

Greater Cambridge Employment Trajectory

October 2025

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Introduction

1. The Greater Cambridge Employment Trajectory in the final section of this document sets out planning commitments for office (use class E(g)(i)) research and development (use class E(g)(ii)), light industrial (use class E(g)(iii)), general industrial (use class B2) and storage or distribution (use class B8) floorspace. The trajectory has been prepared by Greater Cambridge Shared Planning officers.
2. Commitments include sites that have planning permission for employment uses and/or have been allocated for employment uses in the [Cambridge Local Plan 2018](#) or the [South Cambridgeshire Local Plan 2018](#). Permissions include approvals subject to S106 agreements and those applications currently held up by Anglian Water objection.
3. This version of the employment trajectory is being published alongside the Greater Cambridge draft Local Plan. As above, this trajectory only includes commitments, but not new draft allocations. For allocations from the 2018 plans included as here as commitments *and* being retained as allocations in the emerging draft plan, the capacity and expected delivery timings in this trajectory align with those set out in the draft plan policies. Further information explaining the selection of employment sites for inclusion as allocations within the draft plan is set out in the Development Strategy topic paper. Further information regarding

site capacity for allocations included within the draft plan is set out in the Sites topic paper.

4. The trajectory is a live document and will be updated periodically.

Trajectory content, definitions, and notes

5. For each site, the trajectory includes the following information:
 - a. Status (permitted, new Sites via recent planning committees awaiting S106 agreement and/or held up by Anglian Water objection)
 - b. Location/application references
 - c. Site size (net Hectares)
 - d. Floorspace by use class and total floorspace (net Gross Internal Area (GIA) in square metres (m²)) – see below for additional explanation.
 - e. Anticipated availability (i.e. when the building is complete and available for occupation) by time period (2024/24-2028/29, 29/30-2033/34, 2034/35-2044/45 and 2045+)
6. Notes regarding trajectory content (excluding use class and availability which are set out in detail in the next section):
 - a. **Location:** where a site does not yet have a postcode, a nearby postcode is used. Where a site has more than one postcode, a central postcode is used where possible.
 - b. **Net floorspace** means additional floorspace minus any demolition involved in the development. As an example, a 12,000m² office building demolished and replaced by a 20,000m² would be included as 8,000m² in the trajectory.
 - c. **Gross Internal Areas (GIA)** means the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. As a particular example, where possible floorspace areas such as car parking are removed from any floorspace figures.

- d. **Avoiding duplication of floorspace:** some sites appear twice in the trajectory, including when there is a relevant outline permission and one or more reserved matters permission. Duplication has been avoided by subtracting the floor area of the relevant reserved matters application from the original outline.

Methodology

Floorspace type, use class and sector

7. For each permission research has taken place into the scheme, looking, as applicable, at promoter material, planning applications, planning statements and design and access statements to identify what floorspace use class the scheme is providing for.
8. Floorspace use class:
- B1 / E(g) – office, research and development and/or light industrial
 - B1a / E(g)(i) – office
 - B1b / E(g)(ii) – research and development
 - B1c / E(g)(ii) – light industrial
 - B2 – general industrial
 - B8 – storage or distribution

Availability by period

9. The broad availability of space by type and period is reported in the trajectory, relying on a range of assumptions around anticipated delivery of sites.
10. The date ranges included mirror those of the Councils' Housing Trajectory. The range is from the 1 April of the first year to the 31 March of the final year so that the range 2029/30-2033/34 is referring to 1 April 2029 to 31 March 2034. The first range 2024/25-2028/29 excludes any schemes that are known to have completed before October 2025.

Summary tables

The following table A sets out the employment delivery periods by all use classes.

Table A: Floorspace supply by types and period

Floorspace type	Floors pace supply (sqm)	Floors pace supply (sqm)	Floors pace supply (sqm)	Floors pace supply (sqm)
	2024/2 5- 2028/2 9	2029/3 0- 2033/3 4	2034/3 5- 2044/4 5	2045+
All use classes: Office E(g)(i); Office/R&D E(g) (sqm); R&D E(g)(ii); Industrial B2; Warehousing B8 (sqm)	597,057	559,840	47,312	58,667

The following table B sets out the floorspace supply (sqm) by use class and then by application status.

