

Development Strategy

Topic Paper



Greater Cambridge Local Plan

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Regulation 18 consultation (December 2025 - January 2026)

Greater Cambridge Local Plan - draft plan (Reg. 18): Development Strategy Topic Paper

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0. Executive Summary

Introduction

This Topic Paper sets out the Councils' approach to identifying the Greater Cambridge Local Plan development strategy at draft plan stage, focused on the scale and distribution of jobs and homes being planned for. The evidence and analysis provided demonstrates how the strategy meets the tests in national planning policy that for a Plan to be sound it should be: positively prepared, providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; justified, through an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence; effective, by being deliverable over the plan period and based on effective joint working on cross-boundary strategic matters; and consistent with national policy.

The Topic Paper covers the following topics and policies:

- Plan vision and strategic priorities
- Policy S/JH: New jobs and homes
- Policy S/DS: Development strategy
- Policy S/SH: Settlement hierarchy
- Policy S/DE: Defined development extents
- Policy SS/GB: The Cambridge Green Belt
- Policy S/MO: Monitoring
- Strategic policies for the purposes of Neighbourhood Planning

Greater Cambridge Local Plan process to date

Formal work on the Greater Cambridge Local Plan began in 2019, with the following key stages:

- 2019: Call for Sites and initial workshops
- January-February 2020: First Conversation (Issues and Options) consultation
- November 2020: Strategic spatial options
- November-December 2021: Greater Cambridge Local Plan First Proposals (Preferred Options) consultation

Subsequent to these earlier stages, in January 2023 we published the Development Strategy Update, which confirmed:

- updated needs for jobs and homes;
- the inclusion of strategic sites as central building blocks of any future strategy for development;
- that the Greater Cambridge Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs, subject to sustainability impacts. At the time, due to water supply and housing delivery uncertainty, it was not possible to confirm a full development strategy; and
- that the development strategy principles that informed the First Proposals development strategy remained valid and we would build on these to inform the identification of any additional sites.

Plan period

The period for the Greater Cambridge Local Plan to date has been 2020-2041. Given the delay to the progression of the plan due to external factors including the water supply issue referred to above, we have moved the plan period forward to 2024-2045 to ensure that the plan remains compliant with national policy, which requires that strategic policies should look ahead over a minimum 15 year period from adoption.

Vision and strategic priorities

Responses to the First Proposals consultation showed broad support for the vision and aims together with suggestions for minor amendments. Subsequent to that stage, the Cambridge 2050 programme has resulted in additional focus on the role of Greater Cambridge in enabling and enhancing the area's national and international economic role, building on its exceptional science and technology strengths. The Draft Plan vision and aims builds upon those we set out at the First Proposals stage, but respond to this additional economic focus, and also include minor changes responding to specific consultation responses. The aims have been renamed strategic priorities to reflect their role in setting priorities for the plan as defined in

[law](#). The vision and strategic priorities have informed the preferred development strategy.

Objectively assessed needs for jobs and homes

To inform the Draft Plan we refreshed our jobs and homes evidence, maintaining the same approach as completed previously, seeking to understand how many jobs the government's mandatory minimum housing need calculation would provide, and separately the most likely future forecast for jobs, and the homes that this would require. The Government's updated Standard Method calculation (December 2024) for identifying our minimum housing need significantly increases our local housing need from its previous figure, such that it would support the most likely forecast for future jobs. As such we consider that at the draft plan stage the up to date Standard Method calculation outcome represents our objectively assessed need for homes, and that this supports our objectively assessed need for jobs – being the most likely forecast. This is 48,195 homes and 73,248 jobs for the plan period of 2024-2045 (rounded up to 73,300 in the policy).

We rejected other options as not forming reasonable alternatives, given that a higher housing need would be associated with a less likely jobs forecast, which by definition would not form our objectively assessed need for development.

Provision of jobs and homes

The Councils' position - in seeking to provide for the identified objectively assessed needs for housing and jobs, subject to whether that need can be provided without unacceptable sustainability impacts - has remained constant throughout the plan making process. Key challenges to this aim have been water supply, the transport network, and housing delivery. The conclusions regarding each topic are identified below following the exploration of alternative options.

Draft plan development strategy

Towards a draft plan development strategy – jobs and homes

We progressed a review of the development strategy alternatives to meet the 2025 objectively assessed needs for homes and employment, drawing on the extensive strategic options evidence base (see Appendix 1: Strategic growth and spatial options review). This process is explained below.

Confirming First Proposals sites

Given the decisions made at the Development Strategy Update 2023 referred to above, we reviewed First Proposals sites first as the likely basis for meeting the majority of our homes / employment needs. Having regard to the confirmed development strategy principles, representations to the First Proposals consultation, and updated evidence as relevant, we confirmed that, subject to the removal of eight sites (including five smaller sites no longer considered suitable, and three that have been completed), sites included within the First Proposals remain suitable, available and achievable. This review included confirming the inclusion of an expanded Cambourne associated with proposed East West Rail station, noting in particular the Government's confirmation of support for the East West Rail project in the UK Budget in October 2024, as well as exploration of site constraints.

The confirmed First Proposals sites (including any updated capacities) provide 9,277 homes (without any delivery from North East Cambridge, or 13,227 homes with delivery from North East Cambridge) and over 1,000,000 square metres employment land for the revised plan period 2024-2045. However, noting that the 2025 objectively assessed needs for homes and employment are substantively higher than those identified at the First Proposals 2021 consultation, we needed to look for additional sources of supply to meet the additional needs, including providing a headroom over and above those needs to enable a flexible housing and employment supply, providing confidence of delivery for meeting our needs.

Reviewing alternative broad locations to meet additional needs

Given the above confirmation of the First Proposals development principles and sites, we reviewed the previously tested broad locations to identify the reasonable alternatives available to us to meet these additional needs, guided by the confirmed development strategy principles. Given the higher needs identified above, within this we had to consider broad spatial options that were not considered reasonable alternatives at the First Proposals stage.

Our review of potential broad locations available to us to meet the remaining needs to be met concluded as follows regarding whether they formed reasonable alternatives for meeting a substantive proportion of the additional needs:

- **Densification of Cambridge:** not sufficient capacity. Our evidence and Sustainability Appraisal demonstrate that this location is the most sustainable location for development. We therefore completed a further review of potential densification opportunities and identified a limited number of additional sites that could be deliverable allocations. Even accounting for these, review of urban development opportunities has not identified suitable, available and achievable sites that could meet a substantial proportion of our housing needs. As such, we've identified Policy Areas that provide policy parameters to guide additional densification opportunities when proposals come forward within the urban area.
- **Edge Cambridge - non-Green Belt:** not available. Our evidence and Sustainability Appraisal above show that the edge of Cambridge - non-Green Belt is a sustainable location for homes and jobs, being accessible to existing jobs and services. However, beyond Cambridge Airport, which is already confirmed within the emerging strategy, no substantive additional land is available on the edge of Cambridge outside the Green Belt.
- **Edge of Cambridge - Green Belt:** potentially reasonable alternative broad location. Our evidence and Sustainability Appraisal show that sites in the Green Belt could provide a sustainable location for homes and jobs in terms of transport and carbon impacts. However, the Government attaches great importance to Green Belts in preventing urban sprawl by keeping land permanently open. We consider that our higher needs for housing, together

with the in principle sustainability of this broad location, mean we should consider again, as at the First Proposals, whether there are exceptional circumstances to justify releasing land on the edge of Cambridge.

- Expanded Cambourne: reasonable alternative broad location. Evidence shows that the most sustainable location for further new settlement scale development away from Cambridge is through an expansion of Cambourne, which performed almost as well as the edge of Cambridge as a location to reduce use of the car. Having identified alternative strategic options that could be considered alternatives to Cambourne (see below at Expanded Royston), the Councils consider it necessary to re-assess the merits of locating growth at an expanded Cambourne in a consistent way with other reasonable alternative strategic spatial options.
- New settlements: reasonable alternative broad location. At the First Proposals 2021 stage of plan-making, our identified needs could be met without considering new settlements as a reasonable option, noting the sustainability merits of expanding Cambourne served by the proposed East West Rail scheme and increasing its existing critical mass of population and services. For the Draft Plan stage, the increased scale of need identified, and the fact that we have reviewed and rejected other broad locations for meeting this higher need, justifies a different approach.
- Villages: not sustainable. Strategic options evidence above concluded dispersing substantial development to smaller sites is not sustainable. Notwithstanding, to see if limited additional sustainable sites could be foundⁱ, we completed a further review of smaller sites submitted to the plan, drawing on updated HELAA information. Having completed this review we did not identify any additional sites that would not cause a level of harm that we considered justified in the context of other available options.
- Expanding an existing town – Royston: potentially a reasonable alternative broad location. This is a new broad location we had not previously identified. Noting that delivery of sites in this location would be dependent on infrastructure within North Hertfordshire, we asked North Hertfordshire District Council for their view on these sites. Their conclusion was that given the lack of detailed evidence they could neither confirm support for (or opposition to)

development in these locations. As such, we cannot demonstrate that these sites are achievable. Noting this uncertainty, we consider that the expanding an existing town - Royston strategic spatial option and site proposals form *potentially* reasonable options at a strategic level.

Testing reasonable alternative locations for development

Having rejected the above spatial options we identified that the remaining potential broad locations that could form reasonable options for meeting the remaining objectively assessed needs at a strategic level are: edge of Cambridge - Green Belt, expanding Cambourne, new settlements, and expanding an existing market town – Royston.

We compiled hybrid strategic options to test these alternatives (options 9a, 10a, 11a and 11b) in the same way as had been completed at previous stages, noting the similarities between these new hybrid options and two hybrid options tested as part of preparation of the First Proposals for the earlier level of jobs and homes (options 9 and 10) - SO9 First Proposals including Cambourne and SO10 hybrid strategy alternative including Green Belt. We then tested these at a strategic non-site specific level as per previous strategic options assessments, to ensure we had a comparable understanding of the benefits and disadvantages of all of them.

Key evidence findings from these assessments include:

Transport

- Edge of Cambridge - Green Belt sites: would support a high level of active mode travel (walking and cycling) and low car mode share. Such sites would require support from either new or improved transport infrastructure connecting this growth to jobs and local amenities, but given the opportunities for active travel they would likely limit the need for completely new transport infrastructure beyond that already planned.
- Expanded Cambourne: would have a lower active travel mode share and higher car mode share than edge of Cambridge sites, but the introduction of a

new railway station and the Cambourne to Cambridge Public Transport Scheme will greatly improve sustainable transport options at this location in the long term, which are likely to be attractive to residents. There is some uncertainty about when these will be delivered.

- New settlements: would have a lower active travel mode share and higher car mode share than edge of Cambridge sites, but can perform well in the right location with effective provision of public transport and active travel provision. Depending on existing provision, may require significant additional public transport infrastructure.
- Expanded town - Royston: Transport modelling of this option has not been completed. As an expansion to an existing market town that has a railway station, housing at this strategic location would likely not need completely new transport infrastructure, although the expansion sites would be relatively distant from the station which would likely limit the number of trips made by sustainable modes. This is likely to place reliance on car travel for longer journeys, with resultant adverse effects on carbon emissions and on equalities and inclusivity, particularly for younger and older people who are unable to drive or own a car.

Water

- Edge of Cambridge - Green Belt sites: depending on location may have some existing fluvial and surface water flood risk. Conversely, as strategic sites they may also provide good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.
- Expanded Cambourne: would have good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.
- New settlements: site selection can result in known or expected low flood risk, and large sites with good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.
- Expanded town – Royston: depending on location may have some existing fluvial and surface water flood risk. Conversely, as strategic sites they may

also provide good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.

Green infrastructure (GI)

- Edge of Cambridge - Green Belt sites: may place additional recreational pressure on existing GI, but conversely may provide an opportunity for urban extensions to cater for GI deficits in neighbouring urban areas.
- Expanded Cambourne: Development focused around Cambourne has the potential for impact/s on Eversden & Wimpole SAC and the numerous SSSI (primarily woodland in character) which must be considered cumulatively. Cambourne provides significant opportunities for integrating a wide range of green infrastructure (GI) given the larger scale of development in a single location.
- New settlements: provide opportunity to integrate a wider range of green infrastructure opportunities and mitigate risk of impact on any nearby nature sites with international designations and/or functionally linked habitat.
- Expanded town – Royston: may place additional recreational pressure on existing GI, including on the Therfield Heath SSSI, but conversely urban extensions may provide an opportunity for to cater for GI deficits in neighbouring urban areas.

Green Belt, landscape and heritage

- Edge of Cambridge - Green Belt sites: have potential for adverse impacts on Green Belt, landscape and the historic environment by extending the urban influence of the city and affecting views into and out of the historic centre, thereby affecting the setting of the city, particularly in relation to the historic core. With regard to heritage there are risks that the above impacts may not be able to be addressed through mitigation.
- Expanded Cambourne: Development would be outside of the Green Belt. Development is likely to result in localised changes to the character of the Wooded Clayland landscape around Cambourne, which is considered to offer potential opportunities to accommodate growth. Cambourne is in a less sensitive area in terms of environmental and historic assets.

- New settlements: Development would be outside of the Green Belt. Development could impact on the Greater Cambridge landscape, including potentially on the landscape setting of rural historic villages.
- Expanded town – Royston: Development would be outside of the Green Belt. Development is likely to have an adverse impact on the rural chalklands landscape character due to extensive views of the open low-lying land. Development in some locations around Royston is likely to affect one or more scheduled monuments.

Equalities

- Edge of Cambridge - Green Belt sites: have potential to promote equality and inclusivity by providing people with access to a wide range of services via sustainable modes of travel.
- Expanded Cambourne: can be planned to be self-contained by co-locating a broad range of jobs, houses and facilities and services.
- New settlements: can be planned to be self-contained by co-locating a broad range of jobs, houses and facilities and services.
- Expanded town – Royston: larger urban extensions, depending on their size, can be planned to be self-contained by co-locating a broad range of jobs, houses and facilities and services, providing positive equalities and inclusivity outcomes. However - see above at transport – sites in this broad location could have a potential reliance on car travel for longer journeys, with resultant adverse on equalities and inclusivity, particularly for younger and older people who are unable to drive or own a car.

Jobs

- Edge of Cambridge - Green Belt sites: would likely be successful over time given existing sector strengths in and close to Cambridge, although there could be location-specific sensitivities depending on proximity to other economic activity.
- Expanded Cambourne: Employment located at transport nodes around Cambourne will broadly enable good labour market accessibility to employment locations and support economic growth. East West Rail and the

Greater Cambridge Cambourne to Cambridge Public Transport Scheme are likely to significantly improve accessibility, enhancing commutability.

Spreading employment outside of the city to Cambourne will be contrary to prime office market preferences for the city centre and city fringe locations. However, secondary offices and lab development is likely to be successful around Cambourne with improved accessibility. Industrial and warehousing tend to have a greater reliance on strategic road access rather than public transport and would benefit from the A428 connection.

- A new settlement: depending on location might away from the market's preference for new office and R&D employment space to be in close proximity to the city. As such, the location of a new settlement may have a bearing on its level of employment success.
- Expanded town – Royston: spreading employment outside of the city to more dispersed locations such as the Royston option would be contrary to prime office market preferences for the city centre and city fringe locations. Royston is also not on the Strategic Route Network, and as such is not a prime location for meeting the area's identified industrial and warehousing needs.

Homes

- Edge of Cambridge - Green Belt sites: would deliver around 3,150 homes within the plan period, having the higher annual delivery rates provided by urban extensions. Would provide homes close to employment and the ability to provide specialist housing accessible to existing facilities, services and amenities.
- Expanded Cambourne: assumed to deliver 2,550 homes within the plan period, due to the lower annual delivery rates associated with the new settlements typology. If the phasing of East-West Rail and the new railway station at Cambourne is delayed, then this could delay housing completions from the Cambourne Expansion. Uncertainty over the location of the new station could also affect lead-in times. There is also a risk of potential competition between Cambourne, Bourn Airfield and the Cambourne Extension with all three under construction at the mid-latter part of the 2031 plan period, however the committed Cambourne West site would be past its

peak and starting to decline before peak delivery would be reached at a new Cambourne allocation.

- A new settlement: assumed to deliver 2,550 homes within the plan period., period, due to the lower annual delivery rates associated with new settlements. The ability to provide a wide range of dwelling types and sizes is likely.
- Expanded town – Royston: assumed to deliver 3,150 homes within the plan period, due to the higher annual delivery rates provided by urban extensions. Housing provided at this strategic location would be relatively distant from Cambridge, serving at least in part the Stevenage Housing Market Area.

Infrastructure

- Edge of Cambridge - Green Belt sites: are assumed to provide new services and facilities, as well as being well-located for services, facilities and jobs within Cambridge. There is a risk however that growth around the city could put pressure on amenities within the city.
- Expanded Cambourne: Development here would be well-located for Cambourne's existing services and facilities whilst providing new and/or expanded facilities too. It performs relatively poorly within the plan period, as it is unlikely that the full infrastructure to support development will be provided, but it performs well when fully built out.
- A new settlement: can be planned to be self-contained by co-locating range of facilities and services on site.
- Expanded town – Royston: assumed to provide new services and facilities, as well as being well-located for services, facilities and jobs within Royston. There is a risk however that growth around the town could put pressure on amenities within the town.

