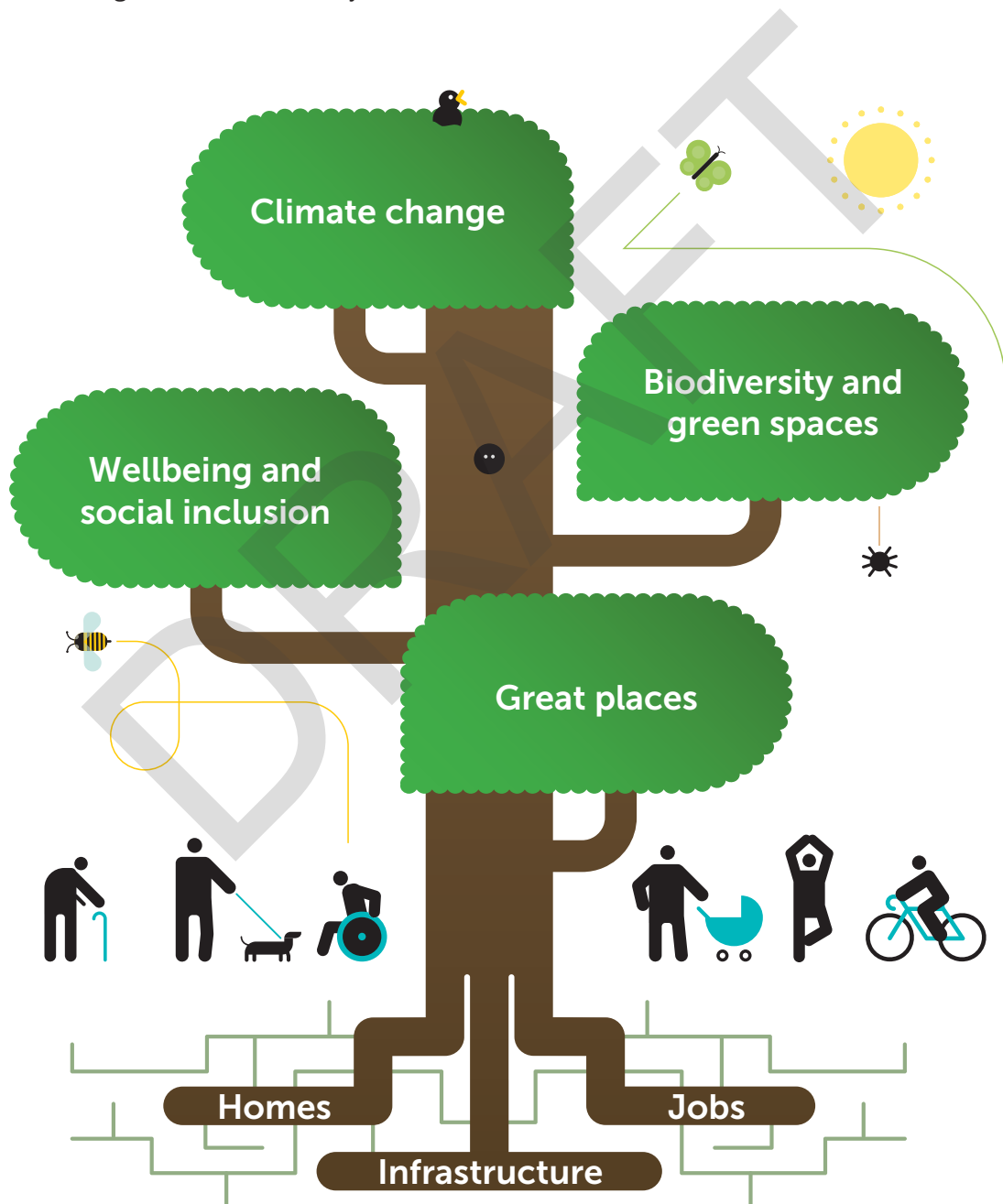


Figure 3: Greater Cambridge Local Plan key themes

Climate change

Strategic Priority: Help Greater Cambridge transition to net zero carbon by 2050, by ensuring that development is sited in places that help to limit carbon emissions, is designed to the highest achievable standards for energy and water use to reduce environmental impacts, adapts to and mitigates against climate change, and is resilient to current and future climate risks, including flooding.

Cambridge City Council and South Cambridgeshire District Council have both declared climate emergencies. Climate change is a key priority across the Councils' plans and strategies, but the local plan is a particularly important tool for implementing change.

Our spatial strategy has been informed by carbon assessment that highlights the impact that transport emissions can have and promotes patterns of development that enable low carbon transport modes, shifting away from a reliance on private cars. We have explored the issue of water availability and developed our plan to ensure that a sustainable water supply can be made available to support growth.

Our policies will shape the form of development, to ensure it responds to the challenges climate change will create in terms of hotter drier summers and more extreme rainfall events, but also it minimises the impact of development on the causes of climate change. The standards proposed in many cases go beyond national standards, responding to the opportunities we have in Greater Cambridge, and our expectation that development must be of a high quality.

One of the greatest challenges we have faced when preparing this Local Plan has been the availability of sustainable water supplies. In order to protect our precious chalk streams Cambridge Water need to reduce abstraction from the chalk aquifer south of Cambridge which currently supplies most of our water. The formation of a Cambridge Water Scarcity Group has brought all the key agencies together to identify solutions. New infrastructure is being delivered to supply Cambridge from alternative sources, in particular a pipeline connecting the area to Grafham Water, and a new Fens Reservoir.

Measures are also being implemented to use supplies more efficiently, including the roll out of smart metres and programmes to retrofit existing properties. Policies we propose in the Local Plan will require buildings to be highly efficient in their water use. We consider that there are now solutions available such that the development needs of Greater Cambridge can be met by sustainable water supplies, and we are able to move our Local Plan forward.

Biodiversity and green spaces

Strategic Priority: Increase and improve our network of habitats for wildlife, and green spaces for people, ensuring that development leaves the natural environment better than it was before.

Cambridge City Council and South Cambridgeshire District Council declared a biodiversity emergency in 2019, in recognition of the pressures facing our natural world, both locally and internationally. Working as part of the Local Nature Partnership, we want to double nature by 2050. We also want to play our part in implementing Cambridgeshire's Local

Nature Recovery Strategy, which is being prepared by the Cambridgeshire and Peterborough Combined Authority.

To inform the overall strategy for the plan we considered the best locations to restore our area's habitat networks and provide more green spaces for people to enjoy. The draft Local Plan has identified 14 strategic green infrastructure initiatives to help achieve this. The developments the plan identifies will deliver green infrastructure directly, but we will also secure planning contributions where funding can be used to enhance the wider network.

Reflecting our 'doubling nature' ambition, our policies seek a higher level of biodiversity gains from new development than the standard national requirement. We have followed Natural England's new Green Infrastructure Framework, to develop standards that would ensure places include green spaces, trees, and places for people as well as wildlife.

Great places

Strategic Priority: Sustain the unique character and identities of Cambridge and South Cambridgeshire, and complement it with beautiful and distinctive development, creating a place where people want to live, work, visit and play.

Greater Cambridge has beautiful architecture and public realm, historic assets ranging from the historical colleges of Cambridge through to village conservation areas, and valued landscapes.

Maintaining and creating great places is crucial to sustaining the quality of the area for people who live, work, study in, and visit Greater Cambridge. Great places are valued and distinctive, accessible to all people and well-integrated with nature. Valuing place in this draft Local Plan aims to ensure that all residents' quality of life can be improved while enhancing the global excellence of its knowledge economy and the preservation of the area's heritage assets.

Our new developments need to protect what is special and deliver high quality and well-designed buildings and spaces that combine to form great places. Greater Cambridge has a strong track record of delivering high quality design, evidenced through award winning schemes and overall growth delivery, and our policies require this to continue.

We continue to support the Cambridgeshire Quality Charter for Growth to provide a clear and consistent basis for securing quality new developments. Themes covering the four 'C's' of Community, Connectivity, Climate and Character have been used to provide an understanding of what needs to be considered when creating and assessing high quality design.

Wellbeing and social inclusion

Strategic Priority: Help improve equality of access and opportunities for people in Greater Cambridge to lead healthier and happier lives, ensuring that everyone benefits from the development of new homes and jobs.

The Councils aspire to create healthy, sustainable and inclusive communities. Our places need to enable people to live healthy lives, where they can access the services and facilities they need locally, where people feel safe, they can have active lifestyles with access to high quality green spaces and active travel, and needs can be met throughout their lives. We want our communities to support arts, sports and leisure, with thriving centres which have facilities to support day to day needs as well as creating vibrant cultural centres.

Many residents of Greater Cambridge benefit from the economic success of the area, through high employment rates and high average pay rates and disposable incomes. This financial prosperity is accompanied by a high quality of life and very high levels of health and well-being. However, there are also significant numbers of people continue to experience poverty in Greater Cambridge alongside many residents who face challenges due to a high cost of living and lack of affordable housing. Both Councils have corporate priorities to help address these issues. Cambridge City Council have developed a Community Wealth Building Strategy which looks to build an inclusive and sustainable economy whilst tackling poverty and inequality.

Through the draft Local Plan we have explored how we can share the benefits of growth with all parts of the community. New policies would require developers provide inclusive employment opportunities, through employment and training opportunities from construction, and opportunities for local workers when buildings are operational. Our policies seek to protect local facilities, and ensure new developments help deliver the new facilities that people need. The plan includes a number of new communities that will be built out over a long period, so we will require meanwhile uses to ensure the needs of early residents can be met. We also want our new communities to be healthy places, so we will make sure health is a key consideration when places are being designed.

Homes

Strategic Priority: Plan for enough housing to meet our need, including significant quantities of housing that is affordable to rent and buy, and different kinds of homes to suit our diverse communities.

We want our local plan to deliver high-quality, affordable housing in the right places. The Greater Cambridge Housing Strategy sets out our high-level approach to tackling these challenges, including through the building of a new generation of council homes, promoting the development of affordable homes and the delivery of a co-ordinated effort to reduce homelessness. It has guided our policies in this draft Local Plan.

We require a high proportion of new homes to be Affordable Housing, provided at a cost below market rates to meet the needs of those who cannot afford to buy or rent at market prices. Our policies support innovative housing products, such as self-build, build to rent and co-living. We also require housing to meet specific needs including for older people and for Gypsies and Travellers.

As well as planning to meet the overall need in terms of the number of new homes, our policies seek to ensure that the right mix of house types and tenure is delivered. We

want homes to be of a high quality, we therefore set minimum sizes for rooms and outdoor space. We also require homes to be adaptable, so they can meet need through people's lives.

Jobs

Strategic Priority: Encourage a flourishing, dynamic and mixed economy in Greater Cambridge which includes a wide range of jobs, while maintaining our area's global reputation for education, research and innovation.

The Greater Cambridge economy has a turnover around £30 Billion per year, and employs over 110,000 people. Our fast-growing economy is driven by successful partnerships between academics, business, investors and local government, and we are committed to sustainable and inclusive growth. Greater Cambridge is competing at a global level, with companies often choosing to come here or go elsewhere in the world, and we need to make sure Greater Cambridge offers an attractive choice. We also want economic growth to take place alongside environmental and social benefits, so that the benefits are felt by all.

The Local Plan needs to deliver a flexible employment land supply. We have explored the needs of different sectors to consider their specific quantitative and locational needs. Sites are proposed to be allocated to add to the existing substantial supply of employment land to ensure that flexible supply can be maintained. We also recognise that the need for logistics, distribution and industry space to meet the needs of our economy has increased. We therefore propose new sites to meet that need.

We want our employment centres to flourish and provide facilities that can compete on the world stage. To do this they must be more than just collections of employment buildings, but provide supporting facilities, green spaces, and services where people can thrive. They can then help achieve the full benefits of the Cambridge cluster where ideas are developed through cooperation. Our Key Sectors study showed that there is a need for more start up spaces, and our Cultural Infrastructure Strategy showed the benefits of providing multipurpose spaces for creative industries. Mixing these with other uses can help create thriving places. We have therefore proposed a policy to seek an element of affordable employment to be included as part of large employment developments.

Greater Cambridge's cultural and creative industries are a major and growing economic force employing 14,000 people which makes up 8.5% of total employment in the region. We want Cambridge City Centre to remain a key retail and cultural destination, and our policies seek to maintain its role as the main centre for the subregion, whilst also supporting and protecting other centres to meet local needs. Greater Cambridge also has a large tourism sector, with visitors coming from all over the world to see its colleges and museums. Visitors also come for academic research, and to visit friends and family. Reflecting growth in the area our Hotels Study has identified a need for further visitor accommodation, and the draft Local Plan seeks to meet this need by supporting new hotels in key locations.

Infrastructure

Strategic Priority: Plan for transport, water, energy and digital networks; and health, education and cultural facilities; in the right places and built at the right times to serve our existing and growing communities.

The relationship between homes, jobs, and sustainable transport opportunities has been a key influence on the development strategy. A range of transport measures and transport corridor improvements are already planned, such as those being brought forward by the Greater Cambridge Partnership. A Greater Cambridge Transport Strategy is currently being prepared by the Cambridgeshire and Peterborough Combined Authority, for completion by the end of 2026. They have issued a Statement of Intent that it will include measures needed to support the development identified in the Local Plan.

The policies in the local plan require developments to be located and designed so that sustainable travel choices are available. They also require developments to contribute towards the cost of these transport schemes, to mitigate the impact of development.

The draft Local Plan has been informed by an Infrastructure Delivery Plan. Through engagement with a range of stakeholders this identifies the infrastructure, services and facilities that are needed to support the developments that have been proposed. The Local Plan will require developers to deliver or contribute to that infrastructure to mitigate the impacts of their development. This will either be through planning obligations on specific items, or through a Community Infrastructure Levy which sets a flat rate for different types of development.

We will need infrastructure providers to respond and meet the development needs of the area and resolve growth constraints. Upgrades to a number of waste water treatment works will be needed to accommodate growth, including the Cambridge works if the relocation does not take place. Sewerage undertakers like Anglian Water now have a statutory obligation to prepare Drainage and Wastewater Management Plans to respond to current and future demand, and will need to consider the needs of our new local plan.

With electricity demands in the area expected to triple, a Cambridgeshire Local Area Energy Plan is currently being prepared to help ensure that the right energy infrastructure is in place to support growth and the transition to a low carbon future. We will require our large developments to prepare energy masterplans, to consider how their power needs can be met most effectively.

Our policies require developments to enable the consolidation of goods to support local deliveries, charging points for electric vehicles, and broadband infrastructure.

Tell us what you think

Introduction

The Greater Cambridge Local Plan will shape the future of Cambridge and South Cambridgeshire, and this is your chance to influence how it develops. We want to hear views from as many people as possible, and we want it to be easy for you to tell us what you think.

Our plan has been informed by several consultations including the First Proposals in 2021 and a huge amount of feedback in recent years. As we have reached the draft plan stage, we are now proposing specific policies and sites that we want your feedback on before we prepare the final version of the plan that we would like to adopt. This is a key opportunity to shape the plan, and we would like to encourage anyone with an interest in the future of the Greater Cambridge area to take part.

We will take all comments into account while developing the next version of the draft Local Plan, and we will report on this in the Consultation Statement which is updated at each stage.

All comments must be received by 30 January 2026 at 5pm.

Consultation information and events

During the consultation we will be holding in-person and online events with our communities, groups and stakeholders across Greater Cambridge. We will explain our proposals and want to hear what you think.

Public events during the consultation will be listed on our [website](#).

How to comment

The easiest way to comment on the draft Local Plan is via our consultation system at: <https://consultations.greatercambridgeplanning.org>.

This requires you to login (or register if you are not already a user). It allows you to leave comments and add attachments, and it means we can get in touch with you if we have any questions. You can comment on all or just some parts of the Plan such as the chapter you find most relevant to you.

If you have difficulty using our online consultation system, please contact us via our dedicated email: localplan@greatercambridgeplanning.org as we would be happy to help.

If at all possible, please do not email us comments or documents, as we will have to manually enter them into the consultation system and ascribe them to policies or sites. This will potentially mean that we will spend a longer amount of time processing responses to the consultation.

Please note that as required by legislation, consultation responses will be made public as part of the preparation of the plan-making process, and we will keep your details on our consultation database for future reference. Your contact details will be protected under data protection legislation but your name and any comments you make will be publicly viewable. Our privacy notice for planning policy consultations and notifications sets out how your personal data will be used and by whom. For more information, please view our privacy statement.

Submitting information on sites not in the plan

If you wish to comment on a site that has not been taken forward into this draft Local Plan, please comment against the policy for allocations in the relevant broad location. For example, to comment on rejected sites in the rural southern cluster area, comment on Policy S/RSC – Village allocations in the rural southern cluster.

If you wish to submit a new site for consideration at the next plan-making stage, or to update information about a site you previously submitted to the call for sites, use our online site information form. This is for landowners, developers and their agents only.

Commenting on the Sustainability Appraisal

The draft Local Plan is accompanied by a Sustainability Appraisal and Habitats Directive Assessment. These provide information on the environmental, social and economic impacts of the policies and sites in the plan and compare them with reasonable alternatives. We would welcome feedback on these assessments.

Need help?