Table B: Floorspace by Use Class and Status

Floorspace type	Supply (sqm)	Permitted (sqm)	Allocation (sqm)	New Sites via recent planning committees awaiting S106 agreement (sqm)	New Sites via recent planning committees awaiting S106 agreement and/or held up with Anglian Water Objection (sqm)
E(g) / B1 Floorspace (Sqm)	219,599	214,194	5,405	-	-
E(g)(i) / B1(a) Office Floorspace (sqm)	307,036	266,714	3803	10,400	26,119
E(g)(ii) / B1(b) R&D Floorspace (sqm)	722,135	594,992	69220	-	57,923
E(g)(iii) / B1(c) Light industrial Floorspace (sqm)	22,224	11,290	1220	-	9,714
B2 Floorspace (sqm)	-40,858	-21,078	-19780	-	-
B8 Floorspace (sqm)	32,739	31,519	1220	-	-
Total	1,262,875	1,097,631	61,088	10,400	93,756

The following table C sets out the floorspace demand position and compared to supply (commitments) by broad use class grouping.

Table C: Floorspace supply by type, supply and need

Floorspace type	Demand 2024-2045 (sqm)	Floorspace supply (commitments sqm)	Supply (assigned to main categories)	Balance
Office E(g)(i) (sqm)	302,600	307,036	416,836	114,236
Office/R&D E(g) (sqm)	-	219,599	-	-
R&D E(g)(ii) (sqm)	600,000	722,135	831,935	231,935
Industrial B2, Warehousing B8 (sqm)	317,000	14,105	14,105	-302,895
total	1,219,600	1,262,875	1,262,875	43,275

Trajectory

Status	Local Authority	Site Name	Location	Permission ref	Date Approved	Hectares (Net)	E(g) / B1 Floorspace (Sqm)	E(g)(i) / B1(a) Office Floorspace (Sqm)	E(g)(ii) / B1(b) R&D Floorspace (Sqm)	E(g)(iii) / B1(c) Light industrial Floorspace (Sqm)	B2 Floorspace (Sqm)	B8 Floorspace (Sqm)	Anticipated availability phasing: 2024/25-2028/29	Anticipated availability phasing: 2029/30-2033/34	Anticipated availability phasing: 2034/35-2044/45	Anticipated availability phasing: 2045+	Total Floorspace (Sqm)	Site Description
Permitted	South Cambridgeshire	Wellcome Genome Campus, Hinxton	CB10 1RQ	S/4329/18/OL 24/02106/REM 24/01226/REM	18/12/2020	7.9	78723	-	-	-	12750	12750	54223	50000	-	-	104223	The Wellcome Genome Campus at Hinxton is the world's leading centre for Genomics research. A planning permission for a significant expansion of the Wellcome Genome Campus was approved in October 2019. The completed Research and Development (or as the application refers to it Research and Translation) space is likely to be used by a range of research, not-for-profit and commercial occupiers in the genomics and bio-data sectors. Reserved matters permission for 4,417 Thornton House office floorspace complete. The recent permission for Parcel D is included in the trajectory.
Permitted	Cambridge	Land South Of Dame Mary Archer Way, Cambridge Biomedical Campus, Cambridge	CB2 0AG	16/0176/OUT	05/09/2017	3.2	-	-	9205	-	-	9205	-	-	-	-	9205	Phase 2 of Cambridge Biomedical Campus consisted of up to 75,000 sqm outline floorspace of Research and Development and Clinical, sui generis and higher education uses (16/0176/OUT). To date two Phase 2 sites have been developed which accommodates Abcam (12,866 sqm GEA) and a second site at 1000 Discovery Drive (11,880 sqm gross). 2000 and 3000 Discovery Drive are under construction.
Permitted	South Cambridgeshire	Fulbourn Road East (edge of Cambridge)	CB1 9YH	21/00772/OUT and 23/03182/S73	28/11/2022	6.9	-	37070	10790	2698	-	5395	11802	44151	-	-	55953	Land adjoining the Peterhouse Technology Park, released from the Green Belt though the Local Plan 2018. An appeal for commercial floorspace for Use Classes E(g) i (offices), ii (research and development), ii (light industrial) and B8 (storage and distribution - limited to data centres) uses was allowed at the end of November 2022. This is a hybrid application with a commercial building and multidecked car park in the first phase. Now named Cambridge International Technology Park.
Permitted	South Cambridgeshire	Former Spicers Site Sawston Bypass, Sawston	CB22 3JG	S/0158/20/FL	14/08/2020	2.8	-	-	41028	-	-	582	-	40446	-	-	40446	A new Research and Development facility on the former Spicers site in Sawston was approved in August 2020. This permission has now lapsed.
Permitted	Cambridge	104 - 112 Hills Road, Cambridge	CB2 1LQ	20/03429/FUL 23/02071/S73 and 20/03429/NMA2	21/03/2022	1.1	-	28967	-	-	-	-	28967	-	-	-	28967	Botanic Place will be a new 5 and 7 storey office development, replacing existing office space. Construction is underway.
Permitted	South Cambridgeshire	Phase 2 Land Zone 2, Granta Park, Granta Park, Great Abington	CB21 6AL	21/05165/REM	14/02/2022	11.3	-	-	32159	-	-	-	16080	16079	-	-	32159	Granta Park is a science and research park providing laboratory and office accommodation to the south of Cambridge. Phase 2 Land within Granta Park, is located between the first phase of Granta Park and Great Abington village. Zone 2 is the northern portion of Phase 2. A reserved matters application was permitted in April 2022 confirming five 2-3 storey buildings.
Permitted	Cambridge	Land Between Huntingdon Road, Madingley Road And M11 - North West Cambridge (Eddington)(Cambridge Side)	CB3 0LH	11/1114/OUT	22/02/2013	7.6	-	-	31200	-	-	-	-	31200	-	-	31200	The outline consent for the new city district of Eddington included up to 40,000m2 for commercial R&D, along with 60,000m2 academic floorspace. Part of this is in Cambridge (this row), and part in South Cambridgeshire.