Sustainability Appraisal identified the following headline sustainability benefits and challenges for these two broad non-site specific locations:

Sustainability Appraisal headlines: strategic spatial options 9a, 10a, 11a and 11b

9a: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne

Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.
- The provision of a new settlement can deliver large numbers of homes of a range of types and tenures, as well as a range of new services and facilities.
- The design of the new settlement provides the opportunity to further promote positive effects relating to accessibility, equalities, health, climate change mitigation and air quality. The new settlement is expected to achieve a degree of self-containment in the long term.
- New settlements on very good public transport corridors are also likely to have good access to services, facilities, public transport and employment centres further afield.
- The provision of a large proportion of development as a new settlement is likely to help to protect the wider setting of Cambridge including the setting of its heritage assets.
- The new settlement could be delivered to avoid areas of higher flood risk and while substantial greenfield land take would be required for its development it provides the opportunity to incorporate substantial areas of greenspaces as part of its design to promote climate change resilience.
- The new settlement could be sited to avoid impacts upon Minerals Safeguarding Areas and Minerals Consultation Areas.
- The new settlement could be delivered to incorporate substantial high quality employment floorspace to attract investors.

- Cambourne is served by a range of services and facilities and the level of growth proposed at Cambourne means that additional infrastructure would be provided in the longer term.

Headline sustainability challenges

- Development at the new settlement is unlikely to be within walking and cycling distance of Cambridge (and services and facilities and jobs at this location), which could encourage car use, especially if it is not on a very good public transport route.
- Major landscape change / urbanisation is likely to occur at the location of the new settlement and this element of development would result likely in the loss of a large area of greenfield land.
- While this option would meet the objectively assessed need for the plan period, the delivery of homes per year at a new settlement is expected to be lower than what might be achieved at edge of Cambridge locations.
- The provision of a new settlement is likely to require the provision of substantial new infrastructure including wastewater treatment.
- A substantial number of Cambourne residents commute to Cambridge for work. As such, an increase in development at Cambourne is expected to result in an increase in carbon emissions, although this will be minimised by public transport improvements.

10a: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne

Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.

- Large urban extensions on the edge of Cambridge in the Green Belt are assumed to provide new services and facilities, as well as being well-located for services, facilities and jobs within Cambridge.
- Large urban extensions on the edge of Cambridge are likely to support the existing economic hub in Cambridge.
- While both locations would meet the objectively assessed housing need for the plan period, the Housing Delivery evidence shows that edge of Cambridge locations would likely provide more homes per year than a new settlement.
- Development at the edge of Cambridge would be unlikely to be affected by higher flood risk and while substantial greenfield land take would be required for the development of an urban extension, it provides the opportunity to incorporate substantial areas of greenspaces as part of its design to promote climate change resilience.
- Cambourne is served by a range of services and facilities and the level of growth proposed at Cambourne means that additional infrastructure would be provided in the longer term.

Headline sustainability challenges

- Risk that growth as urban extensions around the city could put result in pressures on the capacity of amenities within the city, and
- Growth around the city as urban extension has potential for adverse impacts on the landscape and historic environment.
- A substantial number of Cambourne residents commute to Cambridge for work. As such, an increase in development at Cambourne is expected to result in an increase in carbon emissions, although this will be minimised by public transport improvements.

11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement

Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.
- Development at Royston would be likely to provide new services and facilities, and have some access to existing facilities in Royston.
- As an expansion of an existing market town that has a rail station, housing at Royston would likely not need completely new transport infrastructure.
- The provision of a new settlement can deliver large numbers of homes of a range of types and tenures, as well as a range of new services and facilities.
- The design of the new settlement provides the opportunity to further promote positive effects relating to accessibility, equalities, health, climate change mitigation and air quality. The new settlement is expected to achieve a degree of self-containment in the long term.
- New settlements on very good public transport corridors are also likely to have good access to services, facilities, public transport and employment centres further afield.
- The provision of a large proportion of development as a new settlement is likely to help to protect the wider setting of Cambridge including the setting of its heritage assets.
- The new settlement could be delivered to avoid areas of higher flood risk and while substantial greenfield land take would be required for its development it provides the opportunity to incorporate substantial areas of greenspaces as part of its design to promote climate change resilience.
- The new settlement could be sited to avoid impacts upon Minerals Safeguarding Areas and Minerals Consultation Areas.
- The new settlement could be delivered to incorporate substantial high quality employment floorspace to attract investors.

Headline sustainability challenges

- Housing on the edge of Royston within South Cambridgeshire district would be relatively distant from Cambridge, and more likely to serve the Stevenage Housing Market Area.
- New development areas would be less well related to the existing boundary of Royston as they would be separated from the existing town centre by the A505. This would limit easy access to existing facilities in the town, and would make commuting to employment in Cambridge or other towns to the south like Stevenage or Hertford more likely.

11b - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne

Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.
- Cambourne is served by a range of services and facilities and the level of growth proposed at Cambourne means that additional infrastructure would be provided in the longer term.
- Development at Royston would be likely to provide new services and facilities, and have some access to existing facilities in Royston.

Headline sustainability challenges

- Housing on the edge of Royston within South Cambridgeshire district would be relatively distant from Cambridge, and more likely to serve the Stevenage Housing Market Area.
- New development areas would be less well related to the existing boundary of Royston as they would be separated from the existing town centre by the A505. This would limit easy access to existing facilities in the town, and would make commuting to employment in Cambridge or other towns to the south like Stevenage or Hertford more likely.
- A substantial number of Cambourne residents commute to Cambridge for work. As such, an increase in development at Cambourne is expected to result in an increase in carbon emissions, although this will be minimised by public transport improvements.

Weighing up strategy alternatives

Further to the strategic options testing:

- With regard to edge Green Belt locations, we considered the case for exceptional circumstances to release land from the Green Belt both to meet our area-wide development needs, and to meet site-specific needs.
- With regard to an expanded Cambourne, we explored site options to confirm a preferred site boundary, drawing on a bespoke evidence base.
- With regard to new settlement opportunities, drawing on the finding that different new settlement locations perform differently in transport terms, we explored the reasonable alternative new settlement options to consider whether any provided an opportunity to form part of a sustainable development strategy. Having reviewed the reasonable alternatives, we identified Grange Farm (East of junction of A11/A1307) as a potential preferred new settlement option. In transport terms, the site is located within walking and cycling distance of rural South Cambridgeshire science parks (noting that 2020 strategic options testing identified the Rural Southern Cluster as a potentially sustainable location for homes, close to existing and growing rural science parks), is adjacent to the Greater Cambridge Partnership's Cambridge South East Transport (CSET) Scheme, and is of a scale that could support a reasonable level of internalisation of daily trips. In landscape terms, the settlement will not result in coalescence with existing settlements, and is outside the Green Belt.
- For sites within all four broad locations, we tested the site specific implications of placing development on the edge of Cambridge in the Green Belt, at an expanded Cambourne, at reasonable alternative new settlement locations, and at an expanded Royston in a like for like way, via our Housing and Employment Land Availability Assessment (HELAA) and Sustainability Appraisal.

Having tested the expanded market town – Royston option in a like for like way against the other broad locations at a strategic level, and also on a site specific

basis, the Councils do not prefer this option and are not proposing allocations in this location. Development in this location would not be well located to meet Greater Cambridge's housing or employment needs. The expansion sites would be relatively distant from Royston station which would likely limit the number of trips made by sustainable modes, would have a significant adverse effect on landscape character, and sites on the western side of Royston would risk having a significant detrimental impact on Therfield Heath SSSI and Local Nature Reserve. When considered as a whole sites in this location proposed to the plan do not form a coherent expansion of the town. Separate to the above, the Councils cannot currently demonstrate that such sites are achievable, noting that North Hertfordshire District Council have not confirmed their support for the sites.

Having not preferred an expanded Royston as an option for meeting our additional development needs, we tested edge of Cambridge Green Belt, expanded Cambourne preferred site option and a preferred option new settlement location in a like for like way, following the same structure as that taken for the strategic testing above.

In summary, the site specific options testing shows that:

- Edge of Cambridge - Green Belt sites: perform better than Cambourne or Grange Farm new settlement in supporting trips by sustainable modes, being closer to existing jobs and services. The location of such sites would likely limit the need for completely new transport infrastructure, albeit development at such locations would likely add pressure to existing infrastructure, including green infrastructure, within Cambridge. Conversely, such sites may provide an opportunity to cater for GI deficits in neighbouring urban areas. Urban extensions to Cambridge would be likely to deliver marginally more homes within the plan period than those away from Cambridge (around 600 homes more than the other options within the plan period). The main disadvantage of such sites would likely be their significant harm to Cambridge Green Belt purposes, and to adverse impacts on the landscape and the historic environment of Cambridge.

- Expanded Cambourne: with mitigation, this site would perform as well or better than Waterbeach and Northstowe new settlements in transport terms. It requires delivery of Cambourne to Cambridge and East West Rail to achieve this performance – these schemes would provide direct public transport connections to Cambridge jobs and services at key Cambridge locations including West Cambridge, Cambridge Biomedical Campus, Cambridge station, and Cambridge North. Being a new settlement, Cambourne would likely deliver marginally fewer homes within the plan period around 600) than edge of Cambridge Green Belt sites, but the overall scale of around 10-15,000 homes, in addition to those already at existing Cambourne would support provision of a wide range of dwelling types and sizes, services jobs and infrastructure, and would support housing delivery well beyond the plan period. Development at Cambourne would be outside the Green Belt. The scale of development here would have significant adverse landscape impacts that would be hard to fully mitigate, but would be able to provide significant green infrastructure and landscape buffering in the form of Cambourne Forest. It would also have significant biodiversity impacts that may be difficult to mitigate – the design of development needs to retain, enhance and buffer on-site wildlife sites, and also provide dark corridors and zones.
- Grange Farm new settlement: with mitigation, Grange Farm would perform in comparable transport terms to Waterbeach and Northstowe new settlements. It requires delivery of CSET and a segregated crossing of the A11 to achieve this performance. Grange Farm is centrally located to the life science cluster south of Cambridge- an area of significant existing and ongoing growth in employment – there are currently around 33,000 jobs within a 20 minute journey, with plans to increase this to around 60,000 by 2050. More specifically Grange Farm is within walking or cycling distance of established employment locations at Granta Park and Babraham Research Campus; transport modelling shows that a significant proportion of journeys would be made from Grange Farm to these employment locations. No other new settlement or edge of Cambridge Green Belt site provides this benefit. The required connection linking Grange Farm to the CSET scheme would also provide public transport and active travel opportunities to Cambridge

Biomedical Campus, where it is estimated there will be around 42,000 jobs by 2050. Grange Farm is of sufficient scale to provide a wide range of services and facilities within the development to better meet the day to day needs of the population, and CSETS will also enable faster journeys to central Cambridge for other services, which is within cycling distance of the site. Being a new settlement, Grange Farm would likely deliver marginally fewer homes within the plan period (around 600) than edge of Cambridge Green Belt sites, but the overall scale of around 6,000 homes would support provision of a wide range of dwelling types and sizes and would support housing delivery beyond the plan period. In landscape terms, the settlement will not result in coalescence with existing settlements, and is outside the Green Belt. Mitigation of recreational impacts on the Roman Road SSSI and Scheduled Ancient Monument would need to be provided in the form of limiting access and provision of Strategic Alternative Natural Green Space on site. Grange Farm's location provides opportunity to deliver GI that integrates with the Gog Magog and Chalkland Fringe Strategic Green Infrastructure Initiative as a part of the wider green infrastructure network.

Drawing on the above, having weighed up the scale of our needs for development in relation to existing supply, the opportunities and challenges of edge of Cambridge Green Belt locations, an expanded Cambourne, and new settlements - at a strategic and site specific level, noting in particular: the harm of releasing further land on the edge of Cambridge in the Green Belt; the opportunities at Cambourne (focused at the location of the proposed East West Rail station and growing an existing new town) and Grange Farm new community (close to existing and expanding rural business parks and connected to Cambridge Biomedical Campus and Cambridge by high quality public transport); and that industrial needs sites that could meet our identified needs lie outside the Green Belt, the Councils conclude that our general development needs alone do not provide the 'exceptional circumstances' required in national policy to justify removing land from the Green Belt on the edge of Cambridge in this Local Plan.

Notwithstanding, for site specific reasons we have concluded that exceptional circumstances exist to justify release from the Green Belt at Cambridge Biomedical

Campus. Further review of site specific reasons for releasing land from the Green Belt on the edge of Cambridge has not identified further sites where exceptional circumstances exist.

Given recent changes to the NPPF the Councils are completing an update to our 2021 Green Belt Study to respond to recently introduced NPPF Grey Belt policy and subsequent relevant PPG updates. This will be published after the draft plan consultation. National policy changes have not affected the need for exceptional circumstances to be justified for releasing land from the Green Belt; the role of grey belt only becomes relevant if such exceptional circumstances are demonstrated. As per the narrative above and in Appendix 4: Revised Greater Cambridge Local Plan Green Belt considerations review, the Councils have concluded that Greater Cambridge's general development needs do not justify the exceptional circumstances required to release land from the Green Belt. As such, future confirmation of the location of grey belt land within Greater Cambridge will not affect the Councils' position regarding the identified preferred development strategy.

Conclusion

In conclusion, having weighed all the above factors, the Councils consider that the draft plan development strategy for jobs and homes - including development focused at strategic sites within Cambridge, on the edge of Cambridge outside the Green Belt, at an expanded Cambourne and at a new settlement at Grange Farm - provides the right balance for this plan period, and will provide a range of deliverable sites for the plan period and beyond and consider that sustainability will be secured. As such the development strategy is considered to be appropriate, when considered against the reasonable alternatives.

Towards a draft plan development strategy – meeting specific sector employment needs

For office and R&D (E(g)) space, committed floorspace supply exceeds the updated assessed needs for the plan period. As such, there is no justification for adding new locations specifically to provide for the overall need for such uses within the draft GCLP. Following review, sites included within the First Proposals (included within the

locations discussed in the above section regarding meeting needs for jobs and homes) provide land for office and research and development that include employment land remain suitable, available and achievable. We also considered that there were a small number of location specific circumstances where an additional allocation was considered appropriate.

For industrial and warehousing space (B2/B8 use classes), our updated employment evidence identifies a very significantly higher need for floorspace than was previously evidenced. This requires the Councils to identify an additional 289,000 square metres of space over and above that met by commitments. Notwithstanding that the Councils identified draft allocations that could meet part of this need at the First Proposals stage, the Councils reviewed all available sites including those draft allocations to ensure consistent testing of reasonable alternatives. Guided by the advice set out in the Industrial and Warehousing Sector Study 2025 identifying those employment sectors' locational, size and space type needs described above in more detail at Employment Provision, we drew on the locational requirements set out in the Growth Sectors and Industrial and Warehousing Sector studies to inform consideration of sites to meet employment needs, noting also the advice to identify two locations to ensure occupier choice and competitiveness.

Having explored the planning merits of reasonable alternative sites located along the A14, the Councils' preferred locations for the provision of B2/B8 space are Land at Junction 25 of A14, Bar Hill and Land to the south of the A14 Services, Boxworth.

Of the reasonable alternative sites, Land north of A1307, Bar Hill (Slate Hall Farm) is located closest to Cambridge and close to Northstowe, next to existing infrastructure, such as the A1307 cycleway, for active travel which would provide reasonable opportunities for residents from these two areas, and from Bar Hill which is also nearby, to commute to and from the site sustainably. Businesses in the manufacturing/advanced manufacturing and general industrial sub sectors are seeking locations which are readily commutable from Cambridge and on the edge of the City with good network access for both workers and customers. A location closer to Cambridge and its surrounding villages will also optimise the ability of logistics

companies to use sustainable modes of transport such as electric vehicles and bicycles for final mile deliveries.

Land to the south of the A14 Services, Boxworth is not as well located as Land at Junction 25 of A14, Bar Hill, but lies adjacent to the Extra A14 Services which would provide services for workers on the site. The site would provide additional lorry parking spaces adjacent to an existing lorry park and the services provided by Extra Cambridge. A significant portion of Land to the south of the A14 Services, Boxworth was used as a site compound for the A14 improvement works.

Ensuring a deliverable plan

Water supply

Following the identification of water supply challenges at the First Proposals stage and the Development Strategy Update 2023 a range of actions were undertaken to explore and identify how the issues could be overcome. In particular, the government established a Cambridge Water Scarcity Group, to bring together all the relevant agencies and stakeholders including DEFRA, the Environment Agency, and water companies. It is chaired by Dr Paul Leinster (current Chair of Water Resources East and previous Chief Executive of the Environment Agency). The aims of the group are to address short term issues as well as longer term solutions.

The Government published documents alongside the budget in March 2024 providing an update on activities [Addressing water scarcity in Greater Cambridge: update on government measures - GOV.UK](#), along with a joint statement [Joint statement on addressing water scarcity in Greater Cambridge - GOV.UK](#) prepared with the Councils.

Measures being implemented include a Water Efficiency Programme to retrofit public buildings water efficiency measures. Government funding has been provided to the Greater Cambridge Shared Planning Service to implement the programme. A second phase of this programme is being scoped to explore a wider range of efficiency measures. A water credits system is also being explored, which could be applied to help secure funding from development. Programmes are also trailing

nature-based solutions to assist with aquifer recharge, and exploring a range of measures with the agricultural sector.

The Cambridge Water 'Water Resource Management Plan 2024' was adopted in March 2025. This includes various additional measures to address short term water issues, including an enhanced metering programme, drought management plan, and risk-based approach to abstraction management.

Additional supply solutions have been identified and are being brought forward. A pipeline connection to Grafham Water will boost supplies to the Cambridge area from 2032. The Fens Reservoir will further increase supplies from the mid 2030's. In addition to helping meet future water supply needs they will enable reductions in abstraction from existing sources, helping to restore and protect the chalk streams south of Cambridge. The phasing of developments in the development trajectory proposed in the draft local plan has considered the availability of these new resources.

Policies being proposed by the draft Local Plan would require new developments to have a level of water efficiency beyond national levels.