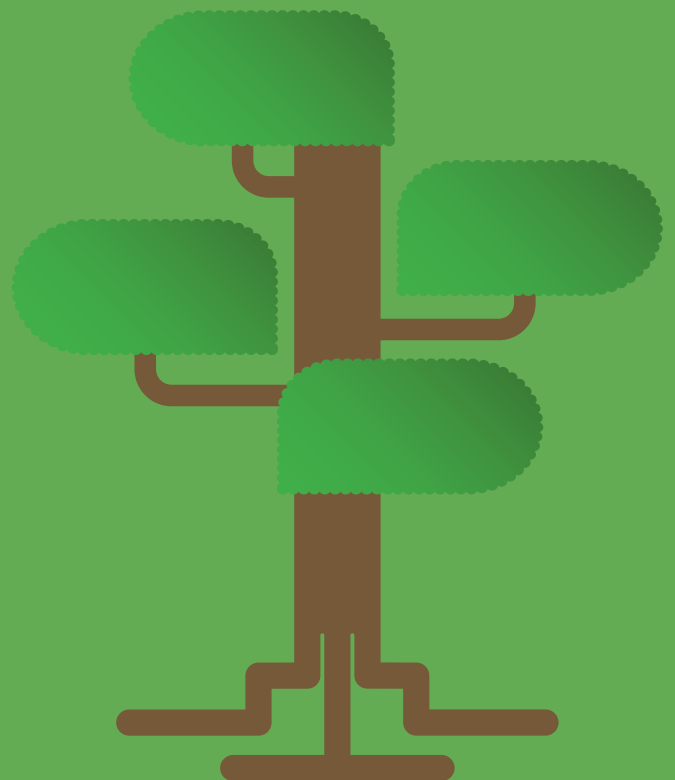
If you are having difficulty commenting, or need this information in a different format, please email us at localplan@greatercambridgeplanning.org, call us on 01954 713694 or write to us at Greater Cambridge Shared Planning, Planning Policy Team; South Cambridgeshire District Council; South Cambridgeshire Hall, Cambourne Business Park, Great Cambourne, Cambourne, Cambridge CB23 6EA.

If you would like to read a paper copy of the draft Local Plan, these can be consulted at deposit locations around Greater Cambridge. Please visit our [website](#) or call 01954 713694 for a list of locations.

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About the Plan



What the Greater Cambridge Local Plan is

- 1.1** A Local Plan is a legal document that the Councils are required to prepare, which sets out the future land use and planning policies for the area over a set time frame. It identifies the need for new homes and jobs, and the services and infrastructure to support them, and guides where this development should happen. It provides planning policies that are used to guide the determination of planning applications alongside national planning policy. It will cover the period between 2024 and 2045.
- 1.2** In the past, the two Councils have produced separate Local Plans, with a shared development strategy, including a number of development sites straddling the administrative boundary. We are now working together to create a joint plan for the two areas, which we are referring to as Greater Cambridge. This will ensure that there is a consistent approach to planning, and the same planning policies, where appropriate, across both areas.
- 1.3** The Local Plan is being prepared through extensive engagement with people and organisations, and a wide range of evidence. Its overarching objective is to deliver sustainable development, to protect and enhance our natural and built environment, to support health and vibrant communities, and a successful and innovative economy. Its policies and proposals will help shape the places we live for decades to come.

A portrait of Greater Cambridge

The Greater Cambridge people

- 1.4** The Greater Cambridge area encompasses the city of Cambridge and the largely rural district of South Cambridgeshire. The area includes a world-renowned city, newly emerging towns of Cambourne, Northstowe and Waterbeach, a series of necklace villages close to Cambridge forming a total of around 100 villages.
- 1.5** According to ONS data, Cambridge's population is among the fastest growing in the country, increasing from 145,700 in 2021 to 150,000 in 2023; South Cambridgeshire's population stands at 163,000. This growth reflects both the area's economic attractiveness and its dynamic and shifting population. While Greater Cambridge continues to attract young working adults and students, long-term demographic trends highlight a rapidly ageing population. Forecasts suggest that by 2031, the number of people aged 65 or over will grow by a further 26%, the majority of whom will be in the over-80s age band.
- 1.6** Greater Cambridge contains many economically and culturally affluent areas, however, there is a complex picture of inequality, with not everyone participating in or benefiting from the area's economic success. While housebuilding rates are rising and affordable housing is a required element of new developments, the continued increase in house prices relative to local wages remains a growing concern for many residents. Disparities in income, health outcomes, and access to services impact on the quality and inclusivity of service provision, including among Gypsy and Traveller communities, older residents, and those on lower incomes.

The Greater Cambridge economy

- 1.7** Greater Cambridge is home to an internationally significant and well-established network of employment clusters, particularly in life sciences, information technology and advanced manufacturing, supported by two major universities. These knowledge intensive clusters play a pivotal role in sustaining Greater Cambridge's economic momentum and comprise some of the fastest-growing industry sectors in the UK. They have seen remarkable growth, with employment increasing by 3.0% between 2018 and 2024, more than double the 1.3% growth rate for these sectors seen across Great Britain. In the 2025 Global Innovation Index, Cambridge was ranked the second most intense innovation cluster globally.
- 1.8** While these sectors are among the most prominent, the local economy is also diverse. The contribution of Greater Cambridge's education, retail, health, tourism, transport and agriculture sectors is crucial, providing a variety of employment opportunities and supporting the economic, social and environmental well-being of the area and its residents. The growth in employment, productivity and local start-ups of the area has created a rising demand for new employment floorspace, supporting infrastructure, a skilled and diverse workforce and a growing need for logistics and associated transport networks.

The Greater Cambridge environment

- 1.9** The Greater Cambridge landscape is varied with river valleys contrasting with open fens, wooded clay lands and ridges, and rolling chalk hills. A range of wildlife and habitats are present. It is also home to precious chalk streams which are rare at a global level. Greater Cambridge also includes a rich mix of designated heritage assets. Built around the banks of the River Cam, Cambridge is a distinctive and iconic historic University city; equally, South Cambridgeshire villages contain many beautiful historically significant buildings and Conservation Areas, alongside sites recognised for their ecological, architectural and biodiversity value. The total number of listed buildings across Cambridge and South Cambridgeshire stands at 3,530.
- 1.10** Climate change is an escalating challenge, both globally and in Greater Cambridge. The area is already starting to feel the effects, such as more frequent and intense weather events, a rising risk of flooding (notably between 2023 and 2024) and increasing pressure on water supplies. In response, climate adaptation and mitigation are now central to many policy initiatives, including the proposed Fens Reservoir, planned to be operational between 2035 and 2037, which will play a vital role in securing long-term water supply and resilience for the region.



Figure 4: Map of the Greater Cambridge area

How it relates to other plans and strategies

1.11 The policies in the Local Plan form part of the Development Plan for the area, along with the Cambridgeshire and Peterborough Minerals and Waste Plan, and ‘made’ Neighbourhood Plans produced by local communities for their designated areas. When it is adopted, the Greater Cambridge Local Plan will supersede the currently adopted local plans:

- [Cambridge Local Plan \(2018\)](#)
- [South Cambridgeshire Local Plan \(2018\)](#)

1.12 The following Area Action Plans which provide guidance to specific areas will no longer be part of the development plan when the Greater Cambridge Local Plan is adopted. The planning context for these sites have changed to such an extent that their policies are to be entirely replaced by this Greater Cambridge Local Plan:

- [Cambridge East Area Action Plan \(2008\)](#)
- [North West Cambridge Area Action Plan \(2009\)](#)
- [Cambridge Southern Fringe Area Action Plan \(2008\)](#)
- [Northstowe Area Action Plan \(2007\)](#).

Council strategies

1.13 Cambridge City Council and South Cambridgeshire District Council have worked together to produce this joint Local Plan. The plan will play a key role in meeting the objectives set out in both Council’s corporate plans.

Cambridge City Council’s Corporate Plan from 2022 to 2027

- Vision: ‘One Cambridge, Fair for All’.
- Four key priorities for 2022 to 2027:
 - Leading Cambridge’s response to the climate and biodiversity emergencies and creating a net zero council by 2030
 - Tackling poverty and inequality and helping people in the greatest need
 - Building a new generation of council and affordable homes and reducing homelessness
 - Modernising the council to lead a greener city that is fair for all.

South Cambridgeshire District Council’s Corporate Plan from 2025 to 2030

- Vision: ‘Our vision is for a fairer, kinder, and greener South Cambridgeshire, where all residents will be equal partners in their communities.’
- Priorities:
 - Healthy and supported communities
 - Sustainable homes and vibrant places

- Being green to our core
- Helping businesses to thrive in South Cambridgeshire
- Financially secure and fit for the future.

National context

- 1.14** The Local Plan is informed by the [National Planning Policy Framework \(NPPF\)](#), provides guidance for local planning authorities on how to prepare local plans and make decisions on planning applications. The NPPF are supported by more detailed guidance in [Planning Practice Guidance \(PPG\)](#).
- 1.15** The Local Plan does not seek to repeat policies in the NPPF. It provides locally specific planning guidance reflecting the needs and opportunities of the area. At the time of writing, we are also expecting the government to produce a set of national development management policies. We will keep this under review and consider if there are implications for our Local Plan at the next stage.

Regional context

- 1.16** We work closely with bodies like the Cambridgeshire and Peterborough Combined Authority, who are the Local Transport Authority responsible for preparing the Local Transport Plan for the county, and Cambridgeshire County Council, who are responsible for a range of issues such as education.
- 1.17** Our new Local Plan is being prepared within a wider regional context. We have a legal duty to cooperate with key stakeholders and surrounding areas on strategic cross boundary issues. Our discussions with surrounding authorities and stakeholders have helped to shape this draft Local Plan.

Our neighbourhoods and local areas

- 1.18** Neighbourhood planning allows communities to prepare plans for their own neighbourhoods, which become part of the Development Plan for the area. Neighbourhood plans must work with the Local Plan, and not conflict with the 'strategic policies' set out. At the time of publishing this draft Local Plan, there are 13 plans already in place across Greater Cambridge, and further plans are underway. More information can be found on our [Greater Cambridge Neighbourhood Plans website](#).

Working with Government and the Cambridge Growth Company

- 1.19** In October 2024 the government issued a statement on [Realising the Full Potential of Greater Cambridge](#). This highlighted that the economic growth of Cambridge has been a phenomenal success and the potential to make an even greater contribution to the UK economy. There remain significant barriers which are impeding further growth.

- 1.20** The government has established the Cambridge Growth Company to work with local partners to develop and start to deliver an ambitious plan for delivering high-quality sustainable growth in Cambridge. Their work is focused on unlocking and accelerating developments, preparing the evidence base to support development of an infrastructure-first growth plan, and identifying solutions to complex planning constraints that effect the area.
- 1.21** This draft Local Plan is based only upon the Councils' own evidence following a normal approach to local plan-making. The government and the Cambridge Growth Company acknowledge the importance of the local plan and want to support its development in order to provide a strong foundation to consider any future wider considerations of growth in the Cambridge area.

Our plan-making journey

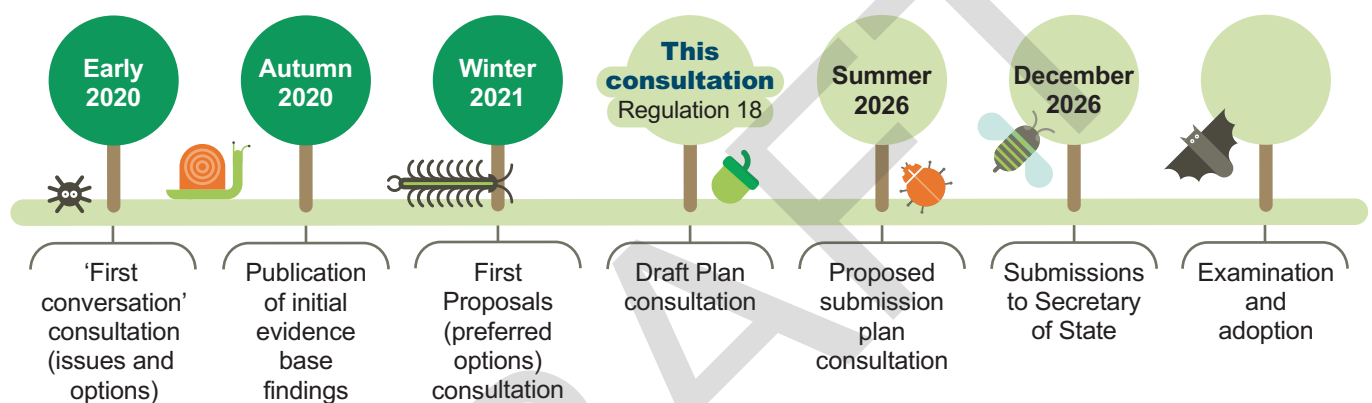


Figure 5: Our plan-making journey

- 1.22** Figure 5 shows the stages of plan-making so far, and the stages that are still to come. Our programme has been longer than we originally expected, as issues arising during the process needed to be resolved before continuing, in particular around water supply and transport.
- 1.23** Our plan making journey started back in 2019 with a series of workshops with stakeholders about issues and themes that would be important to the plan.
- 1.24** In early 2020 we held a six-week public consultation called the First Conversation. This set out issues facing the area and posed a series of questions about how they should be addressed by the new plan. During the consultation, extensive outreach and activities took place in order to engage our communities as fully as possible. This included the Big Debate event that we held at the Cambridge Corn Exchange. We also received a large amount of feedback, including through the 'call for sites' which formed part of the consultation. We published the full results in July 2020.
- 1.25** In November 2020 we published the findings of initial expert assessments of a range of broad spatial locations and growth level options. We also held another series of workshops with key stakeholders to explore these findings.

- 1.26** Our [First Proposals consultation](#) took place at the end of 2021. It set out our preferred approach to the level of growth that should be planned for, where it should be planned for, and policies that could be prepared to guide it. We published a report on the consultation and all the comments received in 2022.
- 1.27** In 2023 we published a [Development Strategy Update](#), where we considered the outcomes of the consultations and key parts of the emerging development strategy.
- 1.28** You can find the documents from all these previous stage in our [Document Library](#). We have also published an update to our Statement of Consultation, which shows how we have taken account of comments received at previous stages to inform the draft Local Plan.

The current Draft Local Plan (Regulation 18) stage

- 1.29** The current stage provides the opportunity to comment and engage on the draft Local Plan. We have drawn on all the engagement and feedback so far, and have prepared a substantial set of evidence documents, policies and sites that form part of the plan that we would seek to adopt.
- 1.30** This is still very much a draft Local Plan. We are seeking views and feedback before we prepare the final version of the plan that we would propose to adopt. In legal terms, this consultation forms part of our consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

North East Cambridge

- 1.31** The Councils had been preparing a plan specifically for the area around the new Cambridge North Railway Station, called the North East Cambridge Area Action Plan.
- 1.32** We held two public consultations on the North East Cambridge Area Action Plan we prepared this plan in 2019 and in 2020. We prepared a proposed submission Plan in 2021, but then we paused the process. This was because the plan was dependent on the Waste Water Treatment Plant relocation being planned by Anglian Water. This would free up a large part of the site and make a comprehensive redevelopment of the area possible.
- 1.33** The process took longer than we originally expected, but in April 2025 Anglian Water's application for a Development Consent Order was approved by the Secretary of State. However, in August 2025 the [Government announced that it will not be funding the relocation of the Cambridge Waste Water Treatment Plant \(CWWTP\) through its Housing Infrastructure Fund](#), which means that there is uncertainty as to whether the delivery of the Councils' vision for North East Cambridge can be realised in full, including the assumed delivery of housing within the plan period.
- 1.34** The next step for our Area Action Plan would have been to consult on the plan prior to submitting it to the secretary of state. However, now the timetable would be so closely aligned with the local plan timetable, and with uncertainty over delivery of the vision for

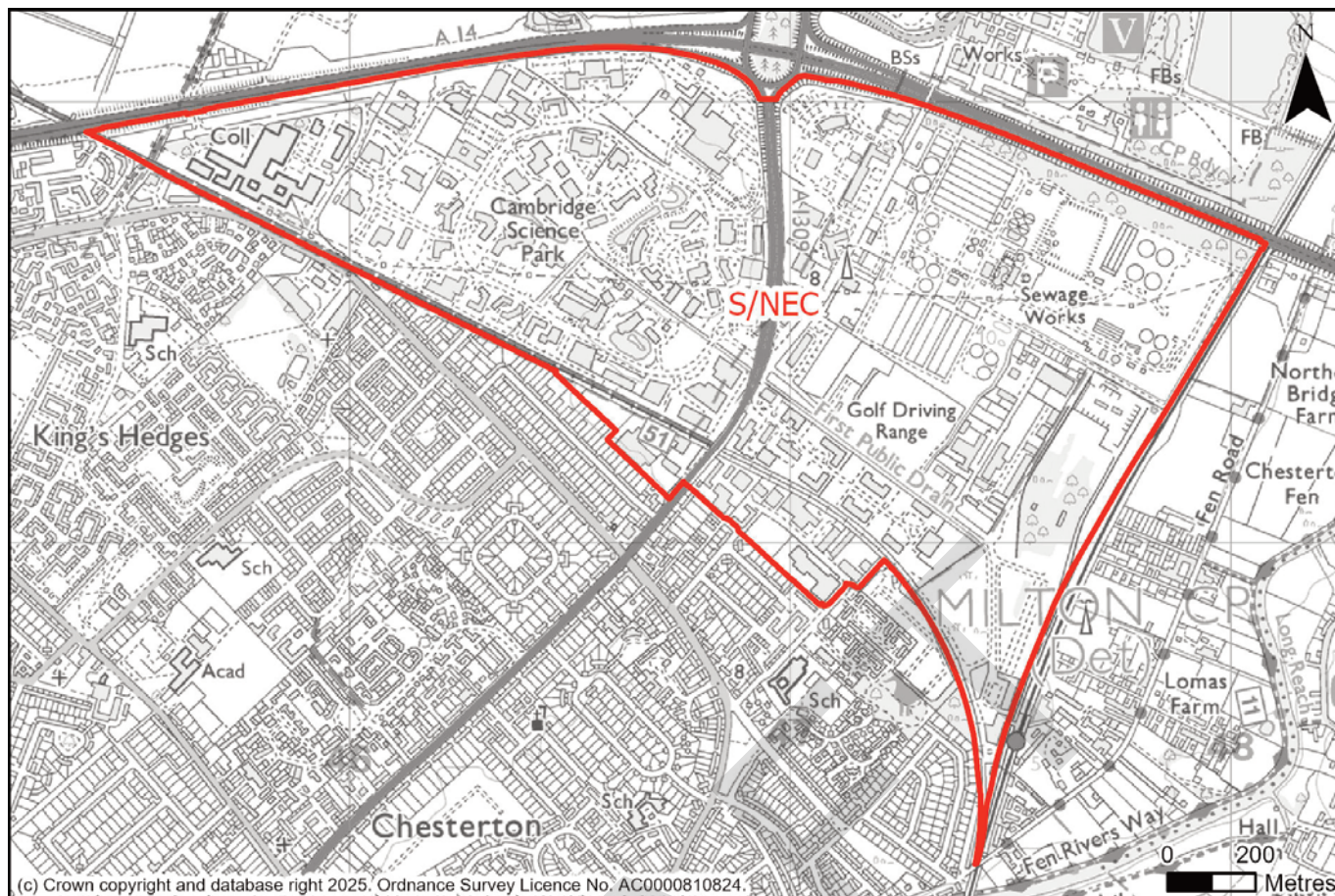


Figure 6: Map of the North East Cambridge area

the area, it would be more efficient and effective to include policies for the North East Cambridge area into the Local Plan rather than having them as a separate plan. This draft Local Plan therefore includes proposed policies for this area, and separate plan will not be taken forward. The consultation and engagement on the area action plan has helped to inform this draft policy.