Status	Local Authority	Site Name	Location	Permission ref	Date Approved	Hectares (Net)	E(g) / B1 Floorspace (Sqm)	E(g)(i) / B1(a) Office Floorspace (Sqm)	E(g)(ii) / B1(b) R&D Floorspace (Sqm)	E(g)(iii) / B1(c) Light industrial Floorspace (Sqm)	B2 Floorspace (Sqm)	B8 Floorspace (Sqm)	Anticipated availability phasing: 2024/25-2028/29	Anticipated availability phasing: 2029/30-2033/34	Anticipated availability phasing: 2034/35-2044/45	Anticipated availability phasing: 2045+	Total Floorspace (Sqm)	Site Description
Permitted	South Cambridgeshire	Land Between Madingley Road and, Huntingdon Road, Gilton - North West Cambridge (Eddington) (SouthCams Side)	CB3 0LH	S/1886/11	22/02/2013	2.4	-	-	8800	-	-	-	-	8800	-	-	8800	The outline consent for the new city district of Eddington included up to 40,000m2 for commercial R&D. Part of this is in Cambridge (see above), and part in South Cambridgeshire (this row).
Allocation	South Cambridgeshire	Employment Allocation Land South of Norman Way, Over	CB24 5QE	N/A	N/A	1.7	-	1220	1220	1220	1220	1220	-	6100	-	-	6100	South Cambridgeshire Local Plan 2018 Allocation adjacent to the existing Norman Way Industrial Estate.
Allocation	South Cambridgeshire	Cambridge Biomedical Campus Phase 3	CB2 0AX	N/A	N/A	8.9	-	-	68000	-	-	-	22667	45333	-	-	68000	Phase 3 of the CBC is to be located to the south of Phase 2, within South Cams District. The site was allocated in the South Cams Local Plan 2018 for biomedical and biotechnology research and development within class B1(b) and related higher education and sui generis medical research institutes.
Permitted	South Cambridgeshire	Land to the West of Cambourne (Excluding Swansley Wood Farm)	CB23 6ER	S/2903/14/OL S/4443/18/DC	29/12/2017	6.3	30625	-	-	-	-	-	15313	15313	-	-	30625	The Cambourne West development includes three areas identified for employment development, for a mix of B1 type uses.
Permitted	South Cambridgeshire	Plot 5000 Cambridge Research Park, Beach Drive, Landbeach	CB25 9TL	21/05624/REM	28/06/2022	2.3	-	-	1944	1944	1944	1943	7775	-	-	-	7775	REM application for phase 1 of development as per outline permission above. Erection of mixed offices, research and development, industrial and storage. (awaiting decision on whether development has lawfully commenced)
Permitted	South Cambridgeshire	Land To The West Of Cambridge Research Park, Beach Drive, Landbeach	CB25 9TL	S/4615/18	23/04/2021	5.7	-	5292	3349	3349	3349	3349	-	18688	-	-	18688	Almost 28,000m2 (GEA) of floorspace remains at Cambridge Research Park, a landscaped employment area on the A10 near Waterbeach. The first phase of the development, 8,400m2 (GEA) of Mid tech and Low tech buildings on Plot 5000, was approved in June 2022. See reserved matters above for 7,775 sq.m - leaves a residual outline if 18,688 sq.m.
Permitted	South Cambridgeshire	Waterbeach New Town Site (Western Part)	CB25 9PA	S/0559/17/OL	27/09/2019	1.6	-	4750	4750	4750	-	-	-	-	14250	-	14250	New Town allocated in the South Cambridgeshire Local Plan 2018. The employment will be small-scale business space in mixed use centres and elsewhere including: small to medium sized offices; light industrial workshops; studio space; work 'hubs'/incubators and maker spaces.
Permitted	South Cambridgeshire	Northstowe Phase 2	CB24 3EW	S/2011/14/OL 21/02297/REM 24/02698/REM	09/01/2017	2.5	16200	-	-	-	-	-	8424	7776	-	-	16200	Phase 2 of Northstowe New Town. Includes the development of the town centre including office and light industrial uses. A town centre strategy was approved in June 2020 (S/2423/19/DC).
Permitted	Cambridge	Cambridge Medipark Ltd, Cambridge Biomedical Campus Marketing Suite, Francis Crick Avenue, Cambridge	CB2 0AA	16/1078/OUT	12/10/2017	0.7	-	-	14193	-	-	-	14193	-	-	-	14193	An outline application for biomedical and biotech research and development space on the Cambridge Biomedical Campus for use by the University of Cambridge covered this site. This has now lapsed and the site has been used for a temporary Covid-19 testing facility (22/00733/FUL).