A Water Supply Evidence Document has been prepared to accompany the draft Local Plan, which documents how the development plan process relates to the water supply planning process. It has considered the water demand that would be created by the proposed development strategy and how it relates to the available supply. The timing of developments proposed can take account of the availability of water supply infrastructure. The Regional Water Plan identifies that in the longer term, into the 2040's and beyond, adaptive approaches and new infrastructure such as desalination will need to be applied to ensure there continues to be water available to meet needs whilst protecting the environment.

Waste water treatment

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.

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.

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.

Housing Delivery

Our housing delivery consultants confirm that the preferred strategy is deliverable in housing terms, and will support retention of a five year housing land supply at adoption and throughout the plan period. The sites set out in this plan provide headroom above our identified needs of approximately 6.5%, or 14.7% if housing comes forward at North East Cambridge within the plan period.

Transport

The Greater Cambridge Transport Strategy currently being developed by the Cambridgeshire and Peterborough Combined Authority will include the mitigation and infrastructure requirements necessary to promote sustainable travel as part of the Local Plan development strategy. The foundations for the 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 these bodies to support delivery of these schemes.

Beyond these schemes, the evidence supporting the emerging Local Plan development strategy identifies the additional mitigation and infrastructure required to enable delivery of the new sites included within the development strategy. 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.

Conclusion

Our draft plan development meets our objectively assessed need for homes and jobs, which is the up to date Standard Method calculation outcome, and our most likely forecast for jobs. This will enable the continued flourishing of our internationally significant economic strengths, including accounting for a continued period of unprecedented fast employment growth.

Our preferred development strategy is a blended strategy to meet a variety of needs, and is informed by the vision, aims, and associated development strategy principles.

The development strategy focuses growth at a range of the best performing locations in terms of minimising trips by car. The preferred strategy therefore has a particular focus on the Densification, Edge of Cambridge – Non Green Belt, Expanding a growth area around transport nodes (around Cambourne), and Supporting a high-tech corridor by integrating homes and jobs (southern cluster) spatial options tested in November 2020.

The development strategy firstly includes the significant commitments identified in the adopted plans. Beyond this, the primary new mixed use locations for development identified in the Greater Cambridge Local Plan preferred development strategy are:

- Cambridge urban area:

- North East Cambridge
 - North West Cambridge
- Edge of Cambridge – outside the Green Belt: Cambridge Airport
- Edge of Cambridge – Green Belt: Cambridge Biomedical Campus
- New Settlements:
 - Expansion of Cambourne, supported by East West Rail
 - Grange Farm – a new settlement in the Rural Southern Cluster

In addition to this, employment allocations have been identified to provide a flexible supply of floorspace addressing quantitative needs in locations that meet the requirements of our key sectors, as informed by our detailed employment evidence.

We have engaged with our neighbouring authorities and other duty to cooperate partners to address identified strategic cross-boundary matters through the process of preparing the plan, including particularly in relation to water and transport. The transport strategy remains a substantive challenge that needs to be resolved. We are not currently aware of any unresolved strategic cross-boundary matters that would prevent the preferred strategy from being delivered; we will continue to engage with all relevant organisations as we take the plan forward.

1. Introduction

Overview

1.1 This Greater Cambridge Local Plan – draft plan 2025 Development Strategy

Topic Paper explains how the overarching development strategy - including the scale and distribution of jobs and homes being planned for - has been determined.

1.2 The Topic Paper covers the following topics and policies:

- Plan vision and strategic objectives
- Policy S/JH: New jobs and homes
- Policy S/DS: Development strategy
- Policy S/SH: Settlement hierarchy
- S/DE: Defined development extents
- Policy SS/GB: The Cambridge Green Belt
- Policy S/MO: Monitoring
- Strategic policies for the purposes of Neighbourhood Planning

Overarching policy context update

Greater Cambridge Local Plan process to date

1.3 Formal work on the Greater Cambridge Local Plan began in 2019. Earlier stages of work (described in the First Proposals 2021 Strategy Topic paper) included:

- 2019: Call for Sites and initial workshops
- January-February 2020: First Conversation (Issues and Options) consultation
- November 2020: Strategic spatial options
- November-December 2021: Greater Cambridge Local Plan First Proposals (Preferred Options) consultation.

1.4 Subsequent to these earlier stages, in January 2023 we published the Development Strategy Update, which confirmed:

- Updated needs for jobs and homes

- The inclusion of North East Cambridge, Cambridge East, and Cambridge Biomedical Campus as central building blocks of any future strategy for development
- that the Greater Cambridge Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs, but that this must be considered in the context of whether, or how much of, that need can be provided without unacceptable sustainability impacts. At the time of the Development Strategy Update, given water supply and housing delivery uncertainty, it was not possible to confirm this, and as such a full development strategy could not be confirmed at the time.
- Having reviewed First Proposals representations and our evidence we confirmed that the development strategy principles that informed the First Proposals development strategy (set out below) remain valid, and we would build on these to inform the identification of any additional sites.

1.5 The First Proposals development strategy principles confirmed in January 2023 are:

1.16 “The proposed development strategy is to direct development to where it has the least climate impact, 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, whilst ensuring all necessary utilities can be provided in a sustainable way. It also seeks to be realistic around the locational limits of some new jobs floorspace which is centred upon national and global economic clusters”. These have been structured and added to at Draft Plan stage to add clarity to their role in informing the development strategy – see section 5 for more details.

National planning policy context updates

1.17 The overarching national policy context informing the identification of a development strategy has not changed through the process of developing the emerging Greater Cambridge Local Plan. As such, plans are sound if they are ([NPPF paragraph 36](#)):

(a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs...;

(b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

(c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters...; and

(d) Consistent with national policy

1.18 The subsequent sections within this Topic paper include evidence findings and consideration of reasonable alternatives that have informed the process followed to arrive at “an appropriate strategy”. More detailed consideration of national policy changes affecting specific policies is set out for each policy.

Key external factors affecting plan-making

1.19 Since the First Proposals, a range of key external factors have affected the progress of preparing the Greater Cambridge Local Plan. These are explained in terms of their specific effect on the content of the Draft Plan 2025 in relevant sections below, but in summary they comprise:

- Water scarcity – evidence required to demonstrate that the emerging development strategy could be supported by a sustainable water supply
- Transport Strategy – required to demonstrate that the emerging development strategy could be supported by a sustainable and deliverable transport strategy.
- Relocation of Cambridge Waste Water Treatment Plant (CWWTP) – the relocation of CWWTP is required enable the inclusion of full development at North East Cambridge within the emerging development strategy. This relocation was subject to a positive decision on the relocation Development Consent Order and Housing Infrastructure Fund funding to enable the relocation itself
- Government Cambridge 2050 ambitions – explained below

1.20 Between the GCLP First Proposals consultation 2021 and Draft Plan consultation 2025, in 2023 the then Government announced an ambition for

development beyond local plan levels centred on Cambridge. To progress this ambition, the Government established the Cambridge Delivery Group, commissioning various studies to support this goal. Later that year, it formed a Water Scarcity Group with dedicated funding to address the area's water-related challenges affecting growth. In 2024, the Cambridge Growth Company was launched, along with an Advisory Council, and commissioned further studies to inform its work. Throughout this process, the Councils have maintained regular dialogue with both the government and the Growth Company to understand how these initiatives will influence the Local Plan process.

1.21 At the time of writing, the government has not published a formal policy position or any supporting evidence in relation to its ambitions for Cambridge. However, it is clear that delivering on the scale of ambition discussed in government announcements on this topic would require transformative action. As such, unless and until the government publishes a plan to achieve its ambitions for this area, the Councils consider that it would not be appropriate to base its plan on these ambitions.

1.22 Notwithstanding, given the lack of clarity regarding government policy towards Cambridge, we have sought to ensure that the GCLP development strategy provides a long term vision for our area based on robust evidence, such that it can provide the foundation for any future strategy.

Plan-making approach update: Revised plan period

1.23 National planning policy requires that strategic policies set out in Local Plans should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure ([NPPF paragraph 22](#)). The period covered by the Greater Cambridge Local Plan up to and including the Development Strategy Update 2023, as above being the last formal stage of the Plan's progress, was 2020 to 2041. Given the extended timeline for preparing the local plan caused by the key external factors referred to above, it has been necessary to revise the Local Development Scheme that sets out the future

timetable for the Plan's preparation including an estimated date for adoption being in the monitoring period 2028/29. Responding to this revised timetable, to ensure that it will provide a 15 year period from adoption, the Plan now covers the period 2024 to 2045.

- 1.24 Evidence directly informing the Draft Plan has been based on the new plan period. A review of the effect of the change to the plan period on previously completed evidence is set out at Appendix 1: Strategic growth and spatial options review.

2 Vision and strategic priorities

Issue the plan is seeking to respond to

- 2.1 A vision and strategic priorities (previously titled "aims") have been identified for the draft plan which inform decisions regarding the spatial strategy, alongside Sustainability Appraisal.

Summary of issues arising from First Proposals responses

- 2.2 Broad support for the vision and aims was expressed within the representations. Specific elements praised by respondents include the aspiration to locate development in the most environmentally friendly locations, the prioritisation of climate mitigation and adaption, the vision for villages and significance placed upon infrastructure and water. Respondents suggested improvements to the vision such as including references to Cambridge as a centre of educational excellence, tightening up language to avoid ambiguity and placing greater emphasis upon landscape, heritage, and nature.
- 2.3 Criticisms of the vision included a perception that it was too Cambridge-centric and rural settlements needed to be included. Other respondents were concerned that the level of development in the Plan could undermine environmental goals. One respondent noted that a greater emphasis on placemaking was needed, and several argued that the Plan would not sufficiently address inequality. Other issues which respondents felt should gain

prominence include water efficiency, the issue of the water supply, sustainable transportation. Cambridgeshire County Council also noted that it may be difficult to achieve the required significant infrastructure in a sustainable way. Other public bodies stressed how the Plan needs to protect sports facilities, promote healthier lifestyles, and safeguard biodiversity. Some developers stressed the importance of using the Plan to deliver ambitious housing targets, but also noted that the environmental aims of the plan should not have a detrimental impact upon the other elements of delivering sustainable development.

2.4 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Policy context update

2.5 There have been no formal changes to national or local policy from that which informed the First Proposals vision and aims. However, the Cambridge 2050 vision project has increased the national focus on the nationally important economic strengths of Greater Cambridge (see section 1 above for more details).

Draft plan approach

2.6 The vision for Greater Cambridge set out in the draft plan is similar to that set out for the First Proposals, with minor amendments made to respond to representations and the updated context. Whilst the vision does not set a timeframe, the development strategy arising from it will deliver well beyond the plan period, meeting the national policy requirement to look further ahead than the normal 15 years from adoption of the plan, to at least 30 years. For details see Section 5: S/DS Development Strategy - Further information supporting the policy approach.

2.7 Minor amendments have been made to the First Proposals aims, and these have been retitled strategic priorities, to respond more directly to [section 19 \(1B\) of the Planning and Compulsory Purchase Act 2004](#) (preparation of local

development documents), which states that “Each local planning authority must identify the strategic priorities for the development and use of land in the authority's area”. The priorities have been used to inform the identification of strategic policies in the plan (see section 10 of this Topic Paper).

2.8 The vision and the seven strategic priorities of this plan have informed the development strategy principles and the plan policies. We have aligned the vision and strategic priorities with the principles in the National Planning Policy Framework, and the Greater Cambridge Sustainability Appraisal objectives to ensure coverage of all relevant topics.

Response to issues raised in representations

2.9 Responses to issues raised in representations include:

2.10 Broad support for the Vision and Aims is noted.

2.11 Suggested improvements to the Vision and Aims have been taken into consideration. As a result, amendments have been made, including additional references to education, reducing environmental impacts, and safeguarding locally distinctive heritage and landscapes.

2.12 Concerns regarding potential impacts arising from the Vision and Aims have also been considered. Amendments have been made to address these concerns, including a greater emphasis on reducing environmental impacts and improving equality of access and opportunities for people.

2.13 Some representations suggested that the Vision and Aims should give greater prominence to certain issues. However, the issues raised are already addressed within the Vision and Aims (now strategic priorities), and no further changes are considered necessary.

2.14 Public bodies have commented that the Plan needs to do more to protect sports facilities, promote healthier lifestyles, and safeguard biodiversity. These issues are already addressed in other the policies of the Plan.

2.15 Some developers stressed the importance of delivering ambitious housing targets. This point is noted, and the issues raised are already addressed in the Development Strategy; no further changes are necessary.

Further work and next steps

- 2.16 We will review comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

DRAFT

3 S/JH: New jobs and homes

Issue the plan is seeking to respond to

3.1 This section explains the approach taken to confirming objectively assessed needs for new jobs and homes, building on the explanation provided within the Strategy Topic Papers published alongside the [First Proposals \(Regulation 18: The Preferred Options\) Consultation 2021](#) and [Development Strategy Update 2023](#).

3.2 It also explains the approach taken to identifying the housing requirement for designated neighbourhood areas and the accommodation needs of specific groups, such as Gypsies, Travellers, Travelling Showpeople, looked after children, students, older people and those with disabilities.

How was the issue covered in the First Proposals Consultation?

3.3 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy S/JH: New jobs and homes](#)

3.4 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Development Strategy Topic Paper](#) and [Homes Topic Paper](#)

Policy context update

Jobs and Homes

3.5 National planning policy requires that plans should address the objectively assessed needs for development in their area. National requirements for how objectively assessed needs should be determined has been revised at different points during the plan-making process, but have remained consistent insofar as to state that the default approach to identifying housing need for the area should be to use the standard method in planning practice guidance, but

separately that plans should support economic growth and productivity, considering the role of key sectors and clusters.

3.6 National planning policy and guidance changes relevant to identifying objectively assessed needs for homes and jobs made since the GCLP Development Strategy Update in January 2023 include the following:

- An amended Standard Method for calculating Local Housing Need - the minimum number of homes to be planned for ([Planning Practice Guidance paragraph 01ff.](#))
- Confirmation that the Standard Method is mandatory – the December 2024 NPPF removed previous text regarding exceptional circumstances justifying an alternative approach to assessing housing need ([NPPF paragraph 61](#))
- Clarification that beyond the Standard Method as the starting point for housing needs, planning authorities can identify a higher housing requirement – revisions to the NPPF in August 2023 identified that “the requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment” ([NPPF paragraph 69](#))

3.7 Specialist accommodation for Gypsies and Travellers, Travelling Showpeople, boat dwellers, other caravan dwellers, looked after children, older people, those with disabilities, and students

National Context

3.8 The [National Planning Policy Framework](#) (NPPF, December 2024) sets out that the size, type and tenure of housing needs for different groups in the community, including looked after children, older people, students, people with disabilities and travellers, should be assessed and reflected in planning policies. The NPPF 2024 also includes the addition at paragraph 71 that local planning authorities should support through their planning policies mixed tenure sites, including those which include housing designed for specific groups such as older peoples housing and student accommodation.

- 3.9 National Planning Practice Guidance in the [Housing needs of different groups](#) section (Paragraph: 004 Reference ID: 67-004-20190722) sets out that strategic policy-making authorities need to plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. It also sets out that local planning authorities will also need to engage with universities and other higher educational establishments to ensure they understand their student accommodation requirements in their area.
- 3.10 [Planning Policy for Traveller Sites](#) (PPTS, December 2024) sets out that local planning authorities should set targets for Gypsy and Traveller pitches and Travelling Showpeople plots within their Local Plans.
- 3.11 The [Housing Act 1985](#) (Part II, Section 8) requires a periodic review of housing needs with respect to the provision of further housing in the area. By amending this Act, the [Housing and Planning Act 2016](#) (Part 5, Section 124) requires that assessment to include the accommodation needs of all people residing or resorting to the study area in boats or caravans.
- 3.12 The [Children Act 1989](#) (Section 22) requires a local authority to provide any child in their care with accommodation, and sets out the ways in which the child can be accommodated such as through a placement with a relative or foster carer or in a children's home. By amending this Act, the [Children and Young Persons Act 2008](#) requires a local authority to secure a sufficient range and amount of accommodation for looked after children.
- 3.13 A [Written Ministerial Statement](#) (WMS) in May 2023 reminded local authorities of their requirement to assess the housing need of different groups in the community including "accommodation for children in need of social services care". The WMS outlines that "local planning authorities should give due weight to and be supportive of applications, where appropriate, for all types of accommodation for looked after children in their area that reflect local needs and all parties in the development process should work together closely

to facilitate the timely delivery of such vital accommodation for children across the country”.

Housing requirements for Neighbourhood Areas

National Context

3.14 The [National Planning Policy Framework](#) (NPPF, December 2024) requires Local Plans to set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. It also sets out that where a neighbourhood area is designated at a late stage in the plan-making process or after strategic policies have been adopted, local planning authorities should provide an indicative figure. It outlines that this indicative figure should take account factors such as the latest evidence of local housing need, the population of the neighbourhood area, and the most recently available planning strategy of the local planning authority.

3.15 National Planning Practice Guidance in the [Neighbourhood Planning](#) section (Paragraph: 104 Reference ID: 41-104-20190509) outlines that where a Local Plan sets out a housing requirement for a designated neighbourhood area, that this requirement is not binding as neighbourhood planning groups are not required to plan for housing. It also makes clear that Neighbourhood Plans do not have to make specific provision for housing, or seek to allocate sites to accommodate the requirement.

Local Context

3.16 There are currently 27 neighbourhood areas designated within Greater Cambridge, one in Cambridge and 26 in South Cambridgeshire, as listed on our [Neighbourhood Planning webpage](#). Of these, 13 Neighbourhood Plans have been made (adopted). Additional neighbourhood areas may be designated in the future and existing neighbourhood areas may be amended in the future.