Evidence supporting the Local Plan

- 1.35** The draft Local Plan has been informed by a wide range of evidence. This can be found on the Greater Cambridge Local Plan website in our Document Library.
- 1.36** The evidence includes the Housing and Economic Land Availability Assessment that has tested over 1000 sites that were suggested to the Councils though a number of 'call for sites' opportunities. This allowed us to test a wide range site opportunities before deciding which sites to put in the draft Local Plan.

What happens next

- 1.37** Once the Councils have considered all the responses to this consultation, they will prepare a Local Plan that they would like to submit to the Government so they can adopt it. This stage allows for a final period of public consultation where representations

can be made on the plan's soundness and legal compliance before it's submitted to the Planning Inspectorate for review. This is known as the 'Regulation 19' stage of plan-making. We are aiming to complete this stage before the end of 2026, reflecting the target for plan making set by the government.

- 1.38** Local plans are examined by an independent planning inspector to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are 'sound', a term defined in national planning policy. The Inspector's report will determine if the plan can be adopted.

Structure of the document

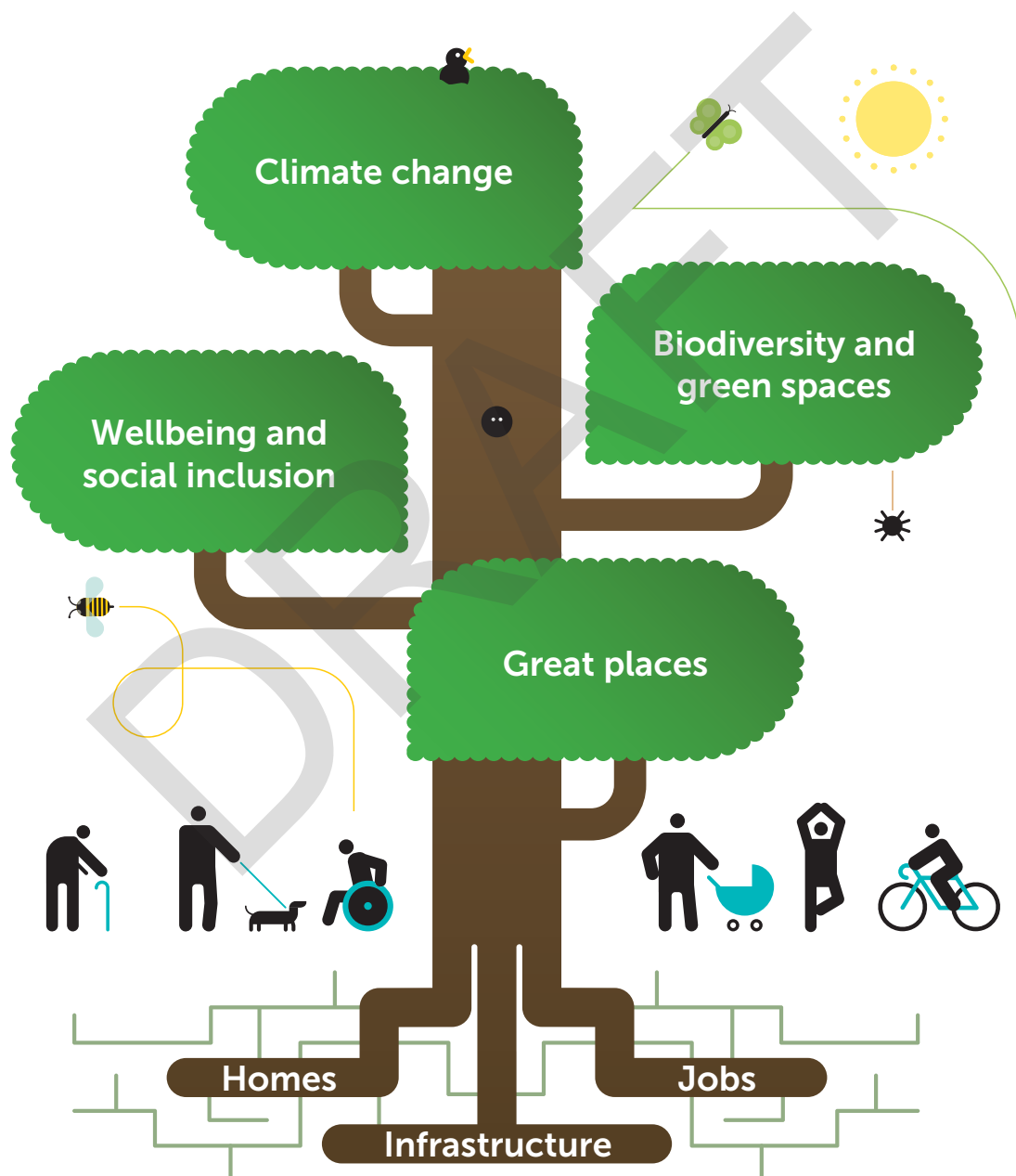


Figure 7: Greater Cambridge Local Plan themes

- 1.39** Our Local Plan seeks to provide a positive vision for the future of Greater Cambridge. The aim is simple: to ensure sustainable development. Sustainable development has three strands – social, economic and environmental. It means meeting the needs of the present population without compromising the ability of future generations to meet their own needs.
- 1.40** To properly reflect the three strands of sustainable development, we must plan for homes, jobs and supporting infrastructure (transport, utilities, services and facilities) in the right places, alongside protecting and enhancing the environment.
- 1.41** Through the engagement with people on our plan-making journey, we have developed the plan around our ‘big themes’ that will influence how homes, jobs and infrastructure are planned.
- 1.42** In addition to the themes, the draft Local Plan includes the strategy that the plan is proposing, which has been influenced by all of the themes, and sets out the development strategy and the proposed policies and sites that are proposed to meet our needs in Greater Cambridge to 2045 and beyond.
- 1.43** The Local Plan policies are therefore structured into eight areas:
- Development strategy
 - Climate change
 - Biodiversity and green spaces
 - Wellbeing and social inclusion
 - Great places
 - Jobs
 - Homes
 - Infrastructure
- 1.44** It is important to note that when the plan is being used to make decisions, it should be read as a whole. Development proposals will be decided against all relevant policies.

How the policies work

- 1.45** Local Plans are made up of a series of planning policies. Planning policies are used to determining decisions on planning applications.
- 1.46** As we move towards a more digital approach to planning, we have structured each policy around a template, which provide background on the policy and its status. This will help us when we develop our digital tools such as interactive maps. The Government is encouraging us to explore the development of plans in this way.
- 1.47** Each policy contains the following information:
- **Policy reference and name:** A code, made up of a two-digit code for the theme and then for the individual policy (for example, GP would be Great Places and GP/AR, would be for Archaeology policy).
 - **What the policy does** – The planning policy itself.

- **Supporting information** – Known as the supporting text of the policy, provides context and guidance for interpreting planning policies.
- **Supporting topic paper and evidence studies** – Links to key supporting evidence documents that have helped to inform the policy.

1.48 The plan is also made up of site specific allocations in new settlements, the rural southern cluster, the rest of the rural area, sites on the edge of Cambridge, and the Cambridge urban area. For these site specific allocations, we have used headings from the National Model Design Code that cover the identity, uses, context, built form, public space, nature, movement, resources and lifespan.

Appendix C: Identifying the Strategic Policies in the Greater Cambridge Local Plan.

The policies map

1.49 Local plans must be accompanied by a policies map, which shows how all of the policies apply to different geographical areas. We have produced a draft policies map for this stage, showing how the proposed policies would be applied.

1.50 The easiest way to view the map is on our website, where you can use our interactive map to zone in and out of the areas you are interested in and view individual map layers.

1.51 We would welcome feedback on the policies map though the consultation. You can do this by commenting on the relevant policy within the draft Local Plan.

Evidence informing the draft Local Plan

1.52 Preparing a Local Plan requires gathering the appropriate level of evidence to inform the preparation of the plan, as required by national policy. Evidence documents can be found in the Greater Cambridge Local Plan Document Library.

1.53 In particular, for each theme we have prepared a Topic Paper which provides further information on the evidence, plans and strategies and consultation feedback that have informed each policy.

Sustainability Appraisal

1.54 A key role of the planning system is to contribute to sustainable development. Each stage of plan making is accompanied by a Sustainability Appraisal. The aim of this process is to test the options and policies being considered by identifying potential positive and negative social, economic and environmental impacts, and highlighting opportunities to improve the plan.

1.55 The draft Local Plan has been subject to Sustainability Appraisal, and this has been published to accompany the consultation. This explores the sustainability of the strategy and policies and reasonable alternatives. We would welcome comments on the Sustainability Appraisal as part of this consultation.

Note regarding the status of this Draft Local Plan

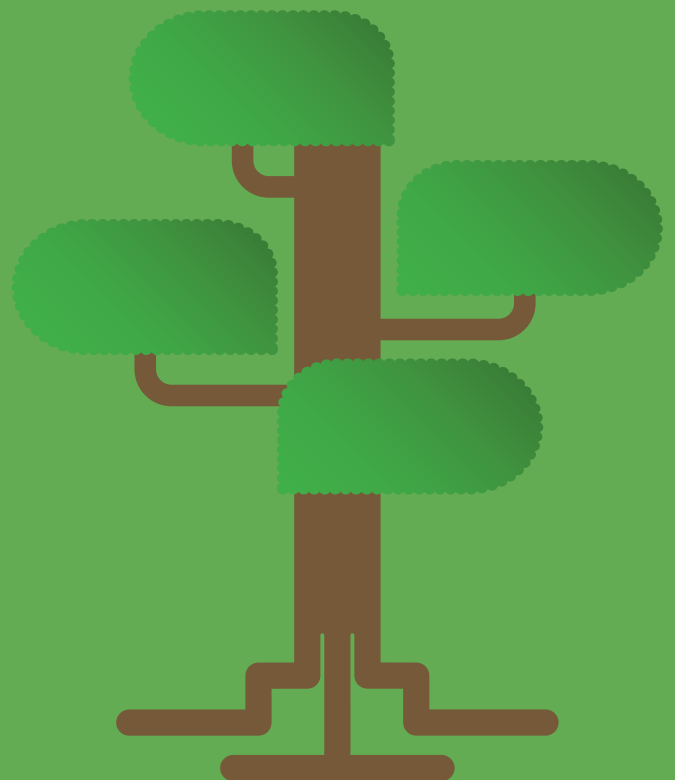
- 1.56** Guidance on how much weight should be given to draft plans when making decisions is provided by [National Planning Policy Framework](#), paragraph 49. The weight will be a matter for the decision maker taking account of the specifics of the proposal, but as a draft 'Regulation 18' Local Plan the weight is likely to be minimal until the plan reaches more advanced stages in its preparation.

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2

Development Strategy



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Introduction

- 2.1** Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.
- 2.2** Our vision for Greater Cambridge to 2045 takes inspiration from what is unique about our area, and our engagement with communities who have helped shape the plan. The policies in the Local Plan will help to achieve this vision.

Vision for Greater Cambridge

- 2.3** We want Greater Cambridge to be a place where a big decrease in our climate and environmental impacts comes with the continued flourishing of our internationally significant innovation economy, and a big increase in the quality of everyday life for all our communities. New development must: minimise carbon emissions and reliance on the private car create thriving neighbourhoods with the variety of jobs and homes and supporting infrastructure we need, increase our network of nature, wildlife and multi-functional green spaces, and safeguard our unique, locally distinctive heritage and landscapes.
- 2.4** The vision flows into seven strategic priorities for the plan as follows:
- **Climate change:** Help Greater Cambridge transition to net zero carbon by 2050, by ensuring that development is sited in places that help to reduce carbon emissions, is designed to the highest achievable standards for energy and water use to reduce environmental impacts, adapts to and mitigates against climate change, and is resilient to current and future climate risk, including the longer term risk of flooding.
 - **Biodiversity and green spaces:** Increase and improve our network of habitats for wildlife, and green spaces for people, ensuring that development leaves the natural environment better than it was before.
 - **Wellbeing and social inclusion:** Help improve equality of access and opportunities for people in Greater Cambridge to lead healthier and happier lives, ensuring that everyone benefits from the development of new homes and jobs.
 - **Great places:** Sustain the unique character and identities of Cambridge and South Cambridgeshire, and complement it with well-designed and distinctive development, creating a place where people want to live, work, visit and play.
 - **Jobs:** Encourage a flourishing, dynamic and mixed economy in Greater Cambridge which includes a wide range of jobs, while maintaining our area's global reputation for education, research and innovation.

- **Homes:** Plan for enough housing to meet our needs, including significant quantities of housing that is affordable to rent and buy, and different kinds of homes to suit our diverse communities.
- **Connectivity and infrastructure:** Plan for transport, water, energy and digital networks; and health, education and cultural facilities; in the right places and built at the right times to serve our existing and growing communities.

2.5

The strategic priorities have been set around the Greater Cambridge Local Plan's seven themes, and have been informed by National Planning Policies, the Greater Cambridge Local Plan Sustainability Appraisal objectives, and feedback from earlier draft Local Plan consultations.

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Policy S/JH:

New jobs and homes

What this policy does

2.6

This policy sets out the level of needs for jobs and homes in Greater Cambridge that the plan will meet over the plan period of 2024-2045. Within the total number of homes, it identifies the specialist accommodation needs for specific groups such as Gypsies and Travellers, Travelling Showpeople, boat dwellers, other caravan dwellers, looked after children, older people, those with disabilities, and students. It also sets out housing targets for future neighbourhood plans.

Policy S/JH: New jobs and homes

Meeting needs

1. Development will meet the objectively assessed needs in Greater Cambridge over the period 2024-2045 for:
 - a. 73,300 additional jobs to support the Greater Cambridge's knowledge intensive sectors, and also provide a diverse range of local jobs; and
 - b. A minimum of 48,195 new homes meeting the needs for the total population, including for affordable housing and the specialist accommodation needs of specific groups such as Gypsies, Travellers, Travelling Showpeople, looked after children, older people, students, those with disabilities, and boat dwellers.
2. Within the total number of homes required, development will meet the following accommodation needs of Gypsies, Travellers and Travelling Showpeople over the period 2024-2045:
 - a. 159 pitches for Gypsies and Travellers, and
 - b. 20 plots for Travelling Showpeople.
3. Within the total number of homes required, development will meet the following specialist accommodation needs for older people and people with disabilities over the period 2024-2045:
 - a. 1,305 additional housing units with support (consisting of all market housing units),
 - b. 1,268 additional market and affordable housing units with care (consisting of 1,011 market housing units and 257 affordable housing units), and
 - c. 1,508 additional nursing and residential care bedspaces.

4. Within the total number of homes required, development will provide 2,042 additional units to meet the accommodation needs of students over the period 2024-2033.

Housing requirements for neighbourhood areas

5. The housing requirements for designated neighbourhood areas, and the methodology through which the housing requirement for any additional or amended neighbourhood areas would be calculated, is set out in Appendix D: Housing requirement for neighbourhood areas within Greater Cambridge.

Supporting information

- 2.7 National planning policy sets out that that plans should provide for objectively assessed needs for housing and other uses. This policy only deals with housing and employment needs. Policies within the other themes address needs for other uses, including the critical infrastructure required to support these homes and jobs.

Jobs and homes

- 2.8 For housing, national planning policy says that local plans should support the Government's objective of significantly boosting the supply of homes, providing, as a minimum, the number of homes informed by a local housing need assessment using the standard method in national planning guidance. The Planning Practice Guidance confirms there will be circumstances where it is appropriate to consider whether actual housing need is higher than that indicated by the standard method. For jobs, national planning policy expects plans should support economic growth and productivity. The continuing strength of the nationally important Greater Cambridge economy provides justification for exploring higher employment and related housing figures.
- 2.9 To identify local plan needs we commissioned evidence to consider how many jobs the government's mandatory minimum housing need calculation would support, and separately the most likely future forecast for jobs for Greater Cambridge and the homes that this would require.
- 2.10 For jobs, the Greater Cambridge Employment and Housing Evidence Update 2025 (EHEU 2025) draws on the latest available data to identify the "central" most likely future jobs forecast taking account of what is unique about the Greater Cambridge economy. The central forecast assumes strong growth of around 4,000 additional jobs per annum or more through to 2045 – continuing the recent period of rapid growth seen in Greater Cambridge's Knowledge Intensive sectors, but also building in an assumption that there will be slower or contracting periods and unforeseen shocks, which are likely in most economies. We consider that we should plan for this forecast of the most likely level of new jobs.
- 2.11 We are however mindful that the EHEU 2025 also identified a higher growth forecast, placing greater weight on rapid growth in the recent past, particularly in key sectors, and that it recommended providing flexibility in employment land in case the market delivers more jobs than anticipated.