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Permitted	Cambridge	Astrazeneca UK Ltd Cambridge Biomedical Campus Francis Crick Avenue, Cambridge	CB2 0AA	20/05027/REM	30/06/2021	5.0	-	-	13702	-	-	-	13702	-	-	-	13702	Part of Cambridge Biomedical Campus Phase 1 this includes an South Office Building (13,502 sqm GEA); an amenities Hive; a Travel Hub and a temporary Multi Use Games Area. Remainder of outline below (13,062 sq.m)
Permitted	Cambridge	Land South and, West of Existing Addenbrookes Campus, Hills Road, Cambridge	CB2 0AA	06/0796/OUT	15/10/2009	1.3	-	-	13062	-	-	-	-	13062	-	-	13062	Remaining permitted capacity within Phase 1 of the Cambridge Biomedical Campus.
Permitted	South Cambridgeshire	Northstowe Phase 1	CB24 3DS	S/0388/12/OL	22/04/2014	3.6	6370	-	-	-	5096	1274	12740	-	-	-	12740	This outline consent for Phase 1 of the development of Northstowe New Town includes 4.89 ha of employment land with 1.25 ha of this total was to be used for a household waste recycling centre.
Permitted	South Cambridgeshire	Northstowe Phase 3a	CB24 3BZ	20/02171/OUT	25/03/2022	1.4	9207	-	-	-	-	-	-	9207	-	-	9207	Phase 3a approved, see separate phase 1 and 2 which cover the whole site.
Permitted	Cambridge	Redevelopment Area Of Mill Lane, Cambridge	CB2 1XE	18/1930/FUL	19/03/2021	0.5	-	1478	-	-	-	-	1478	-	-	-	1478	Redevelopment of part of the Mill Lane/Old Press site for the expansion of Pembroke College.
Allocation	Cambridge	Mill Lane/Old Press allocation	CB2 1XE	N/A	N/A	1.5	-	4522	-	-	-	-	-	4522	-	-	4522	Mixed use allocation including student accommodation and commercial development with the 1478m2 of new office space from the above development taken into account.
Permitted	South Cambridgeshire	Little Grove 8 Elsworth Road, Boxworth	CB23 4LX	23/02278/FUL & 24/02504/S73	07/03/2024	0.6	-	-	-	-	1168	-	1168	-	-	-	1168	Change of use of a building from agriculture to B2 (General Industrial) use with ancillary office space.
Permitted	South Cambridgeshire	Cambourne Business Park, Plot 4000, School Lane, Cambourne	CB23 6EA	S/6137/01/F	26/04/2002	1.2	-	4978	-	-	-	-	-	4978	-	-	4978	Site adjacent to South Cambridgeshire District Council offices with permission for an office development.
Allocation	South Cambridgeshire	Allocation at, Bayer CropScience, Cambridge Road, Hauxton, Cambridge, CB2	CB22 5HT	S/2308/06/O	01/12/2006	0.4	2000	-	-	-	-	-	1000	1000	-	-	2000	Redevelopment of the Bayer Crop Science site was approved for a mixed use development, including this element of employment land. The site was allocated in the South Cambs Local Plan 2018. Capacity of the site is being reviewed, and will inform the later states of the local plan process.
Allocation	Cambridge	Housing allocation at, 379-371 Milton Road, Cambridge, CB4	CB4 1SR	N/A	N/A	0.5	-	-3609	-	-	-	-	-	-3609	-	-	-3609	Loss of office floorspace.
Permitted	Cambridge	Westbrook Centre, 1-7 Westbrook Drive, Cambridge	CB4 1YG	24/00622/FUL	03/09/2025	2	-	8235	12353	-	-	-	20588	-	-	-	20588	Redevelopment of office campus. Would be called The Platform.