Summary of issues arising from First Proposals responses

Jobs and Homes

- 3.17 A number of comments, in particular those also promoting specific development sites, welcomed the decision to exceed the housing target derived from the national 'standard method' for calculating the number of new homes. However, they also stressed the economic strengths of Greater Cambridge and, therefore, wanted the higher jobs forecast to apply and for this to influence a higher housing target. Evidence cited to inform this view included the Cambridgeshire and Peterborough Independent Economic Review (CPIER) 2018, historic growth trends, housing affordability and the ongoing need to reduce in-commuting to Greater Cambridge. In many cases, references to this evidence were linked to the promotion of individual development sites not included in the Plan. Some respondents wanted to see the housing target regarded as a minimum, which should be reviewed regularly in relation to jobs growth. A considerable amount of detailed technical evidence was provided which challenged the methodology for and approach to calculating the jobs and homes targets. This included concerns about the approach not taking account of suppressed demand in past trends, recognising that historically employment growth across the area has been higher than forecasted.
- 3.18 Conversely, a range of comments, particularly from individuals, parish councils, residents' associations and other organisations, questioned the need for the levels of growth included in the Plan. Concerns raised included the effect on climate change; the availability of water supply and the effect of development on water quality; insufficient transport and healthcare infrastructure; a reduced quality of life for existing residents and a harmful impact on local character. Some respondents noted the challenges associated with accurately forecasting jobs and homes over the plan period, due particularly to the effects of Brexit, the Covid pandemic and higher levels of homeworking. Reference was also made to the importance of taking account of the 2021 Census.

3.19 Representations relating to the provision of sites to meet the identified needs are included in section 4: Confirming the approach to meeting overall employment and housing needs, and Policy S/DS: Development Strategy.

3.20 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Gypsies, Travellers and Travelling Showpeople

3.21 In relation to identifying needs, there were suggestions that the needs of Gypsies, Travellers and Travelling Showpeople should be identified by following the London Gypsies & Travellers '[Best practice for assessing the accommodation needs of Gypsies and Travellers](#)' and based on genuine consultation with the communities affected.

3.22 Representations relating to the provision of sites to meet the identified needs are included in Policy S/DS: Development Strategy, and representations on the proposed policy for Gypsy and Traveller pitches and Travelling Showpeople plots (Policy H/GT) are included in the Homes Topic Paper (2025).

3.23 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Residential moorings for boat dwellers

3.24 The issue of need for residential moorings was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Representations on the proposed policy for residential moorings (Policy H/RM) are included in the Homes Topic Paper (2025).

3.25 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Other caravan dwellers

3.26 The issue of need for residential caravan sites was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Representations on the proposed policy for residential caravan sites (Policy H/RC) are included in the Homes Topic Paper (2025).

3.27 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Specialist accommodation for looked after children

3.28 This issue was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue.

Specialist accommodation for older people and disabled people

3.29 Comments from developers that the plan fails to respond to NPPF as does not set a target for specialist housing for older people to be met within the plan period, and also does not identify how this need will be met. Suggestions that consideration should be given to allocating sites in sustainable locations, and that the proposed allocations will not deliver the types of housing required to meet the needs of specialist groups. Representations on the proposed policy for specialist housing (Policy H/SH) are included in the Homes Topic Paper (2025).

3.30 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Specialist accommodation for students

3.31 The issue of need for student accommodation was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Representations on the proposed policy for

student accommodation (Policy H/SA) are included in the Homes Topic Paper (2025).

- 3.32 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Housing requirements for Neighbourhood Areas

- 3.33 A number of respondents expressed concern that housing targets for Neighbourhood Areas are likely to dissuade areas from preparing Neighbourhood Plans; others wanted to see more land allocated in sustainable rural settlements to support local services. Comments suggested that the proposed approach to Neighbourhood Plan housing targets does not comply with the NPPF.

- 3.34 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

New or Updated Evidence

Jobs and homes

- 3.35 Drawing on the above policy context, and noting the unique strengths of the Greater Cambridge economy, at each stage of plan-making the councils have sought to provide a consistent understanding of the minimum housing need using the Standard Method and the jobs that the minimum homes would support. Where the most likely forecast for jobs is greater than this, evidence has sought to identify the higher number of homes that might be required to support this. It's important to note that this evidence approach in considering jobs forecasts does not respond directly to NPPF paragraph 69 above regarding growth ambitions. Rather, the Councils have sought to identify their objectively assessed need for homes and jobs, recognising the strengths of the local economy.

Employment and Housing Evidence Update 2025

3.36 The Councils commissioned an [Employment and Housing Evidence Update 2023](#) (EHEU 2023), as an update to the original [Employment Land and Economic Development Evidence Study 2020 \(ELEDs 2020\)](#), to support the [Development Strategy Update 2023](#). However, we commissioned a further Employment and Housing Evidence Update 2025 (EHEU 2025) to inform the Draft Plan, to account for the following material changes to national policy, local evidence position, and the plan-making context:

- the change in plan period;
- an up to date understanding of historic jobs growth data, noting the passage of time since the 2023 evidence update;
- revision to the Standard Method calculation as set out in the Policy context update; and
- revisions to our understanding of industrial and warehousing land needs (see below)

3.37 The EHEU 2025 drew on detailed employment sector evidence we published in 2024 and 2025, which explored quantitative and qualitative requirements for the subsectors driving our employment land needs:

- Growth Sector Study (life sciences and ICT) 2024
- Industrial and Warehousing Study 2025

3.38 A summary of the findings from the above sector studies is provided at section 4, noting that they have informed the selection of employment sites in Policy S/DS Development Strategy. The EHEU 2025 supersedes the EHEU 2023 report, and drew particularly on the Industrial and Warehousing Study 2025 to identify an increased industrial need as below.

3.39 The EHEU 2025 identifies the following key findings:

- In relation to employment
 - Provision of homes to meet the revised December 2024 Standard Method calculation (and accounting for up to date data published since

December 2024) would support a significantly higher level of employment than was provided for under the previous calculation.

- The 2025 preferred employment forecasting approach included:
 - revisiting the employment forecast models from the EHEU 2023 drawing on more recent employment data, and updating the forecasts to a 2024-2045 period. They were also adjusted for expected increases in industrial and warehousing workforce jobs derived from market signals in land demand.
 - a rebasing and extension of the initial fast growth period that has formed a core assumption within the forecasting approach in the ELEDS 2020 and EHEU 2023. This rebasing and extension changed the assumption regarding that fast growth period from 2020-30 as in the EHEU 2023, to 2024-34 in the EHEU 2025. This was considered justified based on Centre for Business Research data showing continued high growth in key sectors, but also evidence of strong demand in key sectors as set out, for example, in the Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs 2024.
- Based on the data available, the preferred forecasting scenario is the updated Central scenario for 73,248 jobs for the period 2024-45. This relies on much of the future period seeing strong growth of around 4,000 additional jobs per annum or more, but also builds in an assumption that there will be slower or contracting periods and unforeseen shocks, which is likely in most economies.
- In relation to homes:
 - The revised Standard Method calculation identifies a significantly higher number of homes for the plan than in the previous calculation (2,295 homes per annum, compared with 1,769 in the EHEU 2023).
 - Available commuting data - a critical assumption informing the relationship between the number of jobs and homes - is imperfect. The most recent dataset is from Census 2021 which was influenced by the

COVID-19 pandemic, while the previous data is from Census 2011, which is quite old. Given these challenges, both data sources were referenced. However, given the uncertainty associated with the 2021 data as well as proposed major transport investment in the plan period (East West Rail), some increase in the ratio and number of people in-commuting is likely. Considering this, as well as the concerns with the 2021 census data, Icenii consider that the 2011 Census provides the most reasonable position for modelling.

- Consistent with the ELEDS 2020 and EHEU 2023, the approach models a 1-1 relationship between jobs growth and labour supply in Greater Cambridge beyond Standard Method; such that the additional jobs growth above the level supported by the standard method is accommodated by additional workforce within Greater Cambridge alone.
- Using the preferred assumptions described above, the Central scenario shows a need for 2,292 dwellings per annum, which is virtually identical to the Standard Method (2,295). As such, the Standard Method housing level supports the most likely employment forecast for 73,248 jobs. The high scenario is not met by the standard method labour supply.

3.40 Drawing on the above, the Standard Method dwellings outcome and jobs that this would support, and the Central and High jobs forecasts and the homes that would be needed to support this, are set out below.

Table 1: Projected housing need – range of job growth forecasts – Greater Cambridge (2024-45)

	Jobs change 2024-45 (Census 2011 commuting)	Dwellings per annum (Census 2011 commuting)	Dwellings change 2024-45 (Census 2011 commuting)
Standard method	73,362	2,295	48,195
Central	73,248	2,292	48,132
High	90,936	2,829	59,409

Source: Icení analysis

3.41 As shown below, this homes and jobs evidence conclusion means that the 21 year Central - most likely - forecast for jobs is around 7,000 higher than that identified in the EHEU 2023, and around 15,000 higher than that identified in the ELEDs 2020. The number of homes required to would support the most likely jobs forecast in the EHEU 2025 is around 3,500 lower than that identified in the EHEU 2023, and around 4,000 higher than that identified in the ELEDs 2020.

3.42 In both cases economic led housing need has been calculated from jobs forecasts using a series of demographic assumptions. Between the two studies, several changes in demographic assumptions and the underlying data sources have led to the divergences of employment and housing results.

3.43 In multiple ways these changes reflect the availability of more up-to-date data, noting that the data sources used in the 2023 EHEU (while up-to-

date at the time) did not fully incorporate the results of the 2021 Census.

Specific changes include:

- Slightly lower household representative rates have been assumed in the future, consistent with data from the 2021 census. This means that average household sizes are slightly larger, and so fewer dwellings are needed to house the same population.
- There has been a shift in population-age distribution towards working age people, consistent with more up-to-date population estimate data. This means that working age people make up a higher proportion of the population, and so less population growth (and fewer dwellings) is required relative the number of local jobs.
- The standard method housing need is higher (2,295 vs 1,769 previously). In both studies a consistent approach to commuting assumptions has been used, with Census 2011 commuting assumptions applied up to the population supported by the standard method, and 1:1 commuting assumptions above this. As Greater Cambridge's commuting ratio is below 1, more in-commuting is therefore assumed in the updated results than in the 2023 EHEU. This means a lower local population (and so fewer dwellings) is required relative to the number of local jobs.

Table 2: Comparison of jobs and housing need updates through evolution of the plan-making process

	Jobs change 21 year plan period (Census 2011 commuting)	Dwellings per annum (Census 2011 commuting)	Dwellings change 21 year plan period (Census 2011 commuting)
Central employment scenario 2020 (2020-41 plan period)	58,500	2,111	44,400

Central employment scenario 2023 (2020-41 plan period)	66,600	2,463	51,723
Standard method homes scenario 2025 (2024-45 plan period)	73,300	2,295	48,195

Source: *Icen analysis*

3.44 Specialist accommodation for Gypsies and Travellers, Travelling Showpeople, boat dwellers, other caravan dwellers, looked after children, older people, those with disabilities, and students

3.45 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 (January 2025)

3.46 An Accommodation Needs Assessment (ANA) has been undertaken by Arc4 (on behalf of Cambridge City Council and South Cambridgeshire District Council) to consider the accommodation needs of Gypsies and Travellers, Travelling Showpeople, boat dwellers and other caravan dwellers.

3.47 Gypsies, Travellers and Travelling Showpeople: the ANA calculates Gypsy and Traveller pitch and Travelling Showpeople plot requirements in Greater Cambridge, based on a review of existing data and by undertaking household surveys with residents or owners of existing pitches and plots. The study covers the accommodation needs of Gypsies, Travellers and Travelling Showpeople as defined in Annex 1 of Planning Policy for Traveller Sites (December 2024). For the purposes of this study, the term Gypsy and Traveller relates to people identifying as Gypsies (English, Welsh, Scottish or other Romany people) or Irish Travellers, but not those identifying as Roma. The ANA has been prepared: taking account of national guidance set out in Planning Policy for Traveller Sites and draft guidance on the review of housing needs for caravan dwellers, using methods established by Arc4 in the preparation of previous accommodation needs assessments, and reflecting

practical experience that Arc4 have gained through planning decisions and appeals.

3.48 The ANA considers the accommodation needs of Gypsies, Travellers and Travelling Showpeople from 2023/24 to 2040/41, and the Addendum considers the additional accommodation needs of Gypsies, Travellers and Travelling Showpeople from 2040/41 to 2044/45. The ANA and its Addendum have concluded that for 2023/24 to 2044/45 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.

Table 3: Needs of Gypsies, Travellers and Travelling Showpeople from 2023/24 to 2044/45 in South Cambridgeshire

Pitches or Plots	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	2041/42 - 2044/45	Total
Gypsy and Traveller pitches	41	37	30	22	27	157
Travelling Showpeople plots	7	3	6	1	3	20

Table 4: Needs of Gypsies, Travellers and Travelling Showpeople from 2023/24 to 2044/45 in Cambridge

Pitches or Plots	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	2041/42 - 2044/45	Total
Gypsy and Traveller pitches	2	0	0	0	0	2
Travelling Showpeople plots	0	0	0	0	0	0

3.49 **Boat dwellers:** the ANA highlights that living on a houseboat tends to be a lifestyle choice, but that there are a small number of people who identify as Bargee Travellers or Boat Travellers who do not have permanent moorings. The ANA has been prepared: taking account of draft guidance on the review of housing needs for boat dwellers, using methods established by Arc4 in the preparation of previous accommodation needs assessments, and reflecting practical experience that Arc4 have gained through planning decisions and appeals. The ANA concludes that there is no specific need for additional residential moorings within Greater Cambridge, but recommends that the new Local Plan has a criteria based policy that applies across Cambridge and South Cambridgeshire that will allow for further residential moorings to be considered favourably if all the criteria have been met. The study also notes that the Councils will need to consider whether to carry forward into the new Local Plan the joint allocation for residential moorings at Fen Road, following a review of its deliverability and viability as required by national planning policy.

3.50 **Other caravan dwellers:** The ANA has been prepared: taking account of draft guidance on the review of housing needs for caravan dwellers, using methods established by Arc4 in the preparation of previous accommodation needs assessments, and reflecting practical experience that Arc4 have gained through planning decisions and appeals. The ANA concludes that there is no

specific need for additional residential caravan parks within Greater Cambridge, and recommends that the Councils rely on general housing policies in their new Local Plan to inform any future planning applications for residential caravan parks should they arise.

Housing Needs of Specific Groups Update for Greater Cambridge (October 2025)

3.51 A Housing Needs of Specific Groups Update for Greater Cambridge (HNSG Update) study has been undertaken by Icení (on behalf of Cambridge City Council and South Cambridgeshire District Council) to provide evidence on the housing needs of specific groups, within an overall housing requirement calculated using the standard method for a plan period of 2024-2045. The study considers the housing needs of different groups that require specialist accommodation, including that for students, older people, those with disabilities, and looked after children. The study also considers housing needs more generally to make recommendations in relation to housing mix, accessible and adaptable homes, and the different types and tenures of housing such as affordable housing, private rented accommodation, and self and custom build homes.

3.52 **Students:** The HNSG study considers data related to the accommodation choices available for students at the universities and other higher education institutions in Cambridge, and reports on anticipated student growth and predictions of accommodation needs from engagement with these institutions undertaken by officers.

3.53 **Older people and disabled people requiring specialist accommodation:** The HNSG Update includes a projection of the accommodation needs of older people, by considering the existing prevalence rates for those aged over 75 years who live in different forms of specialist housing and applying these prevalence rates to the projected population growth in those over 75 years linked to the standard method. It also takes into account the current supply of different forms of specialist housing. The study

notes that whilst the modelling uses information on the over 75s, the estimates of need for specialist housing for older people are for older people of all ages and also for disabled people of any age.

3.54 The study outlines that this results in a need for the following specialist accommodation for older people and disabled people by 2045:

- 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.

3.55 The study considers older people and disabled people together as there is a clear link between age and disability, and therefore some forms of specialist housing can cater for the accommodation needs of both older people and disabled people. The study includes age restricted housing within the housing units with support category. The HNSG makes clear that the current and future demand for specialist accommodation is influenced by a host of factors, including the balance between demand and supply in any given area and social, political, regulatory and financial issues.

3.56 The study highlights that whilst the calculations undertaken to identify the above needs are compliant with national planning practice guidance, they potentially overstate the level of need. The study therefore also references Cambridgeshire County Council's demand profiles for older people and disabled people, both of which have been calculated using a different approach to assessing needs focussed on local data sets, informed by local knowledge, and based on population forecasts linked to dwelling stock estimates. These dwelling stock estimates take account of housing trajectories

published in 2022, reflecting adopted Local Plan housing requirements. Whereas the above specialist accommodation needs for older people and disabled people have been calculated taking account of population forecasts linked to the standard method of calculating local housing need.

3.57 The [District Demand Profiles for Older Peoples Accommodation 2021-2036](#) show an increase in demand for care home beds and extra care units for older people. The County Council also expects some of the demand to be met through increased domiciliary care hours, therefore reducing demand for specialist accommodation. The Demand Profiles for Cambridge and South Cambridgeshire identify a need between 2021 and 2036 for:

- 228 additional bed spaces within care homes (104 in Cambridge and 124 in South Cambridgeshire)
- 150 additional units of housing with care (53 in Cambridge and 97 in South Cambridgeshire)
- 445 additional extra care units (156 in Cambridge and 289 in South Cambridgeshire)

3.58 The [Learning Disability, Autism, Mental Health, and Physical Disability Specialist Accommodation Needs Assessment](#) for adults aged 16-64 identifies a need between 2022 and 2041 for:

- Cambridge: approximately 5 new units per annum of supported living, with the potential for 1 extra nursing unit per annum, and
- South Cambridgeshire: approximately 7 new units per annum of supported living, with the potential for 1 extra nursing unit per annum.