- 2.12** Building on the jobs forecasts, the EHEU 2025 identifies employment land needs for the 2024-45 plan period as follows, drawing also on market signals and stakeholder engagement, and incorporating a flexibility margin and allowance for vacant floorspace:
302,600 sqm offices and 600,000 sqm of Research and Development (R&D) space
317,000 sqm of industrial / warehousing (use classes B2/B8).
- 2.13** For homes, the EHEU 2025 identifies that the outcome of the Government's Standard Method for calculating minimum housing need, which increased significantly in 2024, would support the most likely forecast for future jobs, thereby supporting the continued flourishing of the Greater Cambridge economy.
- 2.14** Our objectively assessed needs have been calculated jointly for Cambridge and South Cambridgeshire, which together form Greater Cambridge, and therefore the objectively assessed need for homes will be applied jointly for the purposes of housing delivery, such as calculating housing land supply and the Housing Delivery Test.
- 2.15** The housing need identified in the policy addresses the needs of the total population. As such, the needs for affordable housing and specialist housing for specific groups set out below form part of this total need and are not additional to it.

Gypsy and Traveller pitch and Travelling Showpeople plot requirements

- 2.16** National planning policy sets out that local planning authorities should set targets for Gypsy and Traveller pitches and Travelling Showpeople plots within their local plans, and that a sufficient amount and variety of land needs to be able to come forward to address the needs of groups with specific housing requirements, including travellers.
- 2.17** An Accommodation Needs Assessment (ANA, September 2024) has been undertaken to calculate Gypsy and Traveller pitch and Travelling Showpeople plot requirements in Greater Cambridge. The ANA 2024 records that there are no sites for Gypsies and Travellers or yards for Travelling Showpeople within Cambridge. The ANA and its Addendum (October 2025) have considered the accommodation needs of Gypsies, Travellers and Travelling Showpeople from 2023/24 to 2044/45, and have concluded that there is:
- a minimum need for 157 additional permanent pitches for Gypsies and Travellers within South Cambridgeshire;
 - a potential need for 2 pitches for Gypsies and Travellers within Cambridge – based on national data, but that there is no specific evidence of need;
 - a need for 20 additional permanent plots for Travelling Showpeople within South Cambridgeshire; and
 - no specific evidence of need for Travelling Showpeople plots within Cambridge.

Specialist accommodation needs of specific groups

- 2.18** National planning policy sets out that a sufficient amount and variety of land needs to be able to come forward to address the needs of groups with specific housing

requirements, including looked after children, older people, those with disabilities, and students. Additionally, national legislation requires local authorities to carry out an assessment of the accommodation needs of all people residing in or resorting to their area in houseboats or caravans.

2.19 Our evidence concludes that there are no specific accommodation needs for additional residential moorings or residential caravan parks, and our evidence identifies that there could be a small need for additional bedspaces for looked after children, but that this will depend on the success or otherwise of preferred alternatives such as familial care or foster care.

2.20 A Housing Needs of Specific Groups Update report for Greater Cambridge (HNSG Update, October 2025) has been undertaken to consider the accommodation needs of older people, those with disabilities, and students from 2024 to 2045. The HNSG Update has concluded that for older people and disabled people there is a specialist accommodation need for:

- 290 additional housing units with support in Cambridge (all market housing);
- 1,015 additional housing units with support in South Cambridgeshire (all market housing);
- 473 additional housing units with care in Cambridge (405 market housing and 68 affordable housing);
- 795 additional housing units with care in South Cambridgeshire (606 market housing and 189 affordable housing);
- 534 additional nursing and residential care bedspaces in Cambridge; and
- 974 additional nursing and residential care bedspaces in South Cambridgeshire.

2.21 Engagement with Anglia Ruskin University and the University of Cambridge and its Colleges has concluded that for students there is a specialist accommodation need for 2,042 additional student units by 2033.

Housing requirement for neighbourhood areas

2.22 Local communities can decide to prepare neighbourhood plans for their local area. National planning policy requires local plans to set out a housing requirement for designated neighbourhood areas, which falls within the overall housing requirement and which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The Planning Practice Guidance makes clear that such requirements cannot be binding, as neighbourhood plans are not required to plan for housing. There are currently 27 neighbourhood areas designated within Greater Cambridge, and a housing requirement for each of these neighbourhood areas has been identified as set out in Appendix D: Housing requirement for neighbourhood areas within Greater Cambridge. An approach for calculating the housing requirement for any new or amended neighbourhood areas has also been set out in this same appendix.

2.23 The housing requirement for an individual neighbourhood area has been identified taking account of the overall housing requirement, the development strategy, existing

supply and the proposed additional allocations, and the population of the neighbourhood area. The housing requirement applies to the plan period of 2024-2045 and a Neighbourhood Plan can choose to meet or exceed this housing requirement. The delivery of allocations already included in the Greater Cambridge Local Plan cannot be used to meet the housing requirement of a neighbourhood area.

Retail, leisure and hotels

- 2.24** Our draft Local Plan is being prepared at a time of great change in the retail and leisure sectors. Our latest evidence studies show that, overall, there is no need for additional comparison goods or leisure floorspace over the period, with a need for limited additional capacity for convenience shopping. The focus of the new local plan will therefore be on supporting existing centres adapt to change and stay vital and viable, whilst supporting delivery of new centres in our new strategic scale mixed use sites. We will update this evidence again prior to the Proposed Submission stage of plan making.
- 2.25** There is a need for new hotel accommodation, responding to the success of the tourism sector locally, nationally, internationally and to support the planned growth in jobs. There is an identified need for between 1,557 and 3,740 additional bedspaces between 2024 and 2045 with a base case need for around 2,000 new bedspaces in Cambridge city centre and its periphery (3 miles) and 220 in South Cambridgeshire by 2045. The base case presents a reasonable and likely scenario. Some of this need will be met by existing planned supply. Additional hotels are also included as part of allocations proposed in this Plan.

Infrastructure needs

- 2.26** Meeting the homes and jobs also brings the need to support development with the right infrastructure. This draft Local Plan is accompanied by an Infrastructure Delivery Plan which identifies what is needed, when it is needed, and how it will be funded. This includes a wide range of topics such as transport improvements, schools, community facilities, and sports and leisure facilities. In some cases this is informed by topic specific studies, such as our evidence exploring the need for playing pitches.
- 2.27** The plan has also been subject to a whole plan Viability Assessment, to test whether the proposed policies were capable of being delivered by developers alongside the infrastructure they would need to deliver or fund. The assessment demonstrates that developments are viable when the requirements of the plan are considered, and will be able to contribute effectively to the delivery of infrastructure.

Engaging with health providers

- 2.28** Working with the health sector has been a key issue for the plan. Local plans need to help deliver neighbourhoods that promote good health, helping people to stay healthy and meeting health needs within communities. Discussions with health colleagues across the area have helped shape the policies specific to the wellbeing and social inclusion chapter but also policies throughout the plan which will influence how future

developments are designed. Measures include providing homes which can be adapted to help people stay in the community and providing flexible community facilities which can also serve a health function.

2.29

In addition, we have been working closely with the Cambridge and Peterborough Integrated Care Board Premises & Estates Team, System Estates Group and NHS Property Services on the Infrastructure Delivery Plan to identify the health infrastructure needed as part of new developments. This is being informed by the NHS 10 Year Plan and Integrated Care Board Estates Strategy and will include the provision of large health hubs to help accommodate some hospital services and an expansion of collocated primary and community care services into new integrated neighbourhood health centres.

Supporting topic paper and evidence studies

- Greater Cambridge Local Plan: Strategy Topic Paper (2025)
- Greater Cambridge Employment and Housing Evidence Update (2025)
- Accommodation Needs Assessment of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire (September 2024) and Addendum (October 2025)
- Housing Needs of Specific Groups Update for Greater Cambridge (2025)
- Greater Cambridge draft Local Plan Infrastructure Delivery Plan (2025)
- Greater Cambridge draft Local Plan Viability Assessment (2025)
- Greater Cambridge Retail and Leisure Study (2025)
- Greater Cambridge Future Hotel Need Study (2025)

Policy S/DS: Development strategy

What this policy does

2.30

This policy sets out the proposed strategy for the pattern, scale and design quality of places created in Greater Cambridge, for the plan period to 2045 and beyond. It sets out where the homes and jobs identified in S/JH: New Jobs and Homes should be provided to meet the vision and strategic priorities of the Local Plan.

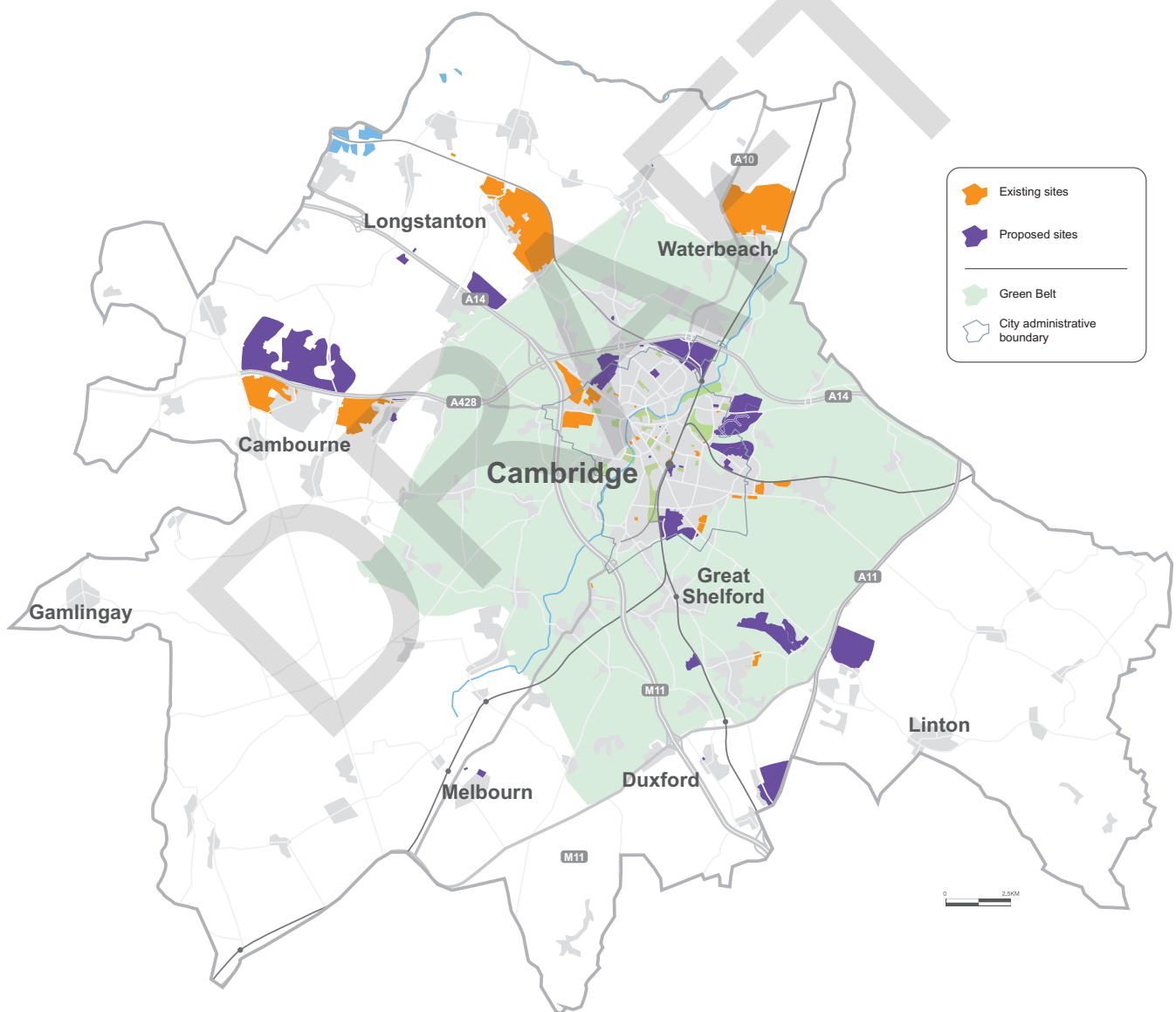


Figure 8: Map showing proposed Development Strategy for Greater Cambridge

1. The need for jobs and homes will be met as far as possible in the following order of preference, having regard to the purposes of the Cambridge 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.
2. The following strategic scale allocations, comprising carried forward allocations from the adopted plans and new allocations, are proposed to meet the majority of the development needs to 2045 and beyond (set out in Figure 8):
 - a. Within Cambridge urban area:
 - i. North East Cambridge – to maximise the opportunity provided by Cambridge’s last remaining significant brownfield site, a carried forward allocation for comprehensive mixed-use development, should Cambridge Waste Water Treatment Plant be relocated away from the site; or else employment-led development and intensification of the existing science and business parks taking advantage of the site’s highly sustainable location;
 - ii. South of Coldham’s Lane – a carried forward special policy area and a new allocation, enabling regeneration of this area to deliver a new urban country park and recreational ecological enhancement and approximately 90,000m² employment floorspace for office and research & development;
 - b. On the edge of Cambridge:
 - i. Cambridge East – a vibrant, inclusive well-connected new city district, reshaping eastern Cambridge while complementing the city centre, comprising: a new allocation at Cambridge Airport for mixed use development with supporting services and facilities, including approximately 8,000 homes and significant employment floorspace for office and research & development, and a minimum of 20,000m² employment floorspace for industrial uses, and the carried forward allocations of Marleigh and Springstead village, to be fully integrated within the wider Cambridge East site;
 - ii. Cambridge Biomedical Campus – maintaining and enhancing the role of this world leading health, education and life-science quarter, an updated and expanded allocation for mixed use development including approximately 530,000m² employment floorspace for office and research & development, and 1,000 homes for local workers, to enable delivery of a world leading campus providing medical facilities, research and health science;

- iii. Eddington – a major new neighbourhood in North West Cambridge, led by the University of Cambridge: a carried forward allocation with additional capacity for homes within the existing site built area, for mixed use development with supporting services and facilities, including approximately 5,500 homes, 2,000 units of student accommodation, and floorspace for research, office, research & development and mid-tech;
 - iv. West Cambridge – an enhanced major academic and commercial hub for Cambridge University: an updated and amended allocation for approximately 383,000m² employment floorspace for office and research & development;
- c. At new settlements:
- i. An expanded Cambourne, which will capitalise on new sustainable transport connections to evolve into a sustainable, thriving and prosperous town, rooted in nature. This will incorporate
 - 1. Cambourne North – a new allocation for mixed use development, anchored around a new gateway town centre at the East West Rail station and fully integrated with the existing town: including approximately 13,000 homes, 108,000m² employment floorspace for office, research & development, and industrial uses and various supporting services and facilities, including a cultural hub and performance space, new leisure hub and northern forest;
 - 2. Cambourne – an updated allocation to steer the continual expansion and renewal of the existing town in line with the wider vision for Cambourne, including development focused at West Cambourne, Cambourne Business Park and Cambourne Town Centre;
 - ii. Land adjacent to A11 and A1307 at Grange Farm in the Rural Southern Cluster – a mixed use new community designed for sustainable living and working, sensitively integrated with its natural and cultural landscape and well connected to Greater Cambridge's dynamic life sciences research campuses: including approximately 6,000 homes, 15,000m² employment floorspace for office uses and 20,000m² for industrial uses, and a new centre with a mixture of facilities and services;
 - iii. Northstowe – a carried forward allocation for mixed use development of a new town with supporting services and facilities, including approximately 10,180 homes and 20ha employment floorspace for office and research & development, delivering a sustainable new town with a distinctive local identity, drawing on the traditions of fen-edge market towns and the high quality and innovation that are characteristic of Greater Cambridge;
 - iv. Waterbeach new town – a carried forward allocation for mixed use development with supporting services and facilities, including approximately 11,000 homes and 37,000m² employment floorspace for office, research & development, and industrial uses delivering a vibrant community of a high quality and distinctive design, celebrating

excellence in sustainable development and healthy living, with its own character and identity that respects its location on the Fen edge, its historic landscape and close proximity to Cambridge.

- v. Bourn Airfield new village – a carried forward allocation for a new well connected mixed use rural centre, including 3,500 homes, up to 1,400m² of employment floorspace for office, research and development or industrial processes and various supporting services and facilities, anchored around a vibrant village centre, integrated with and enhancing its landscape setting;

d. In the Rural Southern Cluster:

- i. Wellcome Genome Campus – a new allocation for a mixed use expansion and renewal of this internationally significant life sciences campus to create an exceptional, stimulating environment for integrated working and living: including approximately 127,500m² employment floorspace for office and research and development, 1,500 homes for campus workers and a range of supporting services and facilities, focused on a series of well-connected mixed use development clusters within a landscape-led masterplanned campus setting;
- ii. Babraham Research Campus – a new employment-led mixed use allocation to support further growth of this existing world leading bioscience research and innovation campus and improve the health and wellbeing of future employees, residents and the local community through targeted environmental enhancements: including approximately 48,000m² employment floorspace for office and research & development and 120 additional homes, supported by focused additional facilities that complement existing local services;

e. In the Rest of the Rural Area:

- i. Slate Hall Farm, Junction 25, A14 – a new allocation for masterplanned employment-led development that responds sensitively to the local landscape and secures access to new green infrastructure for future workers and the local community: including approximately 240,000m² employment floorspace for industrial and warehousing uses, with a mix of small-medium units to support the growth of a wide range of different businesses;
- ii. Land to the south of the A14 Services – a new allocation for approximately 90,000m² employment floorspace for industrial, warehousing and lorry parking to support the future space needs of Greater Cambridge's businesses and deliver a range of new employment opportunities.