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Allocation	Cambridge	315-349 Mill Road and Brookfields	CB1 3DL	N/A	N/A	0.5	3405	-	-	-	-	-	-	3405	-	-	3405	The site of the Brookfields Campus community hospital. The 2018 Cambridge Local Plan states that the site has capacity for 78 dwellings, up to 1 ha employment floorspace (including healthcare) and 0.6 ha for up to 270 student rooms. Capacity of the site is being reviewed, and will inform the later stages of the local plan process.
Allocation	Cambridge	Housing allocation at, Henry Giles House, Chesterton Road, Cambridge, CB4	CB4 3BQ	N/A	N/A	0.8	-	-7522	-	-	-	-	-	-7522	-	-	-7522	Site has been allocated for residential development in the Cambridge Local Plan 2018.
Permitted	South Cambridgeshire	Wing Development, North of Newmarket Road, Cambridge	CB5 8AA	S/2682/13/OL	30/11/2016	10.2	-	1600	-	-	-36000	-	-34400	-	-	-	-34400	Development of the Wing site included loss of industrial floorspace on the site. Outline application permits 1,600 sq.m of office floorspace
Permitted	Cambridge	Cintra House, 12 Hills Road, Cambridge	CB2 1PF	22/04527/FUL	08/03/2022	1.4	-	1846	-	-	-	-	1846	-	-	-	1846	Rear extension and increase approved basement to historic Hills Road office space previously occupied by The Open University.
Permitted	South Cambridgeshire	Hannah Reed and Associates Telford House, 76 Cow Lane, Fulbourn	CB21 5HB	22/03530/PRIOR	26/09/2022	0.4	-	-1582	-	-	-	-	-1582	-	-	-	-1582	Change of use of offices (previously a pumping station) to residential units
Permitted	Cambridge	121-123 Chesterton Road, Cambridge	CB4 3AT	23/04431/FUL	08/01/2025	0.2	-	-1999	-	-	-	-	-	-1999	-	-	-1999	Redevelopment of the island site at Mitcham's Corner (excluding Lloyds Bank) for hotel and groundfloor commercial uses
Permitted	South Cambridgeshire	Cambridge Innovation Park, Denny End Road, Waterbeach	CB25 9PB	20/05253/FUL	20/06/2023	3.7	-	8361	-	-	-	-	8361	-	-	-	8361	Hybrid permission for three new office buildings (Buildings 3 and 4 (4,645m2) - full and Building 5 (3,716m2) and the car deck - outline) on Cambridge Innovation Park
Permitted	Cambridge	Devonshire Gardens, Devonshire Road, Cambridge	CB1 2BJ	22/01982/FUL	24/05/2023	1.2	-	6597	6598	-	-	-	13195	-	-	-	13195	Mixed used development including 3 new office/R&D buildings and 2 residential buildings on the site of the Travis Perkins Depot.
Permitted	South Cambridgeshire	CPC 1 And CPC 2 Capital Park, Cambridge Road, Fulbourn	CB21 5XE	23/00413/FUL 24/01431/S73	16/06/2023	0.8	-	-	1730	-	-	-	1730	-	-	-	1730	The creation of new internal and external commercial floor space
Permitted	Cambridge	St John's Innovation Park (Phase 1)	CB4 0ZT	20/03523/FUL	22/07/2022	2.7	17075	-	-	-	-	-	17075	-	-	-	17075	First Phase in redevelopment of St John's Innovation Park. Demolition of St John's House and erection of 5 and 6 storey buildings for commercial/business purposes.
Permitted	South Cambridgeshire	Burlington Park, Station Road, Foxton	CB22 6SA	22/03826/FUL	21/04/2023	2.0	2334	2334	-	-	-	-1081	3587	-	-	-	3587	Demolition and refurbishment of existing buildings and erection of an office and research and development building.
Permitted	South Cambridgeshire	Land At The Way, Fowlmire	SG8 7QS	23/02467/FUL	24/01/2024	2.2	-	-	11543	-	-7132	-	4411	-	-	-	4411	Part demolition of existing industrial buildings and erection of new buildings for research and development including co-working space, cafe and gym. Now named Alchemy Cambridge.