3.59 The HNSG Update therefore recommends that any planning applications should be considered against both the needs identified above and the County Council's demand profiles. Additionally, the study highlights that the extent to which new homes are built to accessible and adaptable standards may over time have an impact on the demand for specialist housing for older people and disabled people.

3.60 Separately, the HNSG Update considers the accommodation needs of those with mobility related disabilities that require use of a wheelchair some or all of the time. The HNSG Update includes a projection of the accommodation needs of wheelchair users, by considering the existing prevalence rates and applying these prevalence rates to the projected population growth linked to the standard method, alongside consideration of whether existing accommodation can be made fully 'visitable' by wheelchair users. The HNSG Update outlines that to meet the identified need, the Councils should require all new homes to be built to accessible and adaptable standards, with a proportion required to be built to wheelchair user standards.

3.61 **Looked after children:** The HNSG Update includes a projection of the accommodation needs of looked after children, by considering the existing prevalence rate for children in care homes within the existing under 18 population in Greater Cambridge and applying this prevalence rate to the projected population growth in the under 18 population linked to the standard method. The study outlines that this results in a demand for 7 additional bedrooms in children's care homes by 2045, but highlights that this is a nominal calculation as the demand for additional residential care bedspaces for children will depend on the success or otherwise of preferred alternatives such as familial care or foster care. Officers at the County Council highlighted in their engagement with Iceni that they would like any new residential children's care homes to be situated near public transport links with easy access to essential services and education. The study recommends that the Councils should seek to include accommodation for looked after children as part of housing allocations or other larger developments, in the form of 'ordinary homes'.

Development Strategy Topic Paper Appendix 12: Faculty Development and Student Accommodation Needs – Results of Engagement (2025)

3.62 Officers carried out engagement with Anglia Ruskin University (ARU) and the University of Cambridge (UoC) and its Colleges in early 2023 to better understand their growth aspirations over the next 5-10 years.

3.63 In relation to student growth, the responses show that the majority of Colleges are either not seeking to increase their numbers of undergraduate students or do not have undergraduate students. Whereas, ARU and six Colleges all intend to grow their undergraduate numbers over the next 10 years, and the UoC and 14 Colleges (in association with UoC) all intend to grow their postgraduate numbers over the next 10 years. This results in additional need for teaching spaces and student accommodation. ARU and the Colleges accommodate different proportions of students within purpose built student accommodation, and this also varies between undergraduates and postgraduates. Generally, there are lower proportions of postgraduate students living in UoC or College maintained accommodation.

3.64 ARU have identified a need for 800 additional bedspaces by 2025/26 to maintain 42% of its students living in purpose built student accommodation. For the UoC and its Colleges, the majority of Colleges are seeking to maintain the proportion of undergraduates living in purpose built accommodation, but are seeking to increase the proportion of postgraduates living in purpose built student accommodation. Through the responses, the Colleges have identified a need for up to 1,242 student units by 2032/33, with the majority being for postgraduates. This results in an identified need of up to 2,042 student units by 2032/33 from ARU, UoC and its Colleges.

3.65 Additionally, through the responses five Colleges have highlighted that up to 44 units for academic staff will be needed over the next 5-10 years.

Housing requirements for Neighbourhood Areas

Development Strategy Topic Paper Appendix 13: Identifying housing requirements for Neighbourhood Areas (2025)

3.66 Using the guidance provided in the NPPF, a housing requirement for each designated neighbourhood area has been identified for 2024-2045 by proportionally splitting a proportion of the housing requirement on the basis of

their proportion of the Greater Cambridge population. For any designated neighbourhood areas that do not exactly match with a parish boundary or Census output area(s) boundary, a best fit with the available boundary options has been used to calculate the population of the designated neighbourhood area.

Analysis: jobs and homes

3.67 Drawing on the above sections, the potential options for what might constitute objectively assessed needs for homes include the following, which are explored in turn:

- Up to date calculation of standard method homes, and the jobs that this would support
- Homes required to support Higher employment scenario 2025

Up to date calculation of standard method homes, and the jobs that this would support

3.68 As explained in the above section, IcenI advise that the Standard Method housing need would support 73,362 jobs using the preferred 2011 commuting assumptions. By comparison, the preferred employment scenario (Central) is for 73,248 jobs, which is almost identical, and is therefore supported by the Standard Method under 2011 commuting assumptions. Therefore, planning for the Standard Method housing figure would support the most likely jobs forecast, consistent with the Councils' approach throughout the plan-making process of providing enough homes to support Greater Cambridge's economy.

3.69 As such, Standard Method local housing need and the Central – most likely - number of jobs that is expected to arise, are considered to represent the objectively assessed need for homes and jobs in Greater Cambridge.

Homes required to support Higher employment scenario 2025

3.70 As explained in the previous section, IcenI advise that the Higher employment scenario of 90,936 would be a policy-on approach, but is not

considered the most likely outcome based on the data and balance of probability, with even the central scenarios still being very large population and economic growth in a period of macro economic uncertainty.

3.71 As such, the higher level of homes associated with the higher employment scenario, is not considered to represent the objectively assessed need for homes in Greater Cambridge.

3.72 The EHEU 2025 makes recommendations to provide for more floorspace than would be required solely by the Central jobs forecast to provide flexibility. The issue of the appropriate level of employment provision for the local plan is a separate matter considered in section 4.

Additional alternative approaches considered

Jobs and Homes

3.73 Planning for the 2025 Higher jobs forecast and level of homes associated with it -

3.74 This alternative was rejected as this higher jobs forecast could be possible, but is not the most likely future scenario. As such we do not consider that it represents our objectively assessed need, and would therefore not be a reasonable alternative.

Gypsies, Travellers and Travelling Showpeople

3.75 No policy - Not considered a reasonable alternative as plans are required to include targets for Gypsy and Traveller pitches and Travelling Showpeople plots, having assessed their needs.

Specialist accommodation for boat dwellers, other caravan dwellers, looked after children, older people, students and those with disabilities

3.76 No policy - Not considered a reasonable alternative as plans are required to assess the size, type and tenure of housing needs for different

groups in the community, including looked after children, older people, those with disabilities, and students and reflect this in planning policies.

Housing requirements for Neighbourhood Areas

- 3.77 No policy - Not considered a reasonable alternative as national planning policy requires Local Plans to include housing requirements for designated neighbourhood areas.

Draft policy

- 3.78 The draft policy can be viewed in the Draft Local Plan.

Further information supporting the draft policy approach

Jobs and Homes

- 3.79 National planning policy sets out that plans should provide for the objectively assessed needs for housing, assessing the minimum number of homes needed via by a housing need assessment. Separately it sets out the need to support economic growth. The draft policy approach identifies the objectively assessed need for homes for the plan period – being the up to date Standard Method calculation outcome – and the most likely forecast for jobs, which would be supported by the Standard Method homes figure.

Gypsies, Travellers and Travelling Showpeople

- 3.80 National planning policy sets out that the housing needs for different groups in the community, including travellers, should be assessed and reflected in the planning policies within their Local Plans as targets for Gypsy and Traveller pitches and Travelling Showpeople plots. The draft policy approach sets out the accommodation needs of Gypsies, Travellers and Travelling Showpeople for the plan period, based on the Accommodation Needs Assessment and its Addendum.

Specialist accommodation for boat dwellers, other caravan dwellers, and looked after children

3.81 National planning policy sets out that the housing needs for different groups in the community, including looked after children, should be assessed and reflected in the planning policies within their Local Plans. 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. The draft policy approach sets out that whilst meeting the overall housing need in Greater Cambridge, the specialist accommodation needs of boat dwellers, caravan dwellers and looked after children, should be met. Given the accommodation needs identified for these groups in the Accommodation Needs Assessment and Housing Needs of Specific Groups study, it is anticipated that these accommodation needs will be met through delivery of a mix of types, tenures and sizes of new homes on the strategic sites allocations and through the delivery of windfall developments that come forwards in accordance with the specific policies for specialist housing (Policy H/SH) and residential moorings (Policy H/RM), or the suite of policies that allow for windfall residential developments within Cambridge, and our towns and villages.

Specialist accommodation for older people and disabled people

3.82 National planning policy sets out that the housing needs for different groups in the community, including older people and those with disabilities, should be assessed and reflected in the planning policies within their Local Plans. The draft policy approach sets out the specialist accommodation needs of older people and disabled people for the plan period, based on the Housing Needs of Specific Groups Update for Greater Cambridge.

Specialist accommodation for students

3.83 National planning policy sets out that the housing needs for different groups in the community, including students, should be assessed and reflected in the planning policies within their Local Plans. The draft policy approach sets

out the accommodation needs of students for the next 10 years, based on the engagement undertaken by officers in early 2023 as set out in the Development Strategy Topic Paper Appendix 12: Faculty Development and Student Accommodation Needs – Results of Engagement.

Housing requirements for Neighbourhood Areas

- 3.84 National planning policy requires Local Plans to set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The draft policy approach identifies housing requirements for each of the designated neighbourhood areas and a methodology to be used to calculate housing requirements for any new or amended neighbourhood areas designated in future.

Response to issues raised in representations

Jobs and Homes

- 3.85 Note. The Employment and Housing Evidence Update 2025 supersedes that published as a part of the Development Strategy Update 2023. As such, the responses to First Proposals representations below supersede the responses to representations on that topic published at that earlier stage.
- 3.86 The EHEU 2025 provides an up to date robust evidence base informing the identification of objectively assessed needs for the most likely forecast for jobs and the homes figure that would support this. Consideration of the most likely jobs forecast included review of latest historic employment data both from ONS and Centre for Business Research, as well as an in depth look at Greater Cambridge's key sectors, including stakeholder engagement, as reported in the Growth Sector and Industrial and Warehousing studies. The EHEU 2025 gives careful consideration to the data which now presents a clear understanding of the impact of and bounce-back from COVID, and accounts for Census 2021 data where it is considered to be robust. Identification of the

most likely jobs forecast in the report is informed by consideration of growth rates across the local sectors, and is considered to be robust. It relies on much of the future period seeing strong growth of around 4,000 additional jobs per annum or more, but also builds in an assumption that there will be slower or contracting periods and unforeseen shocks, which is likely in most economies.

3.87 Identification of the jobs supported by Standard Method, and the homes required by the most likely jobs forecast, is completed using an approach that is consistent with that taken in the ELEDs 2020 and EHEU 2023, using assumptions accounting for the latest and most robust datasets.

3.88 Consideration of the impacts of the area's objectively assessed needs for homes and jobs, and the plan as a whole on climate, water supply and quality, and infrastructure, is included in relation to Policy S/DS, as informed by relevant evidence bases.

3.89 The objectively assessed housing need figure forms a starting point for the plan and is used as a minimum to be provided for. Policy S/DS identifies the amount of homes being planned for which substantively exceeds this figure.

Gypsies, Travellers and Travelling Showpeople

3.90 There were suggestions that the needs of Gypsies, Travellers and Travelling Showpeople should be identified by following the London Gypsies & Travellers 'Best practice for assessing the accommodation needs of Gypsies and Travellers' and based on genuine consultation with the communities affected. The Accommodation Needs Assessment (ANA) undertaken by Arc4 (on behalf of the Councils) has been prepared: taking account of national guidance set out in Planning Policy for Traveller Sites and draft guidance on the review of housing needs for caravan dwellers, using methods established by Arc4 in the preparation of previous accommodation needs assessments, and reflecting practical experience that Arc4 have gained through planning decisions and appeals. The ANA calculates Gypsy and Traveller pitch and

Travelling Showpeople plot requirements in Greater Cambridge, based on a review of existing data and by undertaking household surveys with residents or owners of existing pitches and plots.

Residential moorings for boat dwellers

3.91 The issue of need for residential moorings was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Responses to the representations on the proposed policy for residential moorings (Policy H/RM) are included in the Homes Topic Paper (2025).

Other caravan dwellers

3.92 The issue of need for residential caravan sites was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Responses to the representations on the proposed policy for residential caravan sites (Policy H/RC) are included in the Homes Topic Paper (2025).

Specialist accommodation for looked after children

3.93 This issue was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue.

Specialist accommodation for older people and disabled people

3.94 There were suggestions that the Local Plan fails to respond to the NPPF as it does not set a target for specialist housing for older people to be met within the plan period, and also does not identify how this need will be met. The Housing Needs of Specific Groups Update for Greater Cambridge (2025) identifies the needs for different forms of specialist accommodation for older people and disabled people within the plan period, and these needs are set out within Policy S/JH: New jobs and homes. An explanation as to how these needs will be met is set out in within Policy S/DS: Development Strategy, but it is anticipated that a mix of types, tenures and sizes of homes or

bedspaces for older people and disabled people will be delivered on the strategic sites allocations and through windfall developments that come forwards in accordance with the specific policy for specialist housing (Policy H/SH) and the suite of policies that allow for windfall residential developments within Cambridge, and our towns and villages.

Specialist accommodation for students

- 3.95 The issue of need for student accommodation was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Responses to the representations on the proposed policy for student accommodation (Policy H/SA) are included in the Homes Topic Paper (2025).

Housing requirements for Neighbourhood Areas

- 3.96 National planning policy requires Local Plans to include housing requirements for designated neighbourhood areas within their strategic policies, and outlines that the requirement should reflect the overall strategy for the pattern and scale of development and any relevant allocations. Policy S/JH therefore includes housing requirements for the designated neighbourhood areas within Greater Cambridge, with the individual housing requirements calculated taking account of the overall housing requirement, the development strategy, existing supply and the proposed additional allocations, and the population of the neighbourhood area.
- 3.97 National Planning Practice Guidance makes clear that where a Local Plan sets out a housing requirement for a designated neighbourhood area, that this requirement is not binding as neighbourhood planning groups are not required to plan for housing. Therefore, the inclusion within the Local Plan of specific housing requirements for designated neighbourhood areas does not mean that these designated neighbourhood areas are required to consider housing needs or allocate sites to accommodate the housing requirement. Any made (adopted) Neighbourhood Plans do not automatically need to be reviewed to take account of the identified housing requirement.

3.98 As part of the evidence base to support a Neighbourhood Plan, neighbourhood planning bodies may commission additional housing needs evidence to understand their particular needs, including for affordable housing, homes for older people, or housing mix.

Further work and next steps

3.99 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

4 Confirming the approach to meeting overall employment and housing needs

Employment provision

Issue the plan is seeking to respond to

4.1 Having regard to the objectively assessed needs for homes and jobs identified in section 3 above, this section explains the approach taken to providing for employment needs to ensure the right type of sites are available in the right locations to provide a flexible supply of land over the plan period and beyond.

Summary of issues arising from First Proposals responses

4.2 First Proposals responses regarding employment land provision are summarised below at section 6 S/DS: Development Strategy.

Policy context update

4.3 New inclusion has been made at NPPF December 2024 Paragraph 86 (c), setting out an additional policy direction for economic development: 'Planning policies should: [...] pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics.'

New or Updated Evidence

4.4 The employment evidence bases prepared since the First Proposals that have informed the draft plan 2025 are set out below.

4.5 [Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs 2024](#)

4.6 The Growth Sectors report provides an overview of Greater Cambridge's life sciences and ICT clusters, and as well as setting out a lifecycle of how businesses in these sectors develop (see report sections 3-5). Section 4

describes the key locations for businesses in each sector within Cambridge and South Cambridgeshire and picks out the key science and business parks across the area.

4.7 Further to this, sections 8 and 9 of the report provide recommendations on the following key topics, which have informed the Councils' consideration regarding draft GCLP allocations, as well as their responses to applications submitted ahead of the adoption of the GCLP:

- Locational requirements of ICT and life science businesses:
 - Life science firms - prioritize integrated, "place"-based locations offering quality facilities, strong amenities, and excellent connectivity. These developments may require significant space and scale due to the lower-density nature of operations, often favouring edge-of-centre campuses or out-of-town science parks. Successful hubs emphasize critical mass and community, providing shared technical and amenity facilities to attract labour. Start-ups seek proximity to institutions for affordable co-working, while all companies require flexible space and reliable transport, though many locations remain reliant on car access.
 - ICT and Tech companies prioritize premium, well-connected locations with quality office space and strong amenities, such as city centres or high-quality edge-of-centre parks, to attract and retain talent in a hybrid work environment. Public transport, especially rail links to London, is crucial, though good road access and parking remain vital for many. Start-ups and small businesses benefit from incubator support, flexible workspaces, and close proximity for collaboration.
- Floorspace size mix: For Life Sciences and ICT respectively, the report identifies size mix split that would support the continued health of the cluster ecosystem in terms of a balanced range of premises sizes, and concludes that scale-up space is lacking in supply.
- Floorspace needs/vs current and future supply:
 - In summary, the report notes that: the supply for wet lab space through 2025-2030 is now substantial. However, subject to the specifics of

development proposals, there may remain a shortfall in smaller scale-up space provision. There is also likely to remain a shortfall in wet lab commitments overall to 2041 which can be met through the emerging Local Plan First Proposals (9.2). There is a healthy supply for ICT dry labs/offices (8.16)

- The report notes nuances regarding location and size of supply that may be relevant to individual applications.

4.8 [Greater Cambridge Industrial and Warehousing Study 2025](#)

4.9 The Industrial and Warehousing study provides evidence on the range of industrial and warehousing employment sub-sector space needs in Greater Cambridge, building upon the findings of Greater Cambridge Employment and Housing Evidence Update 2023 and predecessor study Greater Cambridge Employment Land and Economic Development Evidence 2020. It is a partner to the Growth Sector Study (Life science and ICT) 2024.