3. The remainder of the development needs will be met at smaller sites within:

- a. Cambridge urban area, including allocations for jobs and homes, and the settlement hierarchy policy providing support for windfall development; and

- b. the rural area, where further development will be limited, with allocations for jobs and housing 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.

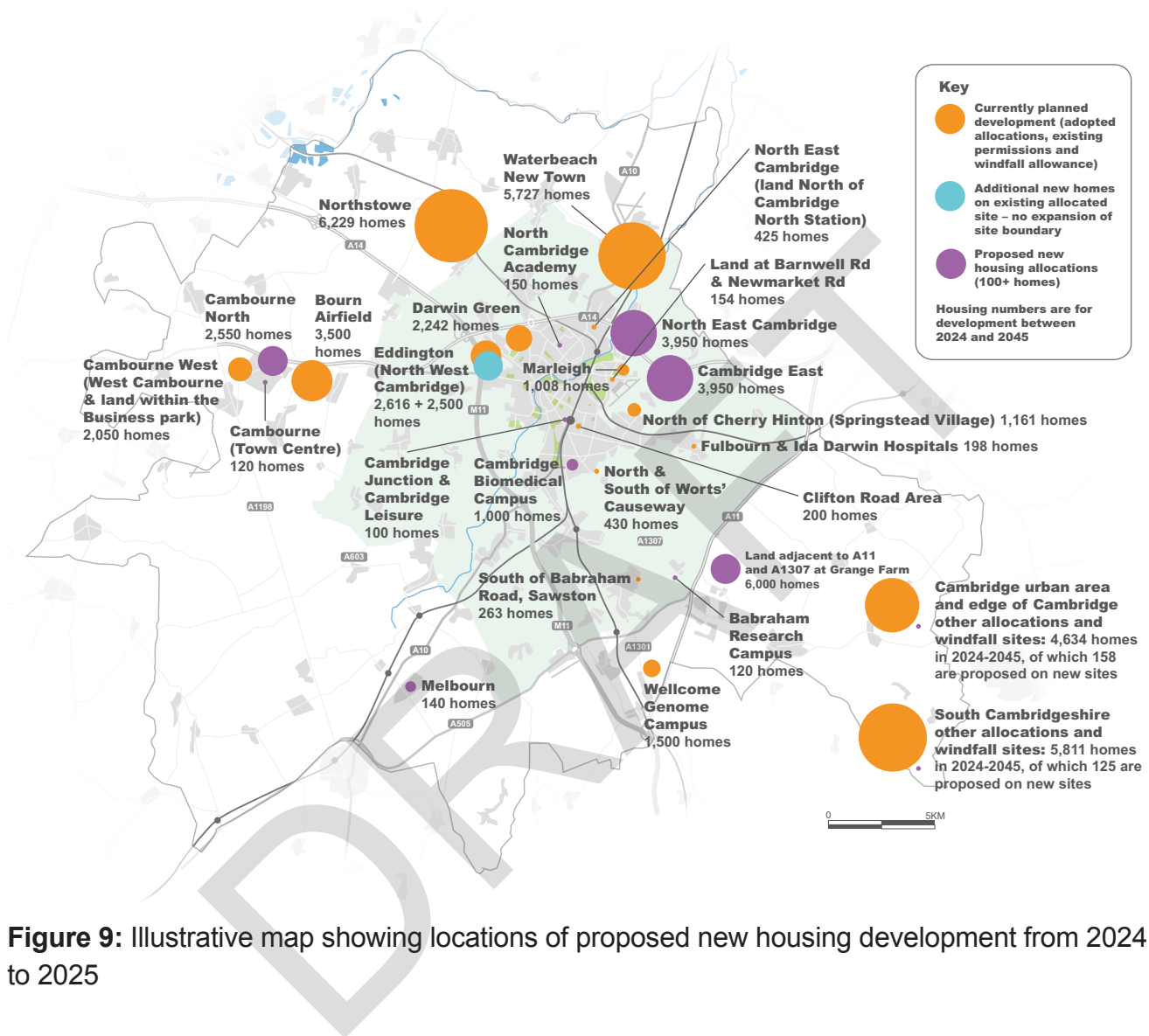


Figure 9: Illustrative map showing locations of proposed new housing development from 2024 to 2025

Development needs and supply

4. Committed supply and new sites identified in this plan meeting the identified housing needs established in Policy S/JH: New Jobs and Homes are set out in Table 1 below, and delivery across the plan period and beyond is set out in the housing trajectory included in Appendix E: Housing trajectory and five year housing land supply calculation.

Accommodation for Gypsies, Travellers and Travelling Showpeople

5. Sites for Gypsies and Travellers or yards for Travelling Showpeople that already have, or in future are granted, an unrestricted planning permission for that use are safeguarded for that use. Planning permission for alternative uses on these sites or yards will not be permitted.

Supporting information

Summary of development provided in allocations

Homes to provide for	Homes 2024 2045
Housing need	48,195
Current supply (including communal accommodation for students or older people) comprising: adopted allocations, sites with planning permission or a resolution to grant planning permission, and windfall allowance	37,865
Total additional homes to be identified to meet need	10,330

Table 1: Calculating the number of additional homes to provide for to meet the housing need established in Policy S/JH: New jobs and homes

Location	Policy reference / Site name	Homes 2024-2045	Homes Post 2045
Cambridge urban area	S/C/SMS Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge	12	0
Cambridge urban area	S/C/NCA North Cambridge Academy, 108 Arbury Road, Cambridge	150	0
Cambridge urban area	S/C/ER 1-99 Ekin Road and 1-8 Ekin Walk, Cambridge	26	0
Cambridge urban area	S/C/DR 2-28 Davy Road and garage blocks, Cambridge	48	0
Cambridge urban area	S/C/HPC 1-78 Hanover Court, 1-49 Princess Court and garage at Newtown garages, Cambridge	37	0
Cambridge urban area	S/C/GER Former Garage Block, East Road, Cambridge	40	0
Cambridge urban area	S/C/SH 1-33 Stanton House, Christchurch Street, Cambridge	-5	0
Cambridge urban area	S/C/CJ Cambridge Junction and Cambridge Leisure, Hills Road, Cambridge	100	0
Edge of Cambridge	S/CE Cambridge East (safeguarded land)	3,950	4,050
Edge of Cambridge	S/ED Eddington (additional new homes on existing allocated site – no expansion of site boundary)	2,500	0
Edge of Cambridge	S/CBC Cambridge Biomedical Campus	1,000	0
New settlements	S/CBN Cambourne North	2,550	10,450
New settlements	S/CB Cambourne (Town Centre)	120	0
New settlements	S/GF Grange Farm	2,550	3,450
Rural Southern Cluster	S/RSC/BRC Babraham Research Campus	120	0
Rural Southern Cluster	S/RSC/MF Land at Maarnford Farm, Hunts Road, Duxford	60	0
Rest of the rural area	S/RR/ML The Moor, Moor Lane, Melbourn	20	0

Table 2: New sites to meet the identified housing need (continues overleaf >)

Location	Policy reference / Site name	Homes 2024-2045	Homes Post 2045
Rest of the rural area	S/RRRA/H Land at Highfields (phase 2), Caldecote	65	0
Rest of the rural area	S/RRRA/CR Land to the west of Cambridge Road, Melbourn	120	0
All locations	Total supply	13,463	17,950

Table 2: New sites to meet the identified housing need (continued)

Location	Policy reference / Site name	Homes 2024-2045	Homes Post 2045
Cambridge urban area	S/NEC North East Cambridge	3,950	3,975

Table 3: Potential supply from North East Cambridge

Homes to be delivered	Homes 2024 2045
Current supply	37,865
New sites	13,463
Potential additional supply from North East Cambridge	3,950
Total supply (from current supply and new sites, excluding North East Cambridge)	51,328
Headroom provided by total supply in relation to housing need (excluding North East Cambridge)	6.5%
Total supply (from current supply and new sites, including North East Cambridge)	55,278
Headroom provided by total supply in relation to housing need (including North East Cambridge)	14.7%

Table 4: Total housing supply to meet the identified housing need for 2024-2045

Meeting our needs

Confirming the amount of new employment space and number of new homes to plan for

- 2.31** Policy S/JH New Jobs and Homes identifies the needs over the plan period. It is then for the Councils to decide how to meet those needs and the amount of development to plan for.
- 2.32** National planning policy requires us to ensure our plan is positively prepared and meets our identified needs. For homes this includes meeting the government's Five-Year Housing Land Supply requirement throughout the plan period and also the Housing Delivery Test, which in turn look ahead at ensuring adequate future supply and backwards at past delivery. This is important as if we fail either of those tests at any point in the future, the Councils would have less control over development that comes forward in planning applications for sites that are not consistent with our plan.
- 2.33** For jobs, the Employment and Housing Evidence Update 2025 (EHEU 2025) identified that under the most likely central scenario for jobs growth, 73,300 jobs are anticipated over the plan period. Of this total, around 35,000 of those would be office, R&D and industrial jobs. The EHEU converted these jobs into employment floorspace needs of almost 1,220,000sqm. The rest of the jobs forecast are in services and support uses such as shops, schools and healthcare.
- 2.34** The EHEU 2025 recommends that to ensure a flexible employment land supply for office, R&D and industrial jobs, and encouraging growth in existing businesses and attracting inward investment, we therefore plan for a greater amount of employment floorspace than that associated with our identified need, taking into account the needs of different employment sectors.

Identifying how much land for new jobs and homes needs to be found

- 2.35** Our adopted Local Plans from 2018 have given us a strong platform to build on by planning for a number of large sites for development on the edge of Cambridge and at major developments like Northstowe and the new town north of Waterbeach, that will continue to build out for many years to come, including in some cases beyond the new plan period, mean that a large proportion of the development we need to plan for has already been identified.
- 2.36** For jobs, we have a considerable amount of employment land already identified, with over 1,000,000 sqm of employment floorspace in our supply. This includes some large employment sites, such as the Wellcome Genome Campus, that are expected to continue to build out well beyond the new plan period as well. Holding a large overall employment land supply has been a characteristic of Great Cambridge over many years, even with the fast rate of growth in some of the key sectors in the Greater Cambridge area seen in recent years.
- 2.37** Our employment evidence identifies that notwithstanding the overall level of employment land supply, there is a need for suitable new land to be identified to meet the employment needs of specific sectors, some of which have very specific locational requirements.

- 2.38** For homes, we already have an existing supply of just over 30,760 homes from allocations in our adopted Local Plans and sites with planning permission (or with a resolution to grant planning permission) set to be delivered by 2045. This includes new homes and residential accommodation anticipated to be provided in the form of rooms for students or older people. On top of this, we have identified an allowance for windfall sites for residential development coming through planning applications.
- 2.39** The Councils' evidence for this windfall allowance is set out in the Greater Cambridge Housing Delivery Study: Further Addendum (2025). This is based on in-depth analysis of historic housing completions on windfall sites and consideration of future trends taking account of national legislation, and national and local planning policy, which all continue to support the delivery of housing on windfall sites. For Greater Cambridge as a whole, we expect about 7,100 homes to be built during the plan period from this source.
- 2.40** Subtracting our existing supply from our housing need of 48,195 results in a residual balance of 10,330 homes to find through new allocations between 2024 and 2045. In order to give greater confidence in meeting our needs, to be able to respond to changing circumstances if they arise and in line with good practice, our existing supply and proposed allocations provide additional headroom above those needs.
- 2.41** Noting the recent announcement that the government's Housing Infrastructure Fund will not be funding the relocation of Cambridge Waste Water Treatment Plant to enable the redevelopment of North East Cambridge in full, if the Hartree component of the development were not to be delivered, our existing supply and proposed allocations would provide for 6.5% more homes than our objectively assessed housing need. If North East Cambridge was delivered in full, this headroom would increase to 14.7%.
- 2.42** The housing trajectory for Greater Cambridge, included in Appendix E: Housing trajectory and five year housing land supply calculation, demonstrates how the objectively assessed need for Greater Cambridge of 48,195 homes for 2024 to 2045 will be met. The same appendix also sets out the five year housing land supply calculation for Greater Cambridge for 2029-2034, on the basis of this being the anticipated five year supply period upon adoption.

Small sites requirement

- 2.43** To support delivery of small and medium sized sites, national planning policy requires and to be identified to accommodate at least 10% of the overall housing requirement on sites no larger than one hectare, unless it can be shown that there are strong reasons why this 10% target cannot be achieved. For Greater Cambridge, this means identifying sufficient land to accommodate 4,820 homes on sites of up to one hectare. Our existing commitments, proposed new allocations and the windfall allowance are anticipated to deliver 6,976 dwellings, which is in excess of 10% of our housing requirement. Of these, 1,694 homes are on specific identified sites, comprising approximately 3.5% of the 48,195 homes that is our housing requirement.
- 2.44** This is the appropriate response to this requirement for Greater Cambridge, as allocating the full amount on specific identified sites would need us to identify large numbers of small sites across the rural area. Not only would this be extremely



Existing homes in Greater Cambridge:
131,612



New homes already in the pipeline for 2024-2045: 37,865

These will be built on sites allocated in current Local Plans, sites which already have planning permission, and on 'windfall' sites which are not specifically identified in plan but which are policy compliant.



Additional homes from new allocations for 2024-2045 to meet identified need: 10,330

Our total identified need for 2024-2045 is 48,195 homes.



Extra homes we are planning for, that gives us approximately 6.5% headroom for flexibility: 3,133

Figure 10: Infographic showing the number of new homes we propose to plan for



Figure 11: Graph showing proposed housing trajectory, 2025-2045

challenging, it would compromise our development strategy by directing a significant portion of growth to less sustainable locations where levels of car use would be higher, negatively impacting our response to the challenges of net zero carbon and Climate Act obligations and undermining our vision and strategic priorities. It may also necessitate more sites being released from the Green Belt as most of the larger and better served villages are located within the Green Belt, conflicting with our aim to protect the Cambridge Green Belt.

- 2.45** It would also be difficult to deliver the infrastructure needed to make the developments sustainable. As such, it is considered that existing commitments, proposed new allocations and the windfall allowance have a good prospect of meeting the overall aim of this aspect of national planning policy, and would not generate the negative consequences of identifying specific allocations for 10% of our housing requirement on small sites.

Spatial strategy

Overview

- 2.46** National planning policy states that plans should set out “an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence”.
- 2.47** The adopted Local Plans (2018) for the Cambridge and South Cambridgeshire are separate, but together they implement a single joined up strategy for Greater Cambridge which includes:
- Allocations within Cambridge where there was capacity,
 - Carrying forward existing edge of Cambridge allocations, identifying limited additional development on the edge of Cambridge where this would not cause significant harm to Green Belt purposes, and safeguarding land for development at Cambridge Airport,
 - New Settlements at North of Waterbeach and at Bourn Airfield, alongside carrying forward the existing allocation at Northstowe,
 - Extension of Cambourne at Cambourne West, and
 - Limited Village allocations at Rural Centres and Minor Rural Centres.
- 2.48** Delivery of this strategy is progressing well, with development underway or completed including at the edge of Cambridge sites such as Eddington, Darwin Green, Marleigh and Springstead village, at the new settlement sites of Northstowe, Waterbeach New Town (West), and Cambourne West, and on smaller allocations within Cambridge and the villages. Additionally, outline permission has been granted for Bourn Airfield New Village and Waterbeach New Town (East).
- 2.49** Throughout the preparation of the development strategy, at each stage of plan-making we have drawn on our evidence together with consultation feedback to inform our approach.

2.50 In considering the strategy choices available for the new Greater Cambridge Local Plan to meet our needs for mixed use development, we explored the sustainability merits of locating new development within each of the five sources of supply from the adopted development strategy:

- Cambridge urban area;
- edge of Cambridge, both non-Green Belt and Green Belt;
- new settlements outside of the Green Belt; and
- villages.

2.51 We made sure to consider the sustainability impacts of focusing growth outside the green belt in comparison with alternatives of releasing green belt land, as we are required to do by national planning policy.

2.52 We also identified six new development strategy choices not considered for previous plans, which form geographically focused hybrids of the previously identified sources of supply, comprising:

- Public Transport Corridors;
- Providing homes close to jobs in the research parks to the south of Cambridge (described as the Rural Southern Cluster);
- Integrating development with planned infrastructure in the corridor to the west of Cambridge;
- A hybrid involving an additional new settlement;
- A hybrid involving release of land from the Green Belt; and
- A hybrid involving expanding Royston – an existing market town.

2.53 We reviewed the sustainability merits, opportunities and constraints for each of these eleven potential strategy choices, considering evidence under each of our themes, as well as completing Sustainability Appraisal of them.

2.54 Alongside considering locations for new homes and jobs, we also considered suitable locations to restore our area's habitat networks and provide more green spaces for people providing health and wellbeing benefits. Our Green Infrastructure evidence identified 14 strategic green infrastructure initiatives to help achieve this. We have prepared our preferred development strategy including draft allocations and green infrastructure initiatives in parallel. We are also working on ways to support the delivery of specific projects that will meet the objectives of the strategic initiatives.

2.55 Drawing on our evidence and consultation feedback, our preferred option is a blended strategy to meet a variety of needs which responds to the opportunities provided by different sources of supply. It is informed by the vision and strategic priorities, as well as the development strategy principles which we have refined ahead of the draft plan as follows:

- a. limit our climate impact and support thriving communities – locate development where active and public transport is the natural choice, with jobs, services and

facilities located near to where people live, and responding to opportunities created by existing and proposed major new transport infrastructure;

- b. protect and enhance our natural environment – maximise opportunities to use brownfield land, and ensure green infrastructure can be delivered alongside new development;
- c. enable our national and global economic employment sectors to flourish – provide employment space of the right type in the right location to meet sector needs;
- d. reinforce the distinctive character of our city, towns and villages – protect the Green Belt, and develop sites that can be well-integrated with existing communities, can be developed at densities, and using appropriate forms and patterns of development, which make best use of land while creating well-designed, characterful places; and
- e. support all necessary utilities in a sustainable way – ensure that the development strategy can be supported by utilities in a way that protects and enhances the environment.