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Permitted	South Cambridgeshire	TWI Granta Park, Great Abington	CB21 6AL	22/05549/OUT	24/01/2024	10	20443	-	-	-	-	-	13629	6814	-	-	20443	Development of the TWI campus for use by TWI (including for office and laboratory space, and ancillary facilities including conferencing and non-residential education/training uses) and/or for Research and Development purposes. This will include three new buildings and an extension/reconfiguration of two existing buildings together with the phased demolition of a number of buildings. Outline applications for 20,443 sq.m of floorspace
Allocation	Cambridge	Clifton Road Area	CB1 7EB	N/A	N/A	1.4	-	9192	-	-	-21000	-	-	-11808	-	-	-11808	Area of industrial development allocated in the Cambridge Local Plan 2018 for residential uses. The redevelopment of this site to provide new homes will result in a significant loss of employment uses that would need to be relocated, work on the Councils' housing trajectory indicates limited evidence that it will still come forward. These issues will be considered further as the draft Local Plan is prepared.
Permitted	Cambridge	10A Cheddars Lane, Cambridge	CB5 8LD	23/01457/FUL	25/01/2024	0.2	-	1185	1185	-	-1071	-	1299	-	-	-	1299	Redevelopment of employment site from industrial/warehouse use to office/R&D use.
Permitted	South Cambridgeshire	Unit 8, Prospect House, Buckingway Business Park	CB24 4UQ	23/03985/FUL	19/02/2024	0.5	-	-2312	-	-	-	2312	-	-	-	-	0	Demolition of existing office building and construction of a warehouse building.
Permitted	Cambridge	Babbage House, Castle Park, Cambridge	CB3 0AT	23/04037/FUL	20/03/2024	0.75	-	1479	-	-	-	-	1479	-	-	-	1479	Refurbishment of Babbage House and the extension of its floorspace via a new 4th storey and rear extension.
Permitted	Cambridge/ South Cambridgeshire	Vitrum House, St John's Innovation Park	CB4 0WS	23/01509/FUL; 23/01487/FUL 24/02724/S73	07/02/2024	0.8	-	-	11322	-	-	-	11322	-	-	-	11322	Demolition of existing buildings and the erection of a Research and Development building (use Class E) on St John's Innovation Park.
Permitted	Cambridge	Blocks B2 & F2, Devonshire Quarter	CB1 2JW	23/01474/FUL	14/03/2024	0.7	-	5655	5654	-	-	-	11309	-	-	-	11309	The erection of an office (F2) and office and car parking (B2) building adjacent to Cambridge Railway Station.
Permitted	Cambridge	2-14 Fitzroy Street, Cambridge	CB1 1EW	22/04491/FUL	03/05/2023	0.2	-	1202	1202	-	-	-	2404	-	-	-	2404	Alterations to existing premises to allow office/lab uses on upper floors. Figure may be lower due to altered application to increase retention of retail uses on ground floor.
Permitted	South Cambridgeshire	29 Station Road, Shepreth	SG8 6GB	23/04678/FUL	13/02/2024	0.9	-	755	1185	-2626	-	-	-686	-	-	-	-686	Reburbishment of site close to Shepreth Railway Station (formerly Grant Instruments light industrial and office buildings) to create new R&D space.
Permitted	Cambridge	Merlin Place, Cambridge	CB4 0DP	23/00835/FUL	12/07/2024	0.5	-	3283	3023	-	-	-	6306	-	-	-	6306	Demolition of existing office building and construction of new office and R&D space on the North East Cambridge site currently occupied by Taylor Vinters.
Permitted	Cambridge	West of Cambridge Site, Madingley Road, Cambridge	CB3 0FZ	16/1134/OUT	21/06/2024	1.7	-	-	170000	-	-	-	56667	56667	-	56667	170000	The West Cambridge site is operated by the University of Cambridge, and is home to a range of academic, research and other uses. The site is undergoing major change, and developing its role as a development cluster for University science and technology research, knowledge transfer and open innovation.