4.10 The study focuses on a number of industrial and warehousing sub-sectors, including: General industrial (typically B2 uses, possibly B8 / Sui Generis), Manufacturing / advanced manufacturing plant (typically B2), Warehousing and distribution (typically B8), and Mid-tech (potentially E(g), B2 and B8) as depending on the type of operation, supply chain, customer base and company maturity the needs and premises types are diverse.

4.11 Key themes explored are land quantity, locational needs and flexibility, and mix of employment types and sizes of employment spaces needed by sub-sector, recognising the varied needs of each sub-sector. This is followed by a comparison of needs with current and proposed provision to identify if there are gaps to fill.

4.12 Key findings from stakeholder interviews are explored in section 5 covering a wide range of agents, occupiers and site owners over a number of themes and by sector, with locational findings summarised at table 5.1 detailed as:

- Manufacturing firms prioritise locations commutable from Cambridge
- General industrial (including trade and wholesale) favour urban and urban fringe locales.
- Distribution firms prioritise locations close to or on the strategic road network (SRN) with the preference there being M11 and A14 locations. Local distribution firms, similar to general industrial, favour urban and urban fringe or the strategic road network (SRN) with the A14 / A428 urban fringe preferred.
- Mid-tech favours enhanced connectivity to the labour market prioritising urban fringe or proximity to science parks.

4.13 Noting demand and location differ to a greater or lesser extent per sector, all sectors expressed agreement that amenity space and facilities are critical or increasingly important to attract and retain workforce with properties without these facilities difficult to find tenants. The Mid-tech sector is where amenity requirements have high expectations both in range of amenity and public transport provision.

4.14 The study provides analysis on existing supply by type, location and size by sector in section 6:

- Recommending a combined industrial and warehousing plan 'need' of 317,000 sq. m, a significant uplift to that previously recommended by the Greater Cambridge EHEU 2023 as it takes account of constraints identified by stakeholders.
- Sector considerations by type, size and by location are set out in table 6.4 where the breakdown of indicative land requirement recommendations for future allocations are applied to the updated floorspace and as a notional proportion of the updated total need:
 - Manufacturing and advanced manufacturing land requirements of 48,000 sq.m (15% of total need) of Cambridge commutable floorspace, unit size ranging from 500 to 5,000 sq.m.
 - General industrial land requirements of 32,000 sq.m (10% of total need) of urban / urban fringe floorspace in unit sizes ranging from 500 to 2,500 sq.m.

- Wholesale and trade requirements of 32,000 sq.m (10% of total need) floorspace, typically urban/urban fringe (trade) located, and in units ranging from 100 to 2,000 sq.m in size.
- Distribution requiring the greatest proportion of need across all indicators at 40% of total need, 127,000 sq.m of floorspace located on the strategic road network (SRN), for unit sizes ranging from 2,000 to 5,000 sq.m plus.
- Mid-tech requirements of 32,000 sq. m of floorspace (10% of total need), located on the urban fringe or in proximity to science parks. Unit sizes here ranging from 100 to 2,000 sq.m.
- Other uses are the remaining 15% of need requiring 48,000 sq.m of space with unit sizes of 500 to 2,500 sq.m and preferably in urban or urban fringe locations.

4.15 Section 7 sets out recommendations addressing the balance for supply by sub sector need by floorspace, distribution and preferred locations, with an approach to delivery of space considering use types, extensions to existing locations and identifying new locations. Through this, and noting the higher floorspace need identified above, the study indicates a shortfall in the B2/B8 supply assuming that the site allocations from First Proposals are maintained into the draft plan.

4.16 [Greater Cambridge Office and Laboratory Employment Trajectory](#)

4.17 Greater Cambridge officers developed and are maintaining an employment trajectory for E(g), B2 and B8 use classes. This trajectory has provided the supply position that informed the sector studies above. A further updated trajectory is being published to inform the draft plan 2025.

Employment and Housing Evidence Update 2024-2045

4.18 The EHEU 2025 identifies employment land needs for the 2024-45 plan period as follows, drawing on detailed analysis of labour demand forecasting, market signals, stakeholder engagement (via the above sector studies), a flexibility margin and vacancy allowance:

- 302,600 sqm offices
- 600,000 sqm of R&D
- 317,000 sqm of industrial / warehousing

4.19 Based on an overview of existing supply including commitments and existing allocations at April 2024 and additional schemes approved since April 2024, office and R&D floorspace supply exceeds the assessed need, even more so when schemes permitted since April 2024 are included. However, there is a shortfall between the net industrial floorspace supply and need of around 290,000 sqm taking into account commitments and existing allocations.

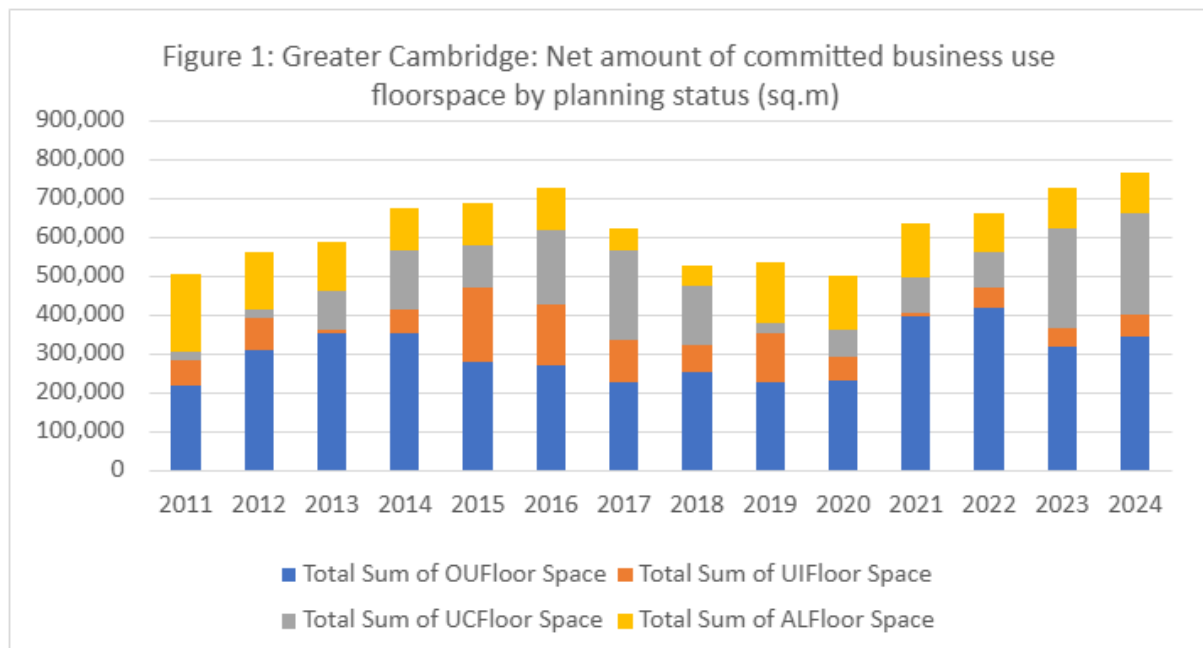
Analysis

Type of employment floorspace demand

4.20 Carrying a high level of employment land availability, as recommended in the Employment Land Review and the Greater Cambridge EHEU 2023, is a recognisable scenario for Greater Cambridge. The area has historically carried an oversupply of employment land, that is allocated or with planning permission, when compared to the amount of floorspace completed on an annual basis, however strong the economy has been. This helps to provide flexibility to enable the economy to respond positively. Figure 1 shows the net amount of committed business floorspace in Greater Cambridge between 2011 and 2024 at the end of each monitoring year (31 March). During this whole period, including in 2020, supply did not fall below 500,000 square metres.

4.21 By comparison, as reported in the Greater Cambridge Authority Monitoring Report 2023-2024, 2017-2018 saw the highest level of gross employment floorspace completions in Greater Cambridge between 2011 and 2024 at just over 168,246 square metres. The lowest was in 2013-14 at 26,517 square metres. Therefore, actual delivery even in the strongest years still left a high level of supply not having been taken up.

Figure 1: Greater Cambridge: net amount of committed business use floorspace by planning status (sq.m)

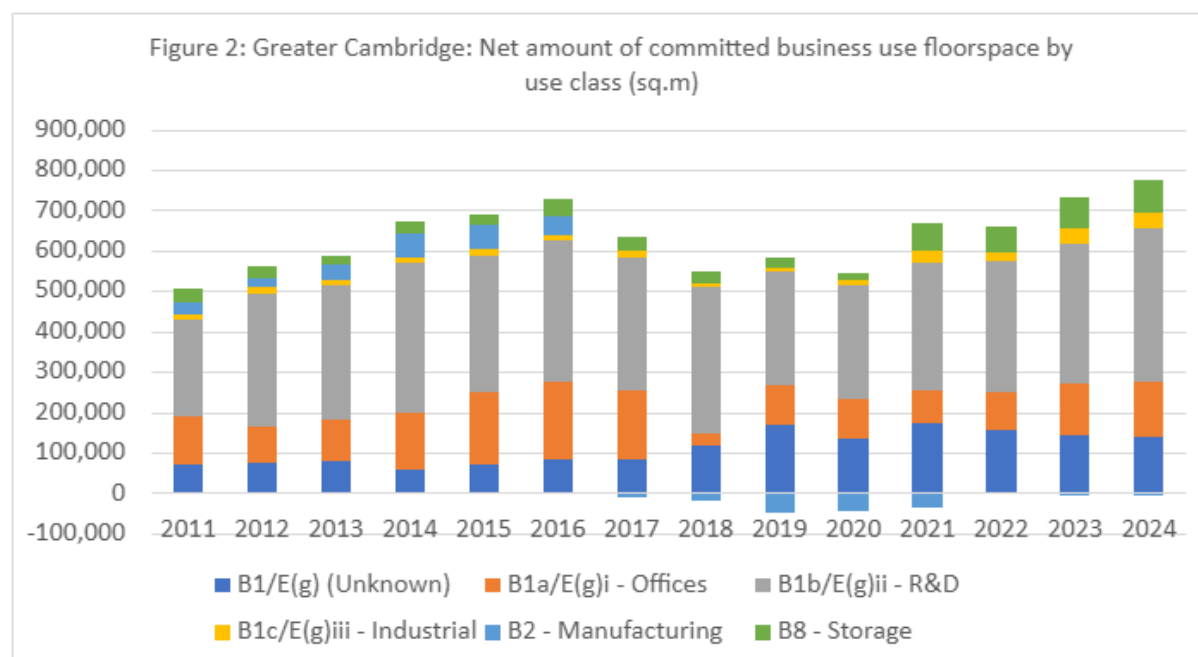


Notes:

- AL floorspace (yellow) is floorspace allocated in the Cambridge or South Cambridgeshire 2018 Local Plans.
- UC Floorspace (grey) is floorspace with detailed planning permission and under construction
- UI Floorspace (orange) is floorspace with detailed planning permission not yet started
- OU Floorspace (blue) is floorspace with outline planning permission

4.22 The committed floorspace figures for 2011 - 2024 can also be analysed by Use Class. Figure 2 shows an extremely strong committed supply of B1(b) research and development floorspace followed by B1(a) offices and B1 general. The chart also highlights the lack of committed supply of industrial space over recent years although there has been a slight uplift more recently.

Figure 2: Greater Cambridge: net amount of committed business use floorspace by use class (sq.m)



4.23 A significant reason for this oversupply of committed floorspace is that there have been several very large employment sites permitted that are building out over many years and over several plan periods. This is similar to our housing trajectory where our very large developments will only build out in part in the plan period and provide significant supply beyond the plan period. Employment sites such as Cambridge Biomedical Campus have been built out over an extended period of time and, looking forward, permitted sites such as West Cambridge and Waterbeach New Town have a longer timeframe for implementation. The graphs demonstrate that significant supply is not a reflection of demand in the plan period.

4.24 In planning positively for growth, the plan can continue to reflect the previous trends that have underpinned the successful expansion of the Greater Cambridge economy by providing an ongoing flexible supply of employment land. The Employment Land Review 2020 and the Greater Cambridge EHEU 2023 recommended that the local plan provide more land than required for the number of jobs it forecasts as the most likely to be delivered. There is already a significant oversupply of office and R&D employment land and continuing to provide that supply will help provide

flexibility for the economy as it has in the past. Notwithstanding, our evidence identifies that there is an undersupply of industrial floorspace that the plan should specifically address. By providing a strong supply of floorspace that caters for different types of demand and can flex with national and local economic trends the plan can continue to support the strong local economy.

Conclusions

4.25 In planning positively for growth, and notwithstanding the substantial overall oversupply in employment land, it is appropriate that the new plan provides new land for the identified undersupply in industrial and warehousing and distribution floorspace and to ensure that there is a strong flexible supply of office and R&D space. This positive approach will ensure a flexible supply, supporting a healthy local economy over the plan period and beyond.

Housing provision

Issue the plan is seeking to respond to

4.26 Having regard to the objectively assessed needs for homes and jobs identified in section 3, this section explains the approach taken to confirm the housing requirement for Greater Cambridge. This includes looking at the environmental, social and economic impacts of meeting the identified objectively assessed need for housing (including specifically water capacity, housing delivery and transport) and whether that has implications for the amount of housing that should be planned for. Any issues arising from the Duty to Cooperate were also taken into account.

4.27 Consideration is then given to the existing supply of housing and how this relates to the housing requirement, in order to identify the balance of housing to find in the new plan.

Summary of issues arising from First Proposals responses

4.28 Regarding plan-wide development levels, representors (including a number promoting specific sites) proposed that the strategy should plan for more employment and housing, in order to support economic growth, reduce in-commuting, deliver more affordable housing, and to provide a more flexible supply of homes. A number of Individuals, parish councils and community groups commented that the strategy should plan for less development, noting: the circular nature of planning for more and more growth, climate and nature impacts, harm to quality of life and the character of the area, that development will compound affordable housing challenges and existing inequality, or that the proposal is higher than government's standard minimum housing need.

4.29 The Environment Agency and Natural England stated that they were concerned about whether the growth proposed can be sustainable without causing further deterioration to the water environment. These bodies, together with Cambridge Water and Anglian Water, expressed their intention to work collaboratively with the Councils to explore the issue further. Other comments noted the need to reconsider the strategy in the light of COVID. The quick questionnaire included a related question (Quick question 1) which asked whether respondents supported the proposed housing level. Of 580 responses, 31% either strongly agreed or agreed; 16% were neutral, and 54% either strongly disagreed or disagreed.

Policy context update

4.30 National planning policy states that

- ([NPPF paragraph 69](#)):
 - Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.
 - The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment.

- Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations
- ([NPPF paragraph 73a](#)) local planning authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved

New or Updated Evidence

Strategic options testing at Development Strategy Update 2023

- 4.31 At the Development Strategy Update 2023, in relation to strategic options testing, we considered the evidence base and Sustainability Appraisal impacts of the updated growth options identified via the EHEU in a comparable way to how the previous growth and spatial options had been tested.
- 4.32 Key conclusions from those studies at that point included:
- a) Evidence base testing: the significant difference between the [previous and new] growth levels would result in material differences to conclusions made regarding those earlier growth levels, and the location of that additional growth would have a material bearing on its impacts.
 - b) Sustainability Appraisal: There was currently too much uncertainty to determine whether the two emerging alternative development strategy [growth] options constitute reasonable alternatives requiring appraisal to the same level of detail as the development strategy options previously appraised through the SA, including identification of whether effects are likely to be significant. Considering this uncertainty, this SA addendum instead provided a short commentary on the likely direction of economic, social and environmental effects of the two emerging options.

Draft Plan evidence base position

- 4.33 This section provides an updated position regarding key evidence base topics, the Duty to Cooperate, and consultation responses, so far as they affect the housing requirement.

Water

- 4.34 At the time of the First Proposals stage there was some uncertainty whether water supply could be provided in a way that is sufficient for the full objectively assessed needs to be able to be delivered in a sustainable way throughout the plan period. This uncertainty remained at the time of the Development Strategy Update 2023.
- 4.35 Following the identification of water supply challenges a range of actions were undertaken to explore and identify how the issues could be overcome. In particular, the government established a Cambridge Water Scarcity Group, to bring together all the relevant agencies and stakeholders including DEFRA, the Environment Agency, and water companies. It is chaired by Dr Paul Leinster (current Chair of Water Resources East and previous Chief Executive of the Environment Agency). The aims of the group to address short term issues as well as longer term solutions.
- 4.36 The Government published documents alongside the budget in March 2024 providing an update on activities [Addressing water scarcity in Greater Cambridge: update on government measures - GOV.UK](#), along with a joint statement [Joint statement on addressing water scarcity in Greater Cambridge - GOV.UK](#) prepared with the Councils.
- 4.37 Measures being implemented include a Water Efficiency Programme targeting public buildings with retrofit water efficiency measures. Government funding has been provided to the Greater Cambridge Shared Planning Service to implement the programme. A second phase of this programme is being scoped to explore a wider range of efficiency measures. A water credits system is also being explored, which could be applied to help secure finding

from development. Programmes are also trialing nature based solutions to assist with aquifer recharge, and exploring a range of measures with the agricultural sector.

4.38 The Cambridge Water 'Water Resource Management Plan 2024' was adopted in March 2025. This includes various additional measures to address short term water issues, including an enhanced metering programme, drought management plan, and risk based approach to abstraction management.