Broad areas of supply

2.56 In identifying new allocations for development we drew on our development strategy principles alongside considering site specific opportunities and constraints. Through this process we first identified development opportunities on previously developed land, particularly within and on the edge of Cambridge but also at previously planned new settlements. However, given the scale of our development needs, we needed to also consider options on greenfield land too.

2.57 For each site we considered the opportunity to apply densities making best use of land whilst being sensitive to local context. Among other constraints, we accounted for flood-risk – seeking to locate development in areas at lowest risk of flooding first – applying the sequential approach required in national policy.

Cambridge urban area

2.58 Our evidence and Sustainability Appraisal confirm that the urban area of Cambridge remains a highly sustainable broad location for additional homes and jobs, relating to its accessibility to existing jobs and services. It also provides the most significant opportunities for reusing previously developed land and optimising densities in these well connected locations. A number of existing allocations are proposed for retention in this broad area. Beyond this, North East Cambridge (NEC) provides the most significant development opportunity in this area.

2.59 In August 2025 the Government announced that it will not be funding the relocation of the Cambridge Waste Water Treatment Plant (CWWTP) through its Housing Infrastructure Fund, which means that there is uncertainty as to whether the delivery of the Councils' preferred vision for North East Cambridge can be realised in full, including the assumed delivery of housing within the plan period.

2.60 For this draft Local Plan consultation, the Councils have made the decision to retain the allocation for North East Cambridge as previously set out in the Area Action Plan, noting the significant benefits that development at this site would bring, on the basis that other

funding may be found to enable the relocation of the CWWTP. Ahead of the Proposed Submission stage in 2026, the Councils will continue to engage with relevant partners to confirm a refined position for that later plan-making stage.

- 2.61** In addition to North East Cambridge, considering its particular sustainability merits, the strategy seeks to maximise supply from all other sources in the Cambridge urban area. This includes optimising densities on other sites and exploring opportunities for regeneration and estate renewal, engaging with the Cambridge Investment Partnership regarding the creation of new homes alongside the replacement of existing social housing through their investment programme. This has resulted in the identification of a number of smaller new allocations within the city. Further to this, several new opportunity areas for regeneration have been identified alongside carrying forward those identified in the Cambridge Local Plan (2018) that have yet to come forward.

Edge of Cambridge

- 2.62** Our evidence shows that the edge of Cambridge could be a sustainable location for homes and jobs, being accessible to existing jobs and services, and if development is planned at sufficient scale this could also support new infrastructure. Several existing allocations on the edge of Cambridge continue to be built out. Beyond this, on the edge of Cambridge outside the Green Belt, Cambridge East provides the most significant development opportunity in this area, comprising land at Cambridge Airport that was originally identified for development in the 2003 Structure Plan and is safeguarded in the 2018 Local Plans for development should the site become available, which the landowner has now advised will be the case by 2030. There are also opportunities for additional homes to be provided within the identified development area at Eddington (North West Cambridge).
- 2.63** Other potential sources of supply on existing Green Belt land on the edge of Cambridge were considered in developing the strategy, to make sure we fully considered this against other alternative approaches. The Government attaches great importance to Green Belts in national planning policy. Cambridge has had a Green Belt since the 1965 Development Plan, and Cambridge's locally specific Green Belt purposes have been embedded in development plans over many years. In preparing the Greater Cambridge Local Plan we completed a Green Belt Assessment in 2021 to help us understand the impact development would have on green belt purposes.
- 2.64** Drawing on our evidence and consultation feedback, we do not consider that our development needs alone provide the 'exceptional circumstances' required in national policy to justify removing land from the Green Belt in this Local Plan, having regard to the identification of other sources of land supply that can meet needs sustainably without the need for Green Belt release. In the latest National Planning Policy Framework the government introduced the concept of 'grey belt', which is defined as previously developed land and/or land that does not strongly contribute to certain specified Green Belt purposes. Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider other grey belt land, before considering other green belt sites. As we do not consider it is necessary to release Green Belt to meet the general development needs identified in this plan, it is not necessary for us to identify grey belt land. However, notwithstanding this we are

updating our Green Belt Assessment 2021 to respond to the updated national guidance, which we intend to publish in 2026.

2.65 Notwithstanding this conclusion regarding general development needs, we have assessed sites in the Green Belt individually to identify whether there could be any site specific exceptional circumstances that could justify amendments to Green Belt boundaries. Having completed this review for the edge of Cambridge, we consider that the only site where such exceptional circumstances exist is at Cambridge Biomedical Campus where a limited release is justified to provide an opportunity to meet development needs of the campus and deliver a world leading campus. Away from the edge of Cambridge, we also consider that site specific exceptional circumstances exist to justify limited releases at Babraham Research Campus to respond to its unique employment characteristics.

2.66 In summary, our strategy seeks to protect the Green Belt, focusing development within Cambridge, on the edge of Cambridge outside the Green Belt, and beyond the Green Belt (as explained below), with release of Green Belt land limited to two sites justified by unique site-specific reasons. For all proposed Green Belt release sites we are requiring compensatory improvements to remaining Green Belt land in line with recently revised national planning policies.

New settlements

2.67 Our existing new settlements at Northstowe and Waterbeach, together with Bourn Airfield New Village which has been granted planning permission, will continue to be built out through the new plan period to 2045 and beyond and form a significant part of our future supply. Drawing on our review of the different strategy options and our Sustainability Appraisal, the most sustainable location for additional strategic scale development away from Cambridge is expanding on existing development in the Cambourne area, taking advantage of the significant benefits that will be provided by the proposed East West Rail station as well the proposed public transport improvement to the Cambourne to Cambridge corridor. This significant improvement in public transport accessibility provides an opportunity to grow and enhance an existing new town, increasing the critical mass of population, employment and services available locally to those communities.

2.68 We also have evidence that locating homes close to existing and proposed jobs at the cluster of research parks to the south of Cambridge would help reduce commuting and associated carbon emissions and congestion. A new settlement at Grange Farm provides an opportunity to provide a significant number of new homes within cycling and walking distance of jobs at Granta Park and Babraham Research Campus, and connected via a proposed high quality public transport route to Cambridge Biomedical Campus.

2.69 We are also supporting further jobs and homes growth in this area through rolling forward a number of existing housing allocations, and by identifying new allocations, including for jobs at Babraham Research Campus, jobs and tied homes confirming the existing planning permission at Wellcome Genome Campus, and several housing sites at well-connected villages in the area.

Villages

2.70 Our evidence shows that our villages should play only a limited role in meeting future development needs to support delivery of a range of smaller sites and support the vitality of our villages. Alongside rolling forward a number of existing housing sites, we have identified a limited number of new sites for housing at our more sustainable villages. We previously identified a site in the Green Belt at Mingle Lane Shelford responding to its highly sustainable location. However, we no longer think there are exceptional circumstances to justify this green belt release, as with the inclusion of Grange Farm we have been able to propose significant residential development in the southern corridor beyond the outer Green Belt boundary, with good public transport and active travel opportunities.

Employment strategy

2.71 The Greater Cambridge economy is nationally and internationally important. The area is home to two Universities and one of the most significant clusters in Europe of high-tech industries, research and development and life sciences. It also has a range of other industries operating successfully in the area. After identifying overall needs we explored in greater depth the needs of sectors to help us understand how the plan can best support in terms of land supply but also the location and types of space that are needed.

2.72 Our economic strategy responds to the specific locational and space-type needs of different sectors, comprising several mixed use sites that include both homes and employment space, the expansion or redevelopment of existing employment sites, and major new industrial and distribution sites. There are also several new small and medium employment allocations identified within urban and rural areas:

- To support the continued flourishing of our internationally renowned knowledge intensive sectors, in particular life sciences and ICT, we propose:
 - Significant additional space for continued growth in laboratory and office employment (use class E(g) at our existing cluster centres, including at North East Cambridge which incorporates Cambridge Science Park, West Cambridge, Wellcome Genome Campus, Moulton Science Park;
 - Release of land from the Green Belt at Cambridge Biomedical Campus and Babraham Research Campus to meet future needs at these important facilities;
 - Further space at sustainable locations providing opportunity for the growth of new clusters in the longer term, particularly at Cambridge East, but also at Cambourne.
 - Continued support for laboratory and office employment (use class E(g) at adopted allocations in sustainable locations within and on the edge of Cambridge, and at the emerging new settlements of Northstowe and Waterbeach.
 - Additional housing in locations that can be connected by sustainable means to cluster centres.

- To meet our emerging needs for mid-tech space (use classes E(g)/B2/B8), particularly where companies develop prototypes emerging from our knowledge intensive sectors, we propose allocations on the edge of the urban area, including at Eddington and Cambridge East, with longer term provision at an expanded Cambourne.
- To meet our immediate need for industrial floorspace and local needs for logistics floorspace (use classes B2/B8), we propose two substantial new allocations in the A14 corridor, with longer term provision at an expanded Cambourne. We also propose land at several of our mixed use allocations for general industrial space (use classes B2/B8).

2.73 In addition, a number of key existing employment and commercial sites are identified as Areas of Major Change, including Granta Park, the Imperial War Museum Duxford, the Grafton Centre, South of Coldham's Lane and Cambridge Railway Station, Hills Road Corridor.

2.74 Many of the sites and policies outlined above are particularly suited to supporting the needs of clusters. However, cluster related employment is not restricted to these areas, and there are smaller concentrations and individual firms both in Cambridge and the rural areas of South Cambridgeshire. Developments proposed to support clusters which meet the proposed policy requirements in Policy J/NE will be supported, particularly where they include provision of a range of suitable units, including for start-ups, SMEs, and incubator units.

Distribution of housing development 2024-2045

2.75 The following table sets out the broad distribution of housing growth under previous rounds of plan-making, alongside the preferred option strategy distribution. The proportions of housing development in different types of location have changed over time as the impacts of the sustainable development strategy across our current 2018 Local Plans, which was initiated in predecessor plans, starts to take effect. The large strategic sites on the edge of Cambridge and the new settlements in South Cambridgeshire have had long lead-in times but are now delivering well and starting to make up a larger proportion of development that is expected to continue through the plan period. The rural area will have a lower share of development in the new plan, reflecting other more sustainable sources of supply, but will still provide some development to help support our rural communities.

Long-term vision for Greater Cambridge

2.76 National planning policy expects that where a local plan includes proposals for new settlements, it should set a vision that looks further ahead than the normal 15 years from adoption of the plan, to at least 30 years. This is especially relevant to the strategy for Greater Cambridge, which is anchored in a network of sustainable new strategic scale developments of a sufficient scale to meet much of the development needs for jobs and homes in the area during the plan period and beyond, supported by the right infrastructure and underpinned by a series of interventions that will both protect and enhance the environment.

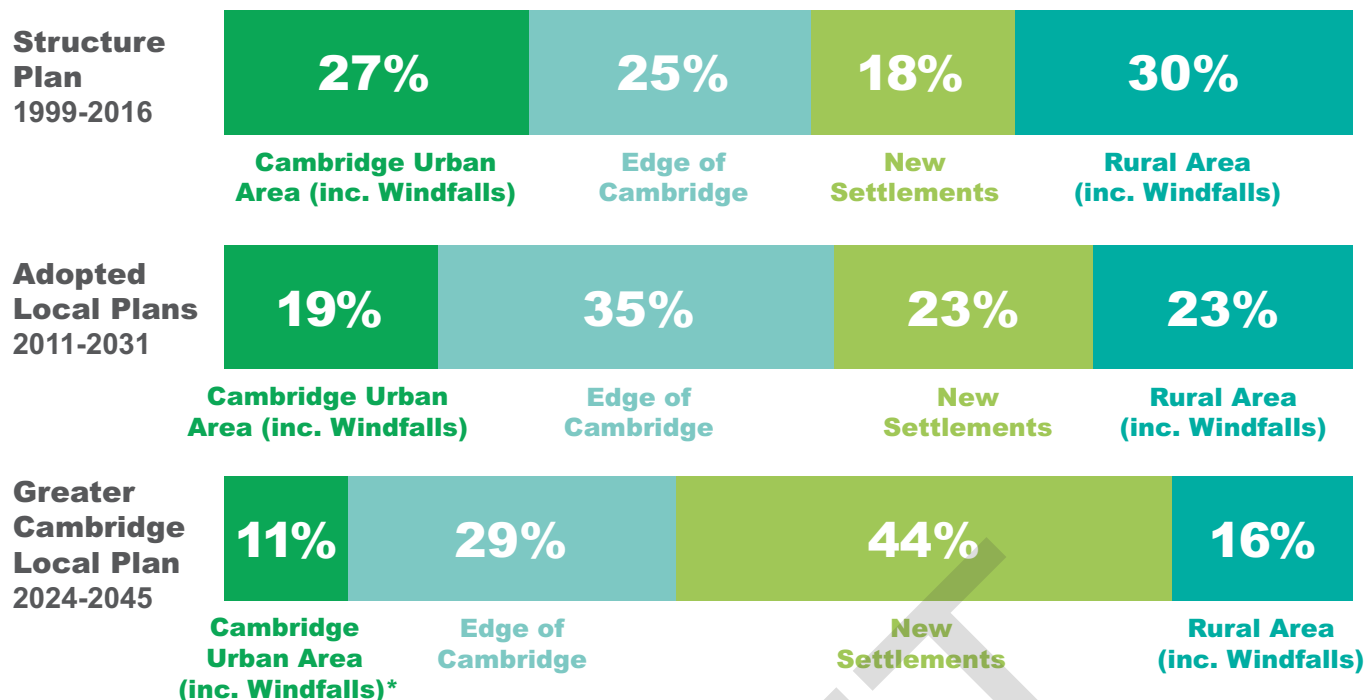


Figure 12: Distribution of growth in comparison to previous Local Plans*

*To note: There is currently uncertainty regarding the effective delivery of the Councils' vision for North East Cambridge. At this stage the allocation is retained, but the Local Plan housing trajectory does not include housing delivery for this site, other than development already with planning permission.

Development	Structure Plan 1999-2016	Adopted Local Plans 2011-2031	Draft Greater Cambridge Local Plan (without North East Cambridge) 2024-2045	Draft Greater Cambridge Local Plan (with North East Cambridge) 2024-2045
Cambridge urban area (including windfalls)	27	19	11	17
Edge of Cambridge	25	35	29	27
New settlements	18	23	44	41
Rural area (including windfalls)	30	23	16	15

Table 5: Distribution of housing development 2024-2045

2.77 We have been able to build on earlier strategy decisions for the area, with sites on the edge of Cambridge and new settlements like Northstowe and Waterbeach making a significant contribution to meeting ongoing development needs. We are now able to add to this with sites that will continue to deliver over the longer term at Cambridge East, Cambourne and Grange Farm. Planning early for sites alongside infrastructure that will continue to deliver will help use maintain land supply for homes and jobs and reduce the need for development in less sustainable locations.

2.78 It is expected that our urban extensions and new settlements will deliver a further 25,675 homes beyond 2045 (not including North East Cambridge).

Ensuring a deliverable plan

2.79 National planning policy says that plans should be deliverable. Delivery of the sites included in this plan, which will contribute to meeting our Vision for Greater Cambridge, is reliant on the provision of a significant level of infrastructure – in particular water supply, waste water treatment, and a sustainable and effective transport network. Delivery of this infrastructure is the responsibility of a range of local and national partners. As such, delivery of the plan's vision relies on these partners reflecting the strategy for Greater Cambridge in their own strategies and delivering on these in a timely way.

Water supply

2.80 In earlier plan-stages we identified the availability of a sustainable water supply as a potential constraint to meeting our growth aspirations. Cambridge's water supply currently comes from groundwater and abstraction needs to be reduced to respond to climate change and protect our precious chalk streams.

2.81 This issue prompted coordinated action from a range of stakeholders, including the government forming the Cambridge Water Scarcity Group, bringing together relevant agencies to deliver short and long-term solutions. Working with the group, we commissioned a study to explore whether the growth needs identified in the Local Plan could be met.

2.82 In the shorter term, a range of measures are being implemented to improve the efficiency of how water is used. In the medium term, a pipeline connection to Grafham Water will boost supplies to the Cambridge area from 2032, and the Fens Reservoir will further increase supplies from the mid 2030's. Development at new strategic sites including North East Cambridge, Cambridge East, Cambourne, and Grange Farm, is not anticipated to be completed in the housing trajectory accompanying the Local Plan until 2032 when a new pipeline connection to the Cambridge water zone is anticipated to be operational. Delivery and phasing plans will need to demonstrate engagement with the water industry, and respond the availability of water supply improvements. Grampian conditions may be used if necessary to relate occupation to water availability.

2.83 The Regional Water Plan prepared by Water Resources East, identifies that in the longer term, into the 2040's and beyond, adaptive approaches and new infrastructure such as desalination will be needed in the East of England to ensure there continues to be water available to meet needs whilst protecting the environment. Cambridge Water were able

to adopt its new Water Resource Management Plan in Spring 2025, and this will be reviewed every 5 years.

- 2.84** Our study demonstrates that with the measures proposed by government and the water industry, and with the policies set out in the Plan, adequate water supply will be available to support delivery of the draft plan allocations in a way that supports the goal of reducing impacts on our chalk streams.

Waste water treatment

- 2.85** The Government's announcement that it will not be funding the relocation of the Cambridge Waste Water Treatment Plant (CWWTP) means that there is currently uncertainty around the programme for future waste water treatment serving Cambridge. Assuming the relocation does not take place, upgrades will be required to the existing CWWTP at North East Cambridge to ensure it can deal with future wastewater flows in a sustainable way, and Anglian Water have committed to exploring the alternative measures needed over the coming months.
- 2.86** Investment will also be needed at other water treatment works to serve the allocations proposed in this plan. Anglian Water have started work on a new Drainage and Waste Water Management Plan (DWMP), a statutory plan they are required to prepare which identifies how they will accommodate future growth needs.
- 2.87** We have engaged with Anglian Water and the Environment Agency and prepared a Draft Water Cycle Strategy that explores future needs. We now expect Anglian Water to consider and plan to accommodate future needs as they prepare the DWMP. We will continue to engage with relevant partners to confirm and refine the position for the Proposed Submission stage of plan-making.