Status	Local Authority	Site Name	Location	Permission ref	Date Approved	Hectares (Net)	E(g) / B1 Floorspace (Sqm)	E(g)(i) / B1(a) Office Floorspace (Sqm)	E(g)(ii) / B1(b) R&D Floorspace (Sqm)	E(g)(iii) / B1(c) Light industrial Floorspace (Sqm)	B2 Floorspace (Sqm)	B8 Floorspace (Sqm)	Anticipated availability phasing: 2024/25-2028/29	Anticipated availability phasing: 2029/30-2033/34	Anticipated availability phasing: 2034/35-2044/45	Anticipated availability phasing: 2045+	Total Floorspace (Sqm)	Site Description
Permitted	South Cambridgeshire	Bourn Airfield New Village	CB23 2TQ	SI/3440/18/OL	30/07/2024	0.0	1394	-	-	-	-	-	-	1394	-	-	1394	A new Village including around 3500 new homes was allocated in the Local Plan 2018. It includes 1500m2 (GEA) of new employment space. Note that the site adjoins the Bourn Quarter employment development, listed separately.
Permitted	Cambridge	2000 and 3000 Discovery Drive, Cambridge Biomedical Campus	CB2 0AJ	24/01529/REM	10/10/2024	2.18	-	12897	12898	-	-	-	25795	-	-	-	25795	Two new buildings designed to be single or multi-let with specifications that enables flexible uses for office or laboratory R&D. This is on Phase 2 of CBC (16/0176/OUT).
Permitted	Cambridge	Grafton Centre, Fitzroy Street, Cambridge	CB1 1PS	23/02685/FUL	25/04/2025	4.1	-	23660	23661	-	-	-	47321	-	-	-	47321	Redevelopment of the Grafton Shopping Centre to provide new floorspace for life science, leisure and (reduced) retail use.
Permitted	South Cambridgeshire	Melbourn Science Park	CB4 0AE	23/01134/FUL	17/01/2025	7	27796	-	-	-	-	-	13898	13898	-	-	27796	Redevelopment of Melbourn Science Park to increase its capacity including demolition of some existing buildings, alterations, extensions and new floorspace.
Permitted	South Cambridgeshire	Land North of Cambridge North Station, Milton Avenue, Cambridge	CB4 0AE	22/02771/OUT	30/04/2024	8.2	-	25000	43000	-	-	-	24146	43854	-	-	68000	A hybrid mixed use planning permission including two commercial buildings (outline) and three commercial buildings (full) for office and R&D uses. Figures are GEA.
Permitted	Cambridge	Brookmount Court, Kirkwood Road, Kings Hedges Road, Cambridge	CB4 2QH	23/04289/FUL	25/11/2024	0.4	-	4960	4960	-	-	-	9920	-	-	-	9920	Demolition of existing office and test driving centre buildings and the creation of new life science office and laboratory floorspace.
Permitted	South Cambridgeshire	Former Waste Water Treatment Facility, Cambridge Road, Hauxton	CB22 5HT	23/03080/OUT 24/00208/REM	25/07/2024	20.3	-	15637	15637	-	-	-	-	31274	-	-	31274	Demolition of the Waste Water Treatment Facility associated with the former Bayer CropScience site and creation of office and R&D space to provide a new life science campus along with a new amenity building and country park.
Permitted	Cambridge	South of Coldham's Lane, Cambridge	CB1 3LH	23/04590/OUT	31/01/2025	9.3	822	34026	51039	-	-	-	42943	42944	-	-	85887	Hybrid permission for R&D and Office space with ancillary retail and community uses. The permission also includes landscape works and opening access to 'the Lakes'.
Permitted	South Cambridgeshire	Waterbeach New Town	CB25 9PA	SI/2075/18/OL	17/12/2024	8.4	-	22400	-	1200	-	1200	-	-	24800	-	24800	The New Town allocated in the South Cambridgeshire Local Plan 2018. It is located within access to the strategic road network (A10). Employment development, 24800m2 (GEA) will likely be long term, benefitting from existing local business space agglomeration - Cambridge Research Park is located to the west and Cambridge Innovation Park to the south.
Permitted	South Cambridgeshire	Voland Asphalt Ltd, Twenty Pence Road, Cottenham, Cambridgeshire	CB24 8SP	24/01108/FUL	03/04/2024	0.6	-	520	-	779	-	208	1507	-	-	-	1507	Replacement of existing premises with 2 storey office and storage buildings and single storey offices.
Permitted	South Cambridgeshire	Sawston Park, London Road, Pampisford	CB22 3EE	24/00166/OUT	15/11/2024	0.8	-	-	5392	-3082	-	-	2310	-	-	-	2310	Phase 3 of the development of the Unity Campus including an office/ laboratory building (Building C) and a hub building (Building E)