4.39 Additional supply solutions have been identified and are being brought forward. A pipeline connection to Grafham Water will boost supplies to the Cambridge area from 2032. The Fens Reservoir will further increase supplies from the mid 2030's. In addition to helping meet future water supply needs they will enable reductions in abstraction from existing sources, helping to restore and protect the chalk streams south of Cambridge. The phasing of developments proposed in the draft local plan has considered the availability of these new resources.

4.40 Policies being proposed by the draft Local Plan would require new developments to have a level of water efficiency beyond national levels.

4.41 A Water Supply Evidence Document has been prepared to accompany the draft Local Plan, which documents how the development plan process relates to the water supply planning process. It has considered the water demand that would be created by the proposed development strategy and how it relates to the available supply. The timing of developments proposed can take account of the availability of water supply infrastructure. The Regional Water Plan identifies that in the longer term, into the 2040's and beyond, adaptive approaches and new infrastructure such as desalination will need to be applied to ensure there continues to be water available to meet needs whilst protecting the environment.

4.42 In summary, our evidence 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

4.43 The Government's announcement in August 2025 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.

4.44 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.

4.45 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.

Housing Delivery

4.46 The Housing Delivery Study (AECOM, 2021) confirmed that the First Proposals growth level option was deliverable, but strategic options testing ahead of this noted that the higher growth option tested at the same time was highly likely to be undeliverable. At the Development Strategy Update 2023, noting that no strategy was identified to meet the higher housing need, the

Housing Delivery Study 2023 commentary noted that the consultants were unable to advise on whether the higher level of growth was deliverable ahead of them undertaking more detailed testing of a preferred basket of sites.

- 4.47 Ahead of the draft plan, AECOM reviewed the emerging housing requirement (local housing need calculated using the standard method) and two alternative spatial options to consider whether they could be delivered in housing delivery terms. AECOM consider that drawing on evidence of historic delivery and assumptions set out in their Housing Delivery Study 2025 that the housing requirement is achievable and deliverable with either of the spatial options. The two spatial options are both considered to be realistic and deliverable by AECOM as they bring forward a blended supply of sites that would 'top up' existing commitments in the mid-latter part of the plan period to meet the housing requirement. AECOM have also noted that Greater Cambridge is well positioned to benefit from efforts to boost housing delivery such as the expanded powers under the devolution reforms, continued support for affordable homes funding and a revised national/regional/local policy framework providing greater certainty to the market.

Transport

- 4.48 Transport evidence supporting the draft plan consultation identifies the site specific mitigation required to enable the delivery of homes and jobs to meet the objectively assessed needs identified in section 3 (see Greater Cambridge Local Plan Transport Evidence Report 2025, chapter 20, and Draft Greater Cambridge Local Plan: New Strategic Allocations Assessment – Transport Mitigation Measures 2025), and confirms that the preferred development strategy can perform well and is deliverable in transport terms, assuming that a strategic solution to Cambridge city centre congestion is delivered.
- 4.49 The Cambridgeshire and Peterborough Combined Authority (CPCA) is leading production of a Greater Cambridge Transport Strategy (GCTS), working with all relevant partners including Cambridge City Council and South

Cambridgeshire District Council). The Strategy is explicitly intended to support delivery of the Greater Cambridge Local Plan, and will address the strategic Cambridge congestion issue, provide transport policy support for the site specific transport schemes required to deliver key sites, alongside addressing other local transport issues and opportunities. Whilst production of the Strategy is currently in its early stages, the CPCA has published a Statement noting that is committed to leading the GCTS to adoption by the time the GCLP is submitted to government for Examination, such that by the time of that Examination there is a reasonable prospect of delivery of the sites included in the GLCP.

Duty to Cooperate

4.50 The 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. 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.

Proposed policy direction and reasons

Meeting objectively assessed needs

4.51 As a matter of principle, the councils' intention is to meet the objectively assessed needs identified within Greater Cambridge over the plan period, unless evidence identifies an insurmountable problem with achieving that in a sustainable way.

Ensuring a deliverable plan

4.52 Given the evidence base findings above, it is considered that, subject to addressing the Cambridge congestion challenge, evidence demonstrates that the housing figure is deliverable in a sustainable way.

4.53 Regarding the congestion challenge, the Councils have been, and continue to, engage with relevant bodies relevant to transport planning, including the CPCA as Local Transport Authority, Cambridgeshire County Council as Local Highways Authority, Greater Cambridge Partnership, and National Highways and neighbouring councils, as part of progressing the Greater Cambridge Transport Strategy.

4.54 At this stage, the Councils consider that the CPCA's statement provides enough certainty to progress to Regulation 18 draft plan, on the basis that the issue will be resolved in time for the submission to government of the GCLP.

Preferred housing requirement

4.55 Drawing on the above factors, for the Draft Plan our preferred housing requirement is identified as being 48,195 homes for the period 2024-2045, which is 2,295 homes per year, and reflects the full objectively assessed needs in section 3.

Response to issues raised in representations

4.56 The identified objectively assessed need for homes is the Standard Method for Greater Cambridge which Government identifies as the minimum level of homes to be provided for the area. Our evidence base assessment identifies that this level of homes would support the most likely level of future jobs, thereby supporting economic growth, and limiting the increase in further unsustainable commuting patterns.

4.57 The environmental, social economic impacts of planning for this figure have been tested by the evidence bases supporting the plan, including for the water environment as explored above, which collectively demonstrate that the impacts of the housing levels envisaged in the plan can be mitigated in a sustainable way.

Establishing the balance of homes to find to meet Local Housing Need

Committed supply and windfall allowance

4.58 There is a considerable amount of housing already provided for through the adopted 2018 Local Plans. This includes several large sites, such as Northstowe and Waterbeach new towns, that will build out beyond the 2031 plan period in the adopted plans and, therefore, will help provide homes in the new plan period. The below table sets out the components of existing supply, which are then explained in turn following the table.

Table 5: Components of existing housing supply

Stage	Homes 2024-2045
A: Current supply, including windfall allowance	37,961
B: Review of adopted allocations (change in capacity)	-96
C: Total committed supply from current supply and review of adopted allocations	37,865

A: Current supply

4.59 The Councils have used the Greater Cambridge housing trajectory, as set out in the [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2025\)](#), as the starting point for calculating the current supply. The current supply consists of existing commitments (permissions and adopted allocations) for self-contained dwellings and dwelling equivalents for student or older peoples bedspaces. This records that 30,858 dwellings (or dwelling equivalents) are anticipated to be completed in 2024-2045 on existing adopted allocations and sites with planning permission (or a resolution to grant

planning permission). A further 7,103 dwellings are anticipated to be completed in 2024-2045 from the windfall allowance. Together this gives an overall total anticipated in 2024-2045 of 37,961 dwellings (or dwelling equivalents), as recorded in the published housing trajectory (April 2025).

4.60 At First Proposals, the windfall allowance, delivery from bedspaces for students or older people, and increased delivery at our existing new settlements were not included in the current supply figures, and instead were included as separate elements when calculating the balance to find. This was due to changes being proposed to the windfall allowance and delivery rates of new settlements, which resulted in these sources of existing supply being anticipated to deliver additional dwellings within the plan period to that included in the current supply at that time (taken from the published annual update to the housing trajectory). Additionally, as the delivery of bedspaces was not at that time included in the current supply, the anticipated supply from bedspaces (as dwelling equivalents) was considered separately. As all of these elements of supply are now included in our annual update to the housing trajectory, they have been included within the current supply for this calculation.

4.61 **Windfall allowance:** the Housing Delivery Study 2021 considered whether there was evidence to be able to include a windfall allowance within the Councils' housing supply, and set out a justified and realistic windfall allowance of 425-450 dwellings per year. This was used to inform the windfall allowance included within the housing trajectory in the First Proposals. The latest update to the Housing Delivery Study (Further Addendum, 2025) has concluded that the windfall assumption of 425 dwellings per year remains appropriate for use in Greater Cambridge. This consists of 185 dwellings per year in Cambridge and 240 dwellings per year in South Cambridgeshire, and is already included within the existing supply.

4.62 **Build out rates for new settlements:** the Housing Delivery Study 2021 (and as confirmed to remain valid by the Housing Delivery Study 2025) sets out recommended lead-in times and build out rates for strategic and non-strategic sites within Greater Cambridge, based on a series of different

typologies. The study highlights that the assumptions can be refined as they are applied to individual sites, taking into account site-specific circumstances and the aspirations of individual landowners/developers. These recommendations were used to inform the build out rates applied to new settlements included within the housing trajectory in the First Proposals. The latest update to the Housing Delivery Study (Further Addendum, 2025) has concluded that the recommended lead-in times and build out rates for strategic and non-strategic sites remain appropriate for use in Greater Cambridge. The build out rates for new settlements recommended in the Housing Delivery Study 2021 have already been applied to the new settlements included within the existing supply.

- 4.63 **Dwelling equivalents from communal accommodation (use class C2) for students or older people:** national planning guidance sets out that communal (use class C2) accommodation provided in the form of bedspaces can be counted towards delivering the housing requirement, by calculating its dwelling equivalent. The Housing Delivery Test rulebook sets out the ratios to be used to convert bedspaces to dwellings for both student accommodation and older peoples accommodation. As the Councils' housing requirement for the new Greater Cambridge Local Plan has been calculated using the government's standard method, we are able to include the dwelling equivalents from bedspaces for students or older people in our supply of new homes, and count them towards meeting our housing requirement.

B: Review of adopted allocations (change in capacity)

- 4.64 The Councils have undertaken a review of all their adopted allocations that are included within the existing supply, and as a result have amended the deliverability and / or developability assessment and / or the anticipated site capacity of some of these allocations. Detailed information on the changes made and any assumptions relating to the delivery of these of these sites is set out in [Appendix 9: Housing trajectory for the Local Plan](#). This results in 96 dwellings less anticipated within the plan period (2024-2045) to those anticipated in the Greater Cambridge housing trajectory (April 2025).

Exploring the balance to find

Identifying the balance to find

- 4.65 The table below sets out the identified housing requirement, then subtracts the existing supply set out above to identify the additional dwellings to be found in the draft plan.

Table 6: Greater Cambridge housing requirement, current supply and balance to find

Homes to provide for	Homes 2024-2045
Housing requirement (annual)	2,295
Housing need 2024-45	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

Headroom to provide over and above housing need

- 4.66 [National planning policy](#) requires us to ensure our plan is positively prepared and meets our identified housing needs, which 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. 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 that is not proposed in our plan.
- 4.67 To help respond to these requirements it is common practice for local plans to identify land sufficient to provide more homes than the identified housing requirement (described as "headroom"), to provide confidence that the identified housing needs can be met, and that a continuing supply of housing

can be demonstrated, so there is flexibility to deal with unforeseen circumstances. There is, however, no explicit requirement in national policy to do so. In the First Proposals the Councils identified enough sites to provide approximately 10% headroom. Provision of headroom in the draft plan is explored further in section 5.

Meeting the NPPF small sites requirement

4.68 To support the delivery of small and medium sized sites, paragraph 73 of the [National Planning Policy Framework \(NPPF, December 2024\)](#) sets out that local planning authorities should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved. Based on the housing requirement, if the Councils were to identify land to accommodate at least 10% of this requirement on sites no larger than one hectare, this would mean the Councils would need to identify land for at least 4,820 homes.

4.69 The housing supply anticipated to deliver the housing requirement includes: existing commitments (adopted allocations and sites with planning permission) for self-contained dwellings and dwelling equivalents from student and older peoples bedspaces, proposed new allocations, and a windfall allowance. All of these elements of housing supply include sites no larger than one hectare. Each of these sources of supply has therefore been considered to understand how many dwellings are anticipated on sites no larger than one hectare, and the results are set out in the table below. Further detail is provided in [Appendix 2: Consideration of National Planning Policy Framework Small Sites Requirement](#).

Table 7: Total dwellings anticipated

Source of supply	Total dwellings anticipated 2024-2045	Dwellings anticipated on sites no larger than one hectare 2024-2045
Existing commitments (planning permissions and	30,762	1,610

adopted allocations),
excluding windfall
allowance but including
any revisions to adopted
allocations

New sites (excluding North East Cambridge)	13,463	84
Windfall allowance	7,103	5,282
Total	51,328	6,976

4.70 This shows that together the sites of no larger than one hectare within our existing commitments, proposed new sites, and 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.

4.71 The windfall allowance refers to an anticipated level of housing delivery from sites that are not yet known about, but which we expect will continue to be delivered based on historical completions and our continuation of policies within the Local Plan for windfall sites within Cambridge and our towns and villages. The windfall allowance is expected from our evidence to deliver 7,103 homes, which will be on a mix of sizes of sites, but will typically include a significant element of small sites. As detailed above, based on the proportion of the windfall allowance that has previously been delivered on small sites, we have estimated that 5,282 of the 7,103 homes from the windfall allowance will be on small sites. There is anticipated to be a good prospect that the 4,820 homes on small sites will be met in full when small sites within the windfall allowance are taken into account.

4.72 The aim of this aspect of national policy is understood to be to ensure that there will be a good mix in the size of sites coming forward in an area to help support housing delivery. In this context, even if the full 10% of the housing requirement was not provided on small sites, the alternative approach of allocating specific sites to demonstrate that we could meet this target in full

on specific identified sites, would need us to identify large numbers of small sites in the rural area. This would compromise our development strategy, by directing a significant portion of growth to less sustainable locations where levels of car use would be higher, impacting on our response to the challenges of net zero carbon and Climate Act obligations. It would also likely result collectively in requiring large amounts of land to be released from the Green Belt as the majority of the larger and better served villages are located within the Green Belt. In terms of impacts on plan-making, identifying such small sites as allocations would add significantly to the process, and would likely identify sites that would otherwise be enabled to come forward anyway via the other policies in the plan, including for example Policy S/SH: Settlement Hierarchy, and as assumed in our windfall allowance. The Councils' evidence for this windfall allowance is set out in the Greater Cambridge Housing Delivery Study: Further Addendum (2025), and 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. In summary, it is considered that existing commitments, proposed new allocations and the windfall allowance - as supported via other policies in the plan - have a good prospect of delivering the objectives 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.

5. S/DS: Development Strategy

Issue the plan is seeking to respond to

5.1 This section sets out the approach taken to identifying the preferred option development strategy to meet identified needs, including establishing the principle of development in broad development locations.

5.2 Within responding to meeting the identified housing needs in the area, the Local Plan also specifically needs to consider how the accommodation needs of

Gypsies, Travellers, Travelling Showpeople, looked after children, students, those with disabilities, and older people will be met.

How was the issue covered in the First Proposals Consultation?

5.3 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy S/DS: Development strategy](#)

5.4 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Development Strategy Topic Paper](#)

Summary of issues arising from First Proposals responses

Jobs and homes

5.5 There was wide ranging in principle support for the climate focused development strategy, including focusing development in locations which reduce need to travel, and in locations with existing and committed transport links. On the other hand, around 100 individuals supported the Friends of the River Cam letter objecting to the plan on the grounds of inadequate water supply, effect on national food supply, failure to minimise climate change, likely irreparable damage to ecosystems, carbon emissions from construction, lack of integrated public transport, undermining the Levelling Up agenda, democratic deficit in process and evidence base. The quick questionnaire included a related question (Quick question 2) which asked whether respondents agreed that new development should mainly focus on sites where car travel, and therefore carbon emissions, can be minimised. Of 572 responses, 68% either strongly agreed or agreed; 16% were neutral, and 16% either strongly disagreed or disagreed.

5.6 A number of comments, particularly from those promoting specific developments, argued that the plan was too heavily focused on strategic sites and too restrictive of village development. Regarding directions of growth, a limited number of individuals and developers argued that given previous plans had focused housing

development to the north of Cambridge, future development should be focused to the south, close to the area of ongoing employment growth. Others proposed greater levels of development in the rural southern cluster and A428 corridor than was currently proposed in the plan. Regarding the economy, a number of landowners and developers argued that more sites should be provided to meet specific sector needs.

5.7 A large number of landowners and developers argued that the strategy relied too much on large urban extensions to Cambridge City and new settlements in South Cambridgeshire, which had infrastructure dependencies which therefore presented a risk to the deliverability of the plan. Comments expressed concern about the accelerated delivery rates assumed at the strategic sites included in the First Proposals. The same respondents proposed that the plan should include a greater number of smaller sites, particularly in the rural area, to allow a sufficient amount and variety of land to come forward to support the objective of significantly boosting supply of homes, and to support rural communities.

5.8 A small number of individuals expressed concern at the plan's reliance on East West Rail and/or objected to the East West Rail project. Equally a small number of individuals and parish councils expressed concern about whether transport and other infrastructure would cope with the pressure generated by the development proposed in the plan.

5.9 Regarding the approach to Cambridge urban area, comments were mixed, including support for densification from some individuals, concern from individuals regarding the impact of densification on quality of life, and comments from developers or landowners (or their agents) promoting village sites that brownfield sites can be challenging to deliver. Regarding the edge of Cambridge and in the Green Belt, comments included those from promoters of sites not included in the plan stating that exceptional circumstances existed to release their site from the Green Belt, and individuals and community groups objecting to the releases included in the First Proposals. Affected parish councils urged greater separation between proposed development - at Cambridge East and at Mingle Lane, Great Shelford - and their villages. Regarding new settlements,

support was expressed by a limited number of individuals, East West Rail Company, and Cambridgeshire County Council, for Cambourne as a location for expanded development. A number of site promoters for other locations highlighted the reliance of this site on the uncertain delivery of East West Rail. Regarding the rural area, individuals and parish councils supported the limits on rural development proposed in the plan.

- 5.10 The quick questionnaire included four related questions (quick questions 7 to 10) which were relevant to this policy. These questions asked respondents' views about development focused on the rural southern cluster, village development and provided the opportunity to identify additional sites. Responses to these questions broadly reflected the comments attributed to policy S/DS summarised above.