Transport strategy

- 2.88** Our proposed strategy is heavily informed by the location of existing and committed public transport schemes. For example, focus growth at Cambourne takes advantage of the proposed East West Rail station and the proposed public transport improvement in the Cambourne to Cambridge corridor; equally, Cambridge East is supported by the proposed Cambridge Eastern Access public transport corridor improvements, and would be made more sustainable still if a potential new rail station is delivered at the site.
- 2.89** A Greater Cambridge Transport Strategy is being prepared by the Cambridgeshire and Peterborough Combined Authority that will include the mitigation and infrastructure requirements necessary to promote sustainable travel as part of the Local Plan development strategy.
- 2.90** The foundations for the emerging Transport Strategy are improvements to key corridors, that will provide significant transport capacity to support the delivery of committed development. We are working together with local partners to support delivery of these schemes. Beyond these schemes, the evidence supporting the emerging Local Plan development strategy identifies additional mitigation and infrastructure required to enable delivery of the new sites included within the preferred development strategy.

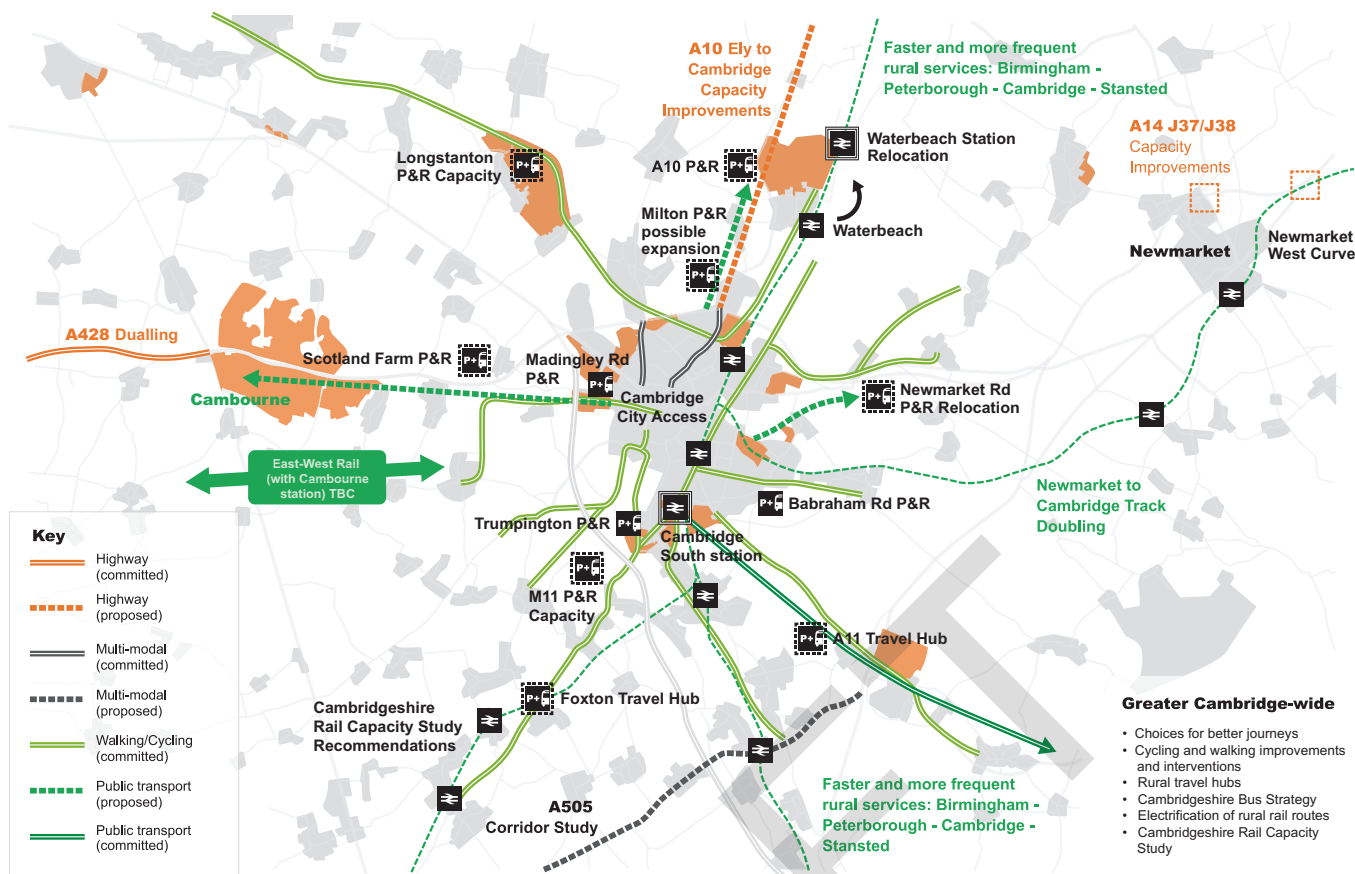


Figure 13: Map of existing and proposed major transport projects

2.91 The Combined Authority has published a Statement of Intent ahead of the draft Local Plan consultation confirming its commitment that in time to support the submission of the Local Plan. The Transport Strategy will also set out solutions to address the severe congestion challenges experienced in Cambridge. In combination, these site specific and strategic measures will demonstrate that the sites included in the plan can be delivered.

Duty to Cooperate

2.92 The preferred Local Plan development strategy has been informed by engagement with relevant organisations under the legal duty to cooperate on plan making, to ensure we have fully considered strategic cross-boundary matters. The engagement we have completed to consider these strategic issues is set out in our Duty to Cooperate Statement of Compliance, and our current position on each substantive issue is set out in our draft Statement of Common Ground. The transport strategy remains a substantive challenge that needs to be resolved.

2.93 Apart from this, we are not currently aware of any unresolved strategic cross-boundary matters that would prevent the preferred strategy from being delivered. The Councils have not asked neighbouring districts to meet their development needs; nor have we been asked to meet the development needs of other districts. We will continue to engage with all relevant organisations as we take the plan forward

Meeting the needs of Gypsies, Travellers and Travelling Showpeople

- 2.94** The Accommodation Needs Assessment (ANA) for Gypsies, Travellers and Travelling Showpeople makes a series of recommendations for meeting the accommodation needs of these communities. The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met in the following ways:

Safeguarding existing pitches and plots

- 2.95** To ensure that the accommodation needs of Gypsies, Travellers and Travelling Showpeople are continually met over the plan period, it is important that existing and future pitches (or sites) and plots (or yards) are retained for their existing use and not lost to other alternative uses. Any pitches for Gypsies and Travellers or plots for Travelling Showpeople with unrestricted planning permission need to be safeguarded for that use. Unrestricted planning permission means not subject to conditions restricting the time limit of occupancy (such as temporary planning permission) or occupancy to specific individuals or families (such as personal planning consents).
- 2.96** The ANA outlines that Gypsy and Traveller pitches may become available in the future on these site as a result of: household dissolution, through making pitches available that are currently occupied by households that are not Gypsies and Travellers; and through intensification within existing sites. Considering these sources of supply results in the potential for 90 additional pitches by 2045:
- potential for 16 pitches from household dissolution by 2040/41,
 - potential for up to 70 pitches to be made available if enforcement action can be taken, and
 - potential for 4-5 pitches through intensification within existing sites.
- 2.97** Action will continue to be undertaken to optimise the use of existing pitches, and further work will be undertaken to identify whether there are any additional pitches that can be brought forward through intensification or expansion of existing sites. A specific policy (Policy S/AMC/GT: Optimising Gypsy and Traveller sites) has been added that relates to Chesterton Fen Road (Milton) and Smithy Fen (Cottenham).
- 2.98** An additional 8 plots for Travelling Showpeople have been permitted through intensification of the number of plots within an existing yard. These additional 8 plots count towards meeting the identified needs for 2023/24 to 2044/45.

Provision of additional pitches or plots through regularisation of those not permanently authorised and through provision within strategic sites

- 2.99** The ANA identified 16 pitches for Gypsies and Travellers on sites within South Cambridgeshire that were not permanently authorised at the time of completing the assessment. Permanent planning permission has since been secured for 19 pitches and a further 3 pitches are considered to be lawful, resulting in an additional 22 pitches that count towards meeting the identified needs for 2024-2045.
- 2.100** No suitable new standalone sites have been identified through the call for sites process or through a review of other available sources.

2.101 The Local Plan as a whole seeks to direct new homes to sustainable locations where active and public transport is the natural choice, with jobs, services and facilities located near to where people live, and national planning policy states that local planning authorities should very strictly limit new pitches or plots in the open countryside that are away from existing settlements. Strategic sites provide an opportunity to deliver new Gypsy and Traveller pitches, alongside other types and tenures of housing, to ensure that new communities meet the needs of different groups in sustainable locations with access to services and facilities. Gypsy and Traveller pitches are therefore required within the following strategic sites (as set out in the allocation policies):

- Northstowe: 24 pitches
- Waterbeach New Town: 24 pitches
- Bourn Airfield New Village: 12 pitches
- Cambridge East – airport: 24 pitches
- Cambourne Expansion: 24 pitches
- Grange Farm: 12 pitches.

2.102 The delivery of pitches at strategic sites will need to take account of when relevant infrastructure will be provided, and therefore not all of these pitches are anticipated to be delivered within the Plan period. Some will come forward beyond 2045.

Criteria-based policy for windfall pitches and plots

2.103 Policy H/GT: Gypsy and Traveller pitches and Travelling Showpeople plots is a criteria based policy to be used for making decisions on any windfall Gypsy and Traveller pitches or Travelling Showpeople plots within Greater Cambridge. Any future permanent Gypsy and Traveller pitches or Travelling Showpeople plots that are permitted on windfall sites will count towards meeting the identified needs for 2024-2045.

Summary

2.104 For Gypsies and Travellers, the sources of supply identified above could provide around 180 pitches by the end of the plan period, exceeding the identified need. This includes specific deliverable sites for the first five years and specific deliverable sites, specific developable sites and broad locations for year 6 onwards.

2.105 For Travelling Showpeople, the sources of supply identified above could provide at least 8 plots by the end of the plan period. Although this does not meet the identified need, the outstanding need is modest, and the Showmen's Guild of Great Britain have highlighted that they would like the flexibility to decide where a new plot or yard will be most appropriately located for them. Relying on windfall sites to meet this outstanding need is a reasonable and proportionate response to the situation. Specific deliverable sites have been identified for the first five years, and broad locations have been identified for year 6 onwards.

Meeting the needs of older people and people with disabilities

- 2.106** The accommodation needs of older people and people with disabilities will be met in the following ways:

Existing commitments specifically for specialist housing for older people and people with disabilities

- 2.107** Within our existing commitments, there are a small number of standalone developments for specialist housing for older people which are anticipated to deliver 235 dwellings (as self-contained dwellings or dwelling equivalents from bedspaces) within the plan period 2024-2045.

Specialist housing within strategic sites

- 2.108** The Local Plan as a whole seeks to direct new homes, including any specialist housing, to sustainable locations where active and public transport is the natural choice, with jobs, services and facilities located near to where people live. Strategic sites provide an opportunity to deliver specialist housing for older people and people with disabilities, alongside other types and tenures of housing, to ensure that new communities meet the needs of different groups in sustainable locations with access to services and facilities. Specialist housing is therefore required within the following strategic sites (as set out in the allocation policies):

- Cambridge East – land north of Cherry Hinton: a retirement living facility including 75 bedspaces (equivalent to 39 dwellings)
- Northstowe: 850 units for specialist housing (within the up to 8,500 dwellings)
- Waterbeach New Town: 1,050 residential institutional units (within the up to 11,000 dwellings)
- Bourn Airfield New Village: 250 residential institutional units, in addition to the up to 3,500 dwellings
- North West Cambridge (Eddington): a senior living facility including 75 bedspaces (equivalent to 39 dwellings) and 250 units for specialist housing (within the 2,500 dwellings)
- North East Cambridge: 793 units for specialist housing (within the 7,925 dwellings)
- Cambridge East – airport: 800 units for specialist housing (within the 8,000 dwellings)
- Cambourne Expansion: 1,300 units for specialist housing (within the 13,000 dwellings)
- Grange Farm: 600 units for specialist housing (within the 6,000 dwellings).

- 2.109** The delivery of specialist housing for older people and disabled people will need to take account of when relevant infrastructure will be provided, and therefore as it is expected that some of these developments will continue to deliver beyond 2045, not all of this specialist housing is anticipated to be delivered within the plan period. Within the

strategic sites, it is anticipated that 2,626 dwellings (as self-contained dwellings or dwelling equivalents from bedspaces) will be delivered within the plan period of 2024-2045, or 3,021 dwellings if North East Cambridge is delivered.

Criteria-based policy

- 2.110** Policy H/SH: Specialist housing is a criteria based policy to be used for making decisions on any windfall specialist housing for older people and disabled people within Greater Cambridge. Any developments that are permitted on windfall sites will count towards meeting the identified needs within the plan period.

Other ways of meeting the accommodation needs of older people and disabled people

- 2.111** Policies in the Local Plan, such as Policy H/HM: Housing mix and Policy H/SS: Residential space standards and accessible homes, alongside other approaches relating to the delivery of care, will help older people and disabled people to downsize or stay within their community through 'whole life housing' approaches. Additionally, new homes designed and built to meet accessible and adaptable homes standards and wheelchair user standards will contribute towards meeting the needs of those with mobility related disabilities. These approaches could offset some of the identified need for specialist housing for older people and disabled people.

Summary

- 2.112** In summary, anticipated delivery within the plan period from the above sources are expected to fully meet the identified accommodation needs of older people and disabled people.

Meeting the needs of students

- 2.113** The accommodation needs of students will be met in the following ways:

Existing commitments specifically for student accommodation

- 2.114** Within our existing commitments, there are a number of standalone developments for specialist accommodation for students, and these developments are anticipated to deliver 1,419 student bedrooms within the period of 2024-2033. There are a further 1,195 student bedrooms with outline planning permission that are currently anticipated to be delivered after 2033, but which could be delivered sooner if necessary to meet the identified need.

Specialist housing within strategic sites

- 2.115** The Local Plan as a whole seeks to direct new homes, including any specialist housing, to sustainable locations. Strategic sites provide an opportunity to deliver specialist accommodation for students, alongside other types and tenures of housing, to ensure that new communities meet the needs of different groups in sustainable locations with access to services and facilities. Specialist accommodation for students may therefore be provided within strategic sites, and any student accommodation provided on these sites will count towards meeting the identified needs within the period of 2024-2033.

Criteria-based policy

- 2.116** Policy H/SA: Student accommodation is a criteria based policy to be used for making decisions on any windfall specialist accommodation for students within Greater Cambridge. Any developments that are permitted on windfall sites will count towards meeting the identified needs within the period of 2024-2033.

Supporting topic paper and evidence studies

- Greater Cambridge Local Plan Draft Plan Topic Paper 1: Strategy
- Greater Cambridge Housing Delivery Study: Further Addendum (2025)
- Greater Cambridge Local Plan Transport Evidence Report: Draft Plan
- Greater Cambridge Local Plan: Duty to Cooperate Statement of Compliance
- Greater Cambridge Local Plan: Draft Plan Interim Statement of Common Ground

Policy S/SH:

Settlement hierarchy

What this policy does

- 2.117** This policy sets out the groupings of settlements into categories that reflect their scale, characteristics and sustainability, to ensure development is located in the most sustainable places. It then sets out the scale of development proposals coming through planning applications for unallocated (windfall) sites that would be potentially suitable in each category of settlement.

Policy S/SH: Settlement hierarchy

Cambridge

1. Residential development and redevelopment without any limit on individual scheme size will be permitted within Cambridge's defined development extent as defined on the Policies Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

Towns

2. The following settlements are identified as towns: Cambourne, Northstowe, Waterbeach new town.
3. Residential development and redevelopment without any limit on individual scheme size will be permitted within the defined development extents of towns, as defined on the Policies Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

Rural centres

4. The following settlements are identified as Rural centres: Great Shelford and Stapleford, Histon and Impington, and Sawston.
5. Residential development and redevelopment without any limit on individual scheme size will be permitted within the defined development extents of Rural centres, as defined on the Policies Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

Minor rural centres

6. The following settlements are identified as Minor rural centres: Bar Hill, Bassingbourn, Comberton, Cottenham, Fulbourn, Gamlingay, Girton, Linton, Melbourn, Milton, Papworth Everard, Swavesey, Waterbeach, Willingham.

7. Residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted within the defined development extents of Minor rural centres, as defined on the Policies Map.

Group villages

8. The following settlements are identified as Group villages: Balsham, Babraham, Barrington, Barton, Bourn, Castle Camps, Coton, Dry Drayton, Duxford, Elsworth, Eltisley, Fen Ditton, Fen Drayton, Fowlmere, Foxton, Great Abington, Great Wilbraham, Guilden Morden, Hardwick, Harston, Haslingfield, Hauxton, Highfield Caldecote, Little Abington, Longstanton, Meldreth, Oakington, Orwell, Over, Steeple Morden, Teversham, Thriplow, Whittlesford.
9. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the defined development extents of Group villages, as defined on the Policies Map.
10. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.