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Permitted	Cambridge	Clarendon House, Clarendon Road, Cambridge	CB2 8BH	24/00889/FUL	26/03/2025	0.3	3205	-	-	-	-	-	3205	-	-	-	3205	Partial demolition, alterations and extension to Clarendon House.
Permitted	South Cambridgeshire	440 Cambridge Science Park	CB4 0QA	24/01079/FUL	07/04/2025	1.6	-	5160	7739	-	-	-	12899	-	-	-	12899	New 5 storey research and development/office building on a currently vacant site
New Sites via recent planning committees awaiting S106 agreement	Cambridge	230 Newmarket Road, Cambridge	CB5 8JL	24/03088/FUL	N/A	1.2	-	10400	-	-	-	-	10400	-	-	-	10400	Hybrid approval including detailed permission for a new 6 storey office building adjacent to Cambridge Retail Park.
Permitted	South Cambridgeshire	The Franklin Building, 2 Granta Park	CB21 6GP	24/02507/FUL	01/10/2025	0.6	-	-	2833	-	-	-	2833	-	-	-	2833	The extension and refurbishment of the Franklin Building (R&D)
Permitted	South Cambridgeshire	Phase 2, South Cambridge Science Centre, Dales Manor Business Park	CB22 3TJ	24/01473/FUL	09/07/2025	2.3	-	-	4262	-	-	-	4262	-	-	-	4262	Phase 2 of the South Cambridge Science Centre (SCSC) with the redevelopment of a concrete batching plant site for a R&D/office building.
Permitted	Cambridge	Land at 6-7, 8, 9-11, 13, 14-16 Mercers Row, Cambridge	CB5 8HY	24/03964/FUL	05/09/2025	2.6	-	-	2278	2278	2278	2278	5956	-	1156	2000	9112	Phase 1 full permission for 2 buildings to be used for Mid-Tech (E(g)(i), E(g)(iii), B2, B8) - 5,956 sqm. Phase 2 outline permission for the demolition of existing units and up to 5,700 sq. m of for Mid-Tech (E(g)(i); E(g)(iii), B2, B8) and Community facilities) - 5,700 sqm
Permitted	Cambridge	72 Hills Road, Cambridge	CB2 1LA	23/02904/PRIOR	20/09/2023	0.2	-	-2683	-	-	-	-	-2683	-	-	-	-2683	Change of use from office to school.
Permitted	South Cambridgeshire	Digital Park, Longstanton	CB24 3FB	S/3854/19/OL	11/07/2023	2.4	-	-	-	-	-4532	-	-4532	-	-	-	-4532	A residential development resulting in the loss of industrial floorspace.
New Sites via recent planning committees awaiting S106 agreement and/or held up with Anglian Water Objection	Cambridge	The Paddocks, 347 Cherry Hinton Road, Cambridge	CB1 8DH	24/04859/FUL	N/A	0.3	-	4553	4554	4553	-	-	970	5584	7106	-	13660	Hybrid planning approval with a full Phase 1 application for the demolition of existing buildings and the erection of a building and an outline approval for Phases 2a, 2b, 3, 4 and 5 including the demolition of existing buildings and structures, and erection of buildings (Use Class E(g)) (for the timebeing as E(g) even split assumed)
New Sites via recent planning committees awaiting S106 agreement and/or held up with Anglian Water Objection	Cambridge/ South Cambridgeshire	Former National Institute of Agricultural Botany, Huntingdon Road, Cambridge	CB3 0LE	23/04643/OUT	N/A	2.9	-	11467	17200	-	-	-	-	28667	-	-	28667	Outline approval for the demolition of current buildings other than Chapter House and erection of four 3 storey buildings for a laboratory/office campus
Permitted	South Cambridgeshire	3 Ely Road, Milton	CB24 6DD	25/01633/FUL	15/08/2025	0.7	-	-1581	-	-	-	-	-1581	-	-	-	-1581	Change of use of office building to car dealership
Permitted	South Cambridgeshire	Parcel D Wellcome Trust Genome Campus, Cambridge Road, Hinxton	CB10 1RQ	25/00823/REM	06/06/2025	-	-	7544	11316	-	-	-	18860	-	-	-	18860	Reserved Matters Approval of Parcel D at the Wellcome Genome Campus for Research and Translation Uses and food and beverage uses (floorspace figures currently GEA)
Permitted	South Cambridgeshire	191 Cambridge Science Park	CB4 0GW	25/00113/FUL	03/07/2025	2.3	-	-	-	-	1072	1073	2145	-	-	-	2145	Two-storey extension of the existing building to provide a new filling and packaging hall with a first-floor specialist building services plant.
Permitted	South Cambridgeshire	The Depot, Royston Road, Caxton	CB23 3PN	20/05293/OUT 25/00662/REM	06/06/2022	2.8	-	-	-	-	-	1400	1400	-	-	-	1400	Trade counter/storage use

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New Sites via recent planning committees awaiting S106 agreement and/or held up with Anglian Water Objection	South Cambridgeshire	210 – 240 Cambridge Science Park, Milton Road, Cambridge	CB4 0WA	24/04575/FUL	N/A	5.1	-	10099	36169	5161	-	-	17807	33622	-	-	51429	Demolition of existing units 210, 211, 214, 220, 230, 240 and redevelopment for 4 new buildings of office, research and development (E(g)(ii)) with complementary floorspace. Retention of Unit 216. The development is called The Fenway.