Infill villages

11. The following villages are identified as Infill villages: Abington Pigotts, Arrington, Bartlow, Boxworth, Carlton, Caxton, Childerley, Conington, Croxton, Croydon, East Hatley, Grantchester, Graveley, Great Chishill, Great Eversden, Harlton, Hatley St George, Heathfield, Heydon, Hildersham, Hinxton, Horningsea, Horseheath, Ickleton, Kingston, Knapwell, Kneesworth, Landbeach, Litlington, Little Chishill, Little Eversden, Little Gransden, Little Shelford, Little Wilbraham, Lolworth, Longstowe, Madingley, Newton, Pampisford, Papworth St Agnes, Rampton, Shepreth, Shingay-cum-Wendy, Shudy Camps, Six Mile Bottom, Stow-cum-Quay, Streetly End, Tadlow, Toft, Weston Colville, Weston Green, West Wickham, West Wratting, Whaddon, Wimpole.
12. Residential development and redevelopment within the defined development extents of these settlements, as defined on the Policies Map, will be restricted to scheme sizes of not more than 2 dwellings (indicative size) comprising:
 - i. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or
 - ii. The redevelopment or sub-division of an existing residential curtilage; or
 - iii. The sub-division of an existing dwelling;
 - iv. The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.
13. In very exceptional circumstances a slightly larger development (not more than about 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the settlement.

Supporting information

- 2.118** The settlement hierarchy remains an important element of the sustainable development strategy, helping direct housing to the most sustainable locations and control the level of windfall development that takes place in the least sustainable areas of Greater Cambridge, whilst enhancing the vitality of rural communities and enabling the recycling of land.
- 2.119** There is a delicate balance between supporting housing development and the reuse of brownfield land, whilst avoiding unsustainable scales of development in areas where there is more limited access to services, facilities, and employment. Whilst the Councils want to provide flexibility to help meet housing needs, that has to be balanced with the evidence from our Net Zero Carbon Study (2021) that growth in smaller settlements tend to generate higher levels of carbon than urban development. The indicative scheme sizes within the policy provide an appropriate balance for considering windfall development.
- 2.120** The indicative scheme size does not apply to allocations forming part of the overall development strategy of the Local Plan. These have been specifically selected as part of the wider development strategy, and in some cases exceed these levels.

Cambridge

- 2.121** As the largest and most sustainable settlement of the Greater Cambridge area Cambridge is at the top of the settlement hierarchy. Cambridge has secondary schools, significant employment opportunities, a large number and variety of services and facilities, and has high quality public transport services. Scheme size for windfall residential development within Cambridge does not need to be limited.

Towns

- 2.122** Towns are the largest, most sustainable settlements within Greater Cambridge after Cambridge. Cambourne is the most developed, but the new towns at Waterbeach and Northstowe will see considerable development during the plan period. They have, or will have, good access to a secondary school, employment opportunities, a variety of services and facilities and have good public transport services to Cambridge. Scheme size for windfall residential development within the towns should it come forward does not need to be limited.

Rural centres

- 2.123** Rural centres are the largest, most sustainable villages within Greater Cambridge. They have good access to a secondary school (either within the settlement or accessible by good public transport), employment opportunities, a variety of services and facilities and have high quality public transport in the form of a segregated public transport route services (such as the Greater Cambridge Partnership schemes or the Cambridgeshire Guided Busway) to Cambridge or a market town.

2.124 Future development will comprise of development and redevelopment within the defined development extents. Since the Rural centres comprise of the most sustainable villages in Greater Cambridge there is no strategic constraint on the amount of development or redevelopment of land for housing that can come forward within the defined development extents, provided that the proposals are in accordance with other policies in the Plan. The Local Plan 2018 identified that Bourn Airfield would become a Rural Centre once built. As development is at such an early stage, adding it to the settlement hierarchy policy will be left to a future plan review.

2.125 For the purposes of settlement classification and related Local Plan policies, part of Pampisford parish west of London Road on the southern end of Sawston will be treated as if part of the Rural Centre of Sawston. It is therefore included within the Sawston settlement boundary and shown on the Sawston Inset of the Policies Map. It is shown as an area covered by another map on the Pampisford Inset of the Policies Map. It remains part of Pampisford parish.

Minor Rural Centres

2.126 Minor rural centres have a lower level of services, facilities and employment than rural centres, but a greater level than most other settlements in Greater Cambridge and often perform a role in terms of providing services and facilities for a small rural hinterland.

2.127 Within Minor rural centres there is scope in principle for larger scale windfall development within the settlement boundary. This would allow larger settlements with a reasonable level of services to provide services and facilities for surrounding smaller settlements to achieve more development. However, the overall scale of development should be restricted in recognition of their more limited services compared to Rural centres. A maximum scheme size of 30 dwellings is used as a guideline figure to indicate the upper limit of housing development likely to be suitable. Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 30 dwellings in Minor rural centres.

2.128 Further Minor rural centres will be added in future as set out by the relevant site development policy, and once the site is completed. The Wellcome Genome Campus is developing into a place with homes, jobs and services. Over the plan period and beyond it will develop in its role as a settlement. The mix of planned growth indicates a best fit with the role of minor rural centre, but this will be considered further in future plan reviews.

Group villages

2.129 As Group villages are generally less sustainable locations for new development than Rural centres and Minor rural centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the settlement. All Group villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs. In Group villages, development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 8 dwellings, or exceptionally up to 15.

Infill villages

2.130 Infill villages are generally amongst the smallest settlements within Greater Cambridge. These settlements have a poor range of services and facilities, and it is often necessary for local residents to travel outside the settlement for most of their daily needs. These settlements generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these settlements, as it will generate a disproportionate number of additional journeys outside the settlement. In Infill villages, development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 2 dwellings, or exceptionally up to 8.

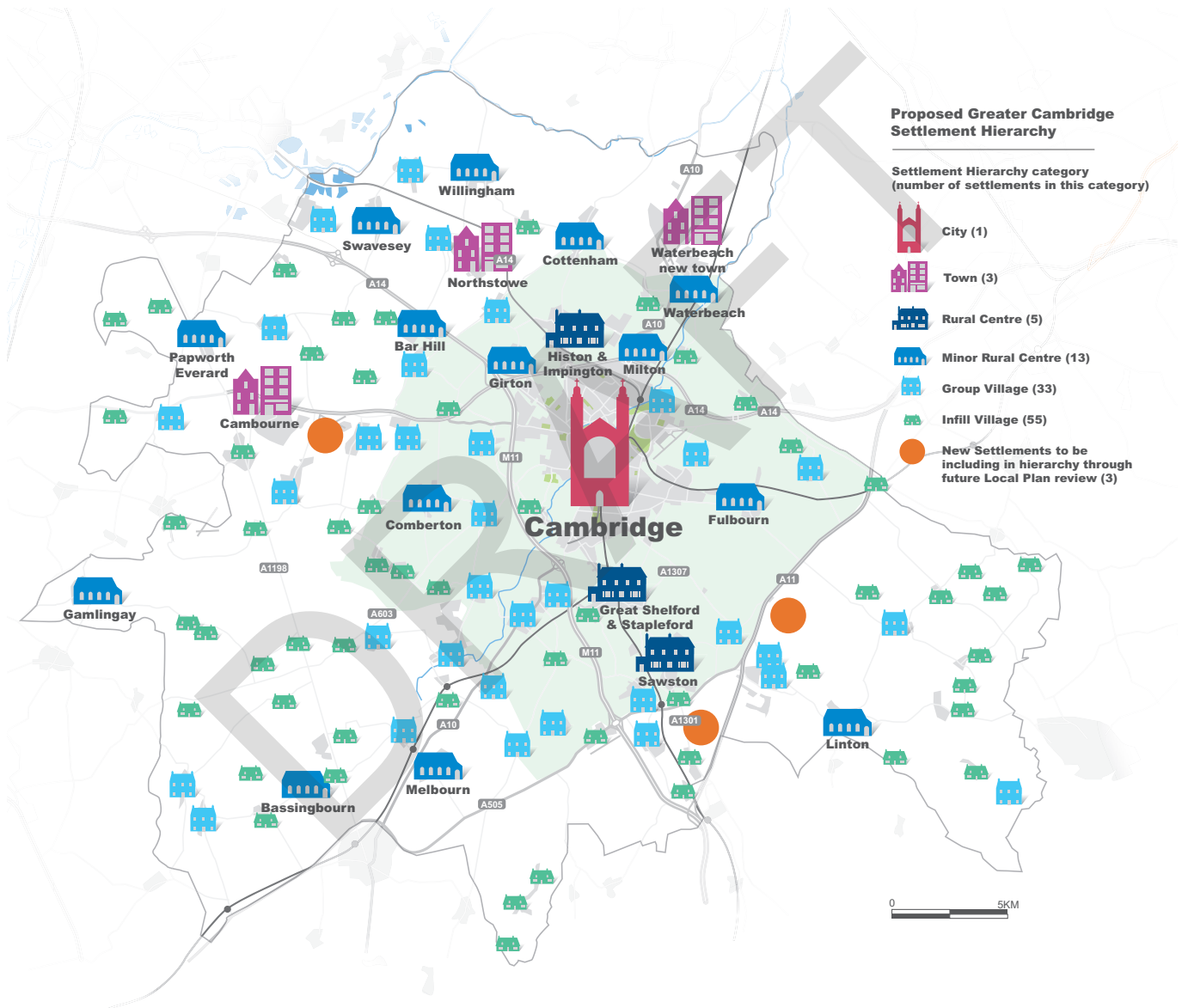


Figure 14: Map illustrating the Settlement Hierarchy

Supporting topic paper and evidence studies

- [Greater Cambridge Local Plan: Topic paper 1: Strategy \(Settlement Hierarchy Review appendix\)](#)
- Greater Cambridge Local Plan: Strategy Topic Paper 2025
- Settlement Hierarchy Evidence Study Update 2025

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Policy S/DE:

Defined development extents

What this policy does

- 2.131** This policy defines the boundaries of settlements for planning purposes.

Policy S/DE: Defined development extents

1. Development and redevelopment of unallocated land and buildings within defined development extents (as shown on the Policies Map) will be permitted provided that:
 - a. Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
 - b. Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
 - c. There is the necessary infrastructure capacity to support the development.
2. Outside defined development extents, development will not be permitted except for:
 - a. allocations within Made Neighbourhood Plans;
 - b. Rural Exception sites meeting local need for affordable housing;
 - c. development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside; or
 - d. where development is supported by other policies in this plan.

Supporting information

- 2.132** Defined development extents define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment, but in particular they help guard against incremental growth in unsustainable locations. An important element of the development strategy is to focus growth in more sustainable locations, and defined development extents help achieve this aim.

- 2.133** In the countryside, development is generally restricted to uses that need to be located there. The plan includes some flexibility for reusing existing buildings, for development which supports the rural economy, and for other uses which need a countryside location.
- 2.134** Within defined development extents, policies in the plan generally support development and redevelopment of previously developed land subject to a range of policies which seek to ensure the development is sustainable and suitable for its location. This includes residential development, as indicated in Policy S/SH: Settlement Hierarchy.
- 2.135** Development extents have been defined to take into account the present extent of the built-up area and planned development. Buildings associated with countryside uses (e.g. farm buildings, houses subject to agricultural occupancy conditions or affordable housing schemes permitted under the rural exceptions policy) are not normally included within the defined development extents. Defined development extents have not been defined around small clusters of houses or areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within Cambridge or a nearby settlement. Although it is recognised that such dwellings may be considered locally as 'part' of the nearest settlement in community terms, it is important in planning policy terms to limit the amount of new development that can take place in rural areas with few services and little or no public transport.
- 2.136** It should be noted that case law has established that the National Planning Policy Framework's (NPPF) exception to Green Belt development being inappropriate if it comprises 'limited infilling in villages' is not restricted to sites that fall within defined policy extents for villages established by local plans. As such, consideration of Green Belt policy is therefore a separate consideration to the application of the defined development extent policy, which still applies in Green Belt areas.
- 2.137** Where a village's form extends beyond a defined development extent and is situated within the Green Belt, the Local Planning Authority will need to assess whether or not the proposal site could be understood as falling within the wider understanding of the village extent, and thus subject to the limited infilling exception. Proposal sites in villages with no defined development extent will need to be assessed on a case-by-case basis. It is considered that there are very few opportunities for limited infilling in smaller villages where no defined development extent has been defined. Should any proposals come forward, these will be considered on their planning merits, taking into account national and local planning policies, including any policies in made Neighbourhood Plans.
- 2.138** Property boundaries shown on Ordnance Survey (OS) mapping have been taken into account in defining defined development extents. However, since there are many large gardens on the edge of settlements, the defined development extents sometimes cut across such gardens, especially (but not solely) if parts of those gardens relate more to the surrounding countryside than they do to the built-up areas. The 'cutting' of some gardens is regarded as a positive development management tool to limit the potential for further residential development in smaller villages with few facilities and little or no public transport. However, in such circumstances this policy will not be operated to

establish a presumption against the grant of planning permission for ancillary domestic buildings in those parts of residential curtilages excluded from the defined development extent. Where permission is required for such developments, applications will be considered on their individual merits.

- 2.139** A local community preparing a neighbourhood plan may wish to make allocations for community led proposals in a neighbourhood plan that lie outside of the defined development extent of a village. The Council would generally be supportive of parish-led neighbourhood plan allocations where they have received community support which means that the proposals are capable of being included in a neighbourhood plan.

Supporting topic paper and evidence studies

- Greater Cambridge Local Plan: Topic Paper 1: Strategy
- Strategy topic paper Appendix 14: Defined Development Extents Report

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Policy S/GB:

The Cambridge Green Belt

What this policy does

- 2.140** This policy sets out the specific purposes of the Cambridge Green Belt, which alongside national planning policy provide a framework for consideration of any development proposals within the Green Belt.

Policy S/GB: The Cambridge Green Belt

1. A Green Belt will be maintained around Cambridge with the specific purposes to:
 - a. preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre.
 - b. maintain and enhance the quality of its setting; and
 - c. prevent communities in the environs of Cambridge from merging into one another and with the city
2. The detailed boundaries of the Green Belt in Greater Cambridge are defined on the Policies Map. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework. and having regard to the Cambridge Green Belt purposes set out above.

Supporting information

- 2.141** The Government attaches great importance to Green Belts as set out in the National Planning Policy Framework. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and a specific function of some Green Belts, such as the one around Cambridge, is to preserve the setting and special character of historic towns. Cambridge has had a Green Belt since the 1965 Development Plan, and it covers about 26% of the land within Greater Cambridge.
- 2.142** A number of factors define the special character of Cambridge and its setting, which include:
- Key views of Cambridge from the surrounding countryside;
 - A soft green edge to the city;
 - A distinctive urban edge;
 - Green corridors penetrating into the city;

- Designated sites and other features contributing positively to the character of the landscape setting;
- The distribution, physical separation, setting, scale and character of Green Belt villages; and
- A landscape that retains a strong rural character.

2.143 The 'Cambridge Green Belt Purposes', were established by the Cambridgeshire and Peterborough Structure Plan (2003) and were taken forward in the Cambridge Local Plan (2006 and 2018) and South Cambridgeshire Local Plan (2007 Core Strategy and 2018). They continue to provide appropriate recognition of the particular role and function of the Cambridge Green Belt. The Cambridge Green Belt Assessment (2021) assesses the contribution of different parcels of land to these purposes and to identify grey belt land to inform plan making in line with the NPPF and national guidance.

2.144 National policy set out in the NPPF will be applied when considering proposals for development in the Green Belt. This establishes that some forms of development are not inappropriate in the Green Belt and sets out where this applies. The NPPF sets out the contributions or 'Golden Rules' that should be complied with for major development involving the provision of housing in the Green Belt. These relate to the provision of higher levels of affordable housing, improvements to local or national infrastructure, and the provision of new or improvements to existing green spaces that are accessible to the public. Where development is inappropriate it will not be approved except in very special circumstances.

2.145 National planning policy also requires local planning authorities to plan positively to enhance the beneficial use of Green Belts, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. Such opportunities are considered in the green infrastructure policies in this plan.

Supporting topic paper and evidence studies

- Greater Cambridge Local Plan: Strategy Topic Paper 2025
- Greater Cambridge Green Belt Assessment 2021

Policy S/MO:

Monitoring

What this policy does

- 2.146** The policy sets out the Councils' approach to monitoring the performance of the other policies and allocations included within the Local Plan.

Policy S/MO: Monitoring

1. The Councils will monitor the implementation and performance of the Local Plan against the monitoring indicators set out in the monitoring framework, set out in Appendix F: Monitoring Framework (indicators). Results will be reported annually. If, through monitoring, it appears that policies and allocations are not being achieved, the following mechanisms will be triggered:
 - a. Review of housing and employment land supply and allocations;
 - b. Action to bring forward sites for development, wherever possible in partnership with landowners and developers;
 - c. Action to bring forward development on previously developed land;
 - d. Action to secure the timely provision of infrastructure;
 - e. Review of all, or relevant parts of, the Local Plan.
 - f. Review Development Management processes;
 - g. Consider undertaking cooperation with other local authorities, including through duty to cooperate.

Supporting information

- 2.147** Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authority assess whether its plans remain sound or whether adjustments need to be made to continue to meet the Local Plan's strategic priorities.
- 2.148** In order to assess the effectiveness of the policies in the delivery of development and protection of the environment, it is important that continuous monitoring and review of policies in the Local Plan is undertaken. Monitoring and review will take place on an annual basis through the Authority Monitoring Report (AMR). If, as a result of monitoring and review, it appears that development is not coming forward in a sustainable or timely

manner, the Councils will be proactive in using their powers to respond to changing circumstances, for example, through the review of land allocations or policies in the Local Plan.

- 2.149** A set of indicators has been developed specifically for monitoring the Local Plan; these are set out in Appendix F: Monitoring Framework (indicators). For each indicator, the relevant policy or policies (if appropriate) that the indicator is monitoring are recorded, a target is set to allow progress to be measured, and triggers and actions are detailed to show what will be done if the target is not being met.

Supporting topic paper and evidence studies

- Greater Cambridge Local Plan: Strategy Topic Paper 2025

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