Gypsies, Travellers and Travelling Showpeople

- 5.11 In relation to meeting identified needs, there are suggestions that additional sites should be provided to meet needs, and that a better quality of sites should be allocated. Trumpington Residents Association suggest that a site should be provided to support travellers who need access to hospitals at the Cambridge Biomedical Campus, and an individual suggests that Fen Road could be developed to provide sites to meet any additional need.
- 5.12 Representations relating to identifying needs are included in Policy S/JH: New jobs and homes, and representations on the proposed policy for Gypsy and Traveller pitches and Travelling Showpeople plots (Policy H/GT) are included in the Homes Topic Paper (2025).
- 5.13 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Residential moorings for boat dwellers

- 5.14 The issue of meeting any identified need for residential moorings was not covered in the First Proposals version of the Local Plan, and therefore there are

no representations on this issue. Representations on the proposed policy for residential moorings (Policy H/RM) are included in the Homes Topic Paper (2025).

5.15 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Other caravan dwellers

5.16 The issue of meeting any identified need for residential caravan sites was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Representations on the proposed policy for residential caravan sites (Policy H/RC) are included in the Homes Topic Paper (2025).

5.17 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Specialist accommodation for looked after children

5.18 This issue was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue.

Specialist accommodation for older people and disabled people

5.19 Representations relating to both identifying needs and meeting any identified accommodation needs for older people and disabled people are included in Policy S/JH: New jobs and homes. In summary, there are comments from developers that the plan fails to respond to NPPF as it does not set a target for specialist housing for older people to be met within the plan period, and also does not identify how this need will be met. Suggestions that consideration should be given to allocating sites in sustainable locations, and that the proposed allocations will not deliver the types of housing required to meet the needs of specialist groups. Representations on the proposed policy for specialist housing (Policy H/SH) are included in the Homes Topic Paper (2025).

5.20 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Specialist accommodation for students

5.21 The issue of meeting any identified need for student accommodation was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Representations on the proposed policy for student accommodation (Policy H/SA) are included in the Homes Topic Paper (2025).

5.22 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

Policy context update

Jobs and homes

National planning policy

5.23 The following changes have been made to national planning policy informing the identification of a development strategy since the First Proposals 2021 consultation:

Green Belt/Grey Belt

- Strengthened requirement to review Green Belt boundaries ‘where an authority cannot meet its identified need for homes, commercial or other development through other means’. In such cases, Green Belt release is encouraged unless it would fundamentally undermine the purposes of Green Belt ‘when considered across the area of the plan’ [Paragraph 146].
- A new definition of Grey Belt has been determined in the NPPF December 2024, supplemented by Planning Practice Guidance in March 2025. For more on this see Appendix 4: Revised Greater Cambridge Local Plan Green Belt considerations review.

- When Green Belt is to be released [Paragraph 148]:
 - First, plans should give priority to previously developed (brownfield) land in the Green Belt; and
 - Then, plans should consider grey belt which is not previously developed; and
 - Then, plans should consider other Green Belt locations
 - But must consider how plan would promote sustainable patterns of development.

Transport

- Revisions have been made to Chapter 9 of the NPPF, which are designed to promote a “vision-led” approach to transport planning [Paragraph 109].
- Throughout the NPPF, Paragraphs 110 and 115 are referenced as a guide for plan-makers to determine “sustainably located” development.

Local policy context

Development Strategy Update 2023

5.24 In relation to the development strategy, in January 2023 we published the Development Strategy Update which confirmed:

- The inclusion of North East Cambridge, Cambridge East, and Cambridge Biomedical Campus as central building blocks of any future strategy for development.
- In principle the Councils’ position remained that the Greater Cambridge Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs, but that this must be considered in the context of whether, or how much of, that need can be provided without unacceptable sustainability impacts. At the time of the Development Strategy Update, given water supply and housing delivery uncertainty, it was not possible to confirm this, and as such a full development strategy could not be confirmed at the time.
- Having reviewed First Proposals representations and our evidence we confirmed that the development strategy principles that informed the First

Proposals development strategy (set out below) remain valid, and we would build on these to inform the identification of any additional sites.

5.25 The First Proposals development strategy principles confirmed in January 2023 are:

5.26 “The proposed development strategy is to direct development to where it has the least climate impact, 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, whilst ensuring all necessary utilities can be provided in a sustainable way. It also seeks to be realistic around the locational limits of some new jobs floorspace which is centred upon national and global economic clusters”.

5.27 For the draft plan we retained all of the meaning of these principles, but structured them and added minor elements to provide a clearer statement of the development strategy implications of the plan’s vision and strategic priorities:

- 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.

Gypsies, Travellers and Travelling Showpeople

National context

5.28 [Planning Policy for Traveller Sites \(PPTS, December 2024\)](#)

5.29 The new PPTS includes a number of changes that relate to the delivery of Gypsy and Traveller pitches and/or Travelling Showpeople plots:

- widens the definition of Gypsies and Travellers to include those that have ceased to travel permanently and to refer to “all other persons with a cultural tradition of nomadism or of living in a caravan” (annex 1, paragraph 1),
- widens the definition of Travelling Showpeople to include those that have ceased to travel permanently (annex 1, paragraph 2), and
- adds a footnote to set out relevant exceptions to when local planning authorities should very strictly limit new pitches or plots in open countryside away from existing settlements or allocations (paragraph 26 / footnote 9).

Local context

5.30 [Greater Cambridge Housing Strategy 2024-2029: Homes for Our Future and Annexes 1-8](#)

5.31 The Housing Strategy sets out that both Councils are keen to support other housing options, such as Gypsy / Traveller sites, where there is clear supporting evidence of need.

Specialist housing, including for older people and disabled people

Local context

5.32 [Greater Cambridge Housing Strategy 2024-2029: Homes for Our Future and Annexes 1-8](#)

5.33 The Housing Strategy sets out that both Councils are keen to support other housing options, such as specialist housing options. It also sets out that the Councils will work with:

- developers and Registered Providers to ensure that new housing meets the wide range of housing need, including older residents, to ensure new communities are mixed and sustainable, and
- Cambridgeshire County Council to help find housing solutions for disabled people, and support delivery of other types of specialist accommodation for those who need it.

5.34 The Housing Strategy sets out that taking into account identified housing needs for older people (from the Cambridgeshire and West Suffolk Housing Needs of Specific Groups Study, 2021), and the County Council's direction of travel towards greater provision of domiciliary care, the Councils will seek at least 5% of housing on the strategic sites to be specialist older people's accommodation. It also sets out that the expectation is that any such scheme will be provided as part of the masterplanning on strategic sites, or within the city / village defined development extents where it can be demonstrated that the existing facilities and health services would not be adversely impacted.

New or Updated Evidence

Overview

5.35 This section of the Strategy topic paper explains the testing of reasonable options to confirm the preferred development strategy for meeting development needs. It includes a number of sections explaining this testing for the below types of need:

- Housing needs of all kinds
- Employment needs
- Gypsies, Travellers and Travelling Showpeople
- Specialist accommodation for older people and disabled people, and
- Specialist accommodation for students.

5.36 Further information informing the Councils' position for the development strategy and individual sites is available as follows:

- To inform the overarching development strategy, the Councils considered evidence based **opportunities and challenges of reasonable alternative strategic growth and spatial options**, as explained in the Towards a draft plan development strategy section below, and set out in full in Appendix 1: Strategic growth and spatial options review. The strategic growth and spatial options have been subject to Sustainability Appraisal, which has been completed alongside preparation of the draft plan.
- Greater Cambridge Housing and Employment Land Availability Assessment 2025: **assesses the suitability, availability and achievability of sites submitted to the Local Plan process** (noting that sites submitted in 2025 were only assessed where they were located in reasonable alternative broad locations of supply, as defined in Appendix 7: Review of sites to inform identification of allocations at draft plan stage).
- Appendix 3: Review of Adopted Allocations in the Cambridge Local Plan (2018), the South Cambridgeshire Local Plan (2018) and Area Action Plans: **identifies whether each adopted allocation remains available and achievable** such that it could be considered for carrying forwards into the new Local Plan, re-allocated for an alternative use in the new Local Plan, or if it should be de-allocated where it no longer remains available and achievable. The appendix informs this conclusion based upon the planning status of sites adopted in the current Local Plans, and any information on their anticipated delivery.
- Appendix 7: Review of sites to inform identification of allocations at draft plan stage: **confirms the Councils' position regarding whether sites within reasonable alternative broad locations are preferred for allocation, or**

not preferred, drawing together development strategy considerations set out in this topic paper, alongside the evidence of suitability, availability and achievability. All sites within reasonable alternative broad locations have been subject to Sustainability Appraisal, which has been completed alongside preparation of the draft plan.

- The relevant Draft Plan sites topic papers: **provide the rationale for the proposed scale of development and, where relevant, the red line boundary for each site proposed for allocation**, alongside other explanation of the policy approach.

Towards a draft plan development strategy: jobs and homes

Introduction

5.37 This section explains the process undertaken to confirm the draft plan development strategy for meeting the identified housing and employment needs.

5.38 Consideration of draft plan development strategy reasonable options builds on the First Proposals development strategy 2021, which was itself tested against reasonable options. As per the above sub-section regarding the Development Strategy Update, having reviewed First Proposals representations and our evidence, we confirmed in January 2023 that the development strategy principles that informed the First Proposals development strategy remain valid, and we would build on these to inform the identification of any additional sites. The key change in circumstance since the First Proposals development strategy was identified in 2021 is the increase in housing need; this change does not of itself generate a requirement to abandon the confirmed development strategy principles, or their application in the First Proposals development strategy. As such, the below sections first review whether the First Proposals sites remain suitable, available and achievable, before exploring the locations available to meet the additional housing need that is over and above that provided for within the First Proposals development strategy. New evidence that informed this work is referred to within the narrative.

5.39 This section therefore includes the following sub-sections:

- Confirming First Proposals sites, including Cambourne
- Review of broad locations for meeting additional needs
- Testing reasonable alternative broad locations for meeting additional needs
- Testing reasonable alternative site locations for meeting additional needs
- Conclusion: weighing up development strategy alternatives and identifying the preferred development strategy

Confirming First Proposals sites, including Cambourne

5.40 Given the decisions made at the Development Strategy Update 2023 referred to above, we reviewed First Proposals sites first as the likely basis for meeting the majority of our housing and employment needs. Having regard to the confirmed development strategy principles, representations to the First Proposals consultation, and updated evidence as relevant, we confirmed that, subject to the removal of a limited number of smaller sites (see further information on this at Further information supporting the draft policy), the sites included within the First Proposals remain suitable, available and achievable.

5.41 Our evidence shows that the most sustainable location for further new settlement scale development is through an expansion of Cambourne, which performed almost as well as the edge of Cambridge as a location to reduce use of the car. For the First Proposals 2021 consultation, an expanded Cambourne was identified as a broad location for future growth in the 2030's to respond to the opportunity that would be provided by the proposed East West Rail (EWR) scheme that included a station at Cambourne. At that time, given that the EWR route and station location at Cambourne had yet to be confirmed, it was too early to identify a specific site allocation and amount of development.

5.42 At the time of the Development Strategy Update 2023, there remained uncertainty about Government funding of the section of EWR between Bedford and Cambridge, although the location of the new station to the north of Cambourne was confirmed. In light of these uncertainties at that time, the

Councils did not make a statement about Cambourne at the time that other strategic sites were confirmed.

5.43 In its Autumn 2024 Budget, Government confirmed funding support for the EWR project, and a non-statutory consultation on route alignment and station locations was completed November 2024-January 2025. A statutory consultation prior to the formal Development Consent Order Examination is expected to take place within 2026. This updated context increases certainty of delivery for this location.

5.44 Drawing on the above context, ahead of the draft plan consultation, the Councils have completed a number of evidence bases to inform a specific allocation at Cambourne. Notwithstanding, within the same period the Councils identified a further previously untested strategic spatial option at Royston that could be seen as an alternative to Cambourne, given that it also involves expansion of an existing settlement. As such we have retested the performance of Cambourne against other reasonable alternative strategic spatial options in order to ensure we have a consistent understanding of Cambourne's performance against those alternatives. See more below at Review of broad locations for testing, and Testing reasonable alternative broad locations for meeting additional development needs.

Review of broad locations for meeting additional need

Introduction

5.45 Our commitments plus the confirmed First Proposals sites (with any amendments to capacity) provide 44,592 homes (excluding North East Cambridge and Cambourne as explained above) for the revised plan period 2024-45. However, noting that the 2025 housing requirement is substantively higher than that identified at the First Proposals 2021 consultation, we needed to look for additional sources of supply to meet this. Our 2025 housing requirement minus our commitments as set out above results in 3,603 homes to find to meet the housing requirement; the equivalent of around one additional strategic site,

noting that our Housing Delivery Study shows that a strategic urban extension or new settlement within Greater Cambridge might deliver 3,150 or 2,550 homes respectively within the 2024-45 plan period. As noted in section 4 though, we also need to explore the potential to provide headroom over and above the housing requirement figure that will enable a flexible housing supply, providing confidence of delivery for meeting our needs. Meeting our housing need and adding headroom would require the identification of around two strategic sites using the same assumptions as above.

5.46 This needs-supply position is set out below.

Housing need and First Proposals supply excluding North East Cambridge and Cambourne

Table 8: Housing need and First Proposals supply excluding North East Cambridge and Cambourne

Steps or Sites / Locations	Homes 2024-45
Housing requirement (plan period figure)	48,195
Current supply - including Housing Trajectory (1 April 2025) and updates to the Housing Trajectory	37,865
First Proposals supply excluding North East Cambridge and Cambourne	6,727
Total including current and additional sources of supply	44,592
Total supply minus housing requirement	-3,603

5.47 Guided by the confirmed development strategy principles as above, we reviewed the previously tested broad locations to identify the reasonable alternative broad spatial options that remain available to us to meet this additional need. Given the higher needs identified above, within this exercise we had to consider broad spatial options that were not considered reasonable alternatives at the First Proposals stage.

5.48 In reviewing the broad locations we drew on our understanding of sites available within each broad location, including our updated Housing and Employment Land Availability Assessment 2025, which was informed by updated information regarding sites previously submitted to the plan, and new sites, submitted to the Site Submissions Update 2025. This ensured that we had an up to date understanding of the sites available to us to meet our development needs for the draft plan.

5.49 The following section summarises our exploration of each broad location as to whether it could form a reasonable alternative for meeting a substantive proportion of the additional housing needs beyond those identified at the First Proposals stage. Supplementing the below narrative, Appendix 7: Review of sites to inform identification of allocations at draft plan stage sets out which broad locations we considered for consideration for allocation, and for sustainability appraisal.

Cambridge urban area

5.50 As set out in the [First Proposals Development Strategy topic paper](#), our evidence and Sustainability Appraisal demonstrate that this location is the most sustainable location for development, being the most accessible to a wide range of jobs, services and facilities by a range of sustainable travel means, including active travel such as walking and cycling as well as public transport. We therefore completed a further review of potential development opportunities within Cambridge urban area including reviewing updated call for sites submissions.

5.51 Noting the housing affordability challenges seen in Cambridge, Cambridge City Council is directly delivering housing schemes within Cambridge via the Cambridge Investment Partnership (CIP). Their pipeline of future supply has identified a limited number of additional homes that are deliverable within the plan period; these have been added to our known supply.

5.52 Even accounting for the additional CIP sites, review of urban development opportunities has not identified suitable, available and achievable sites that could

meet a substantial proportion of our housing needs. As such, we've developed Policy Areas that provide policy parameters to guide redevelopment opportunities and, where suitable, greater intensification of uses where proposals come forward within the urban area. Additionally, the draft Local Plan identifies that the Councils will do further work ahead of the Proposed Submission Plan to identify areas within Cambridge that may be suitable for higher density development.

Edge of Cambridge: non-Green Belt

5.53 As set out in the [First Proposals Development Strategy topic paper](#), our evidence and Sustainability Appraisal show that the edge of Cambridge non-Green Belt is a sustainable location for homes and jobs, being accessible to existing jobs and services. However, beyond Cambridge Airport which is already confirmed within the emerging strategy, no substantive additional land on the edge of Cambridge outside the Green Belt is available for development.

Edge of Cambridge - Green Belt

5.54 As set out in the [First Proposals Development Strategy topic paper](#), our evidence and Sustainability Appraisal show that, as with Edge of Cambridge - non-Green Belt, sites in the Green Belt could provide a sustainable location for homes and jobs in terms of transport and carbon impacts, being accessible to existing jobs and services, particularly where development is planned at sufficient scale to support new infrastructure. However, the Government attaches great importance to Green Belts in preventing urban sprawl by keeping land permanently open (NPPF 142). The Councils can only alter Green Belt boundaries where exceptional circumstances are fully evidenced. We consider that our higher needs for housing, together with the in principle sustainability of this broad location, mean we should consider again, as at the First Proposals, whether there are exceptional circumstances to justify releasing land on the edge of Cambridge and in so doing alter Cambridge's Green Belt boundary (see Appendix 4: Revised Greater Cambridge Local Plan Green Belt considerations review which completes an assessment of the case for exceptional circumstances to justify releasing land from the Green Belt in the light of all relevant national policy). As such, for the draft plan stage we consider that edge

of Cambridge: Green Belt could form a reasonable alternative broad location at a strategic level, in the context of the alternative spatial options available.

Expanded Cambourne

5.55 As above, evidence shows that the most sustainable location for further new settlement scale development is through an expansion of Cambourne, which in 2021 testing performed almost as well as the edge of Cambridge as a location to reduce use of the car.

5.56 Having identified alternative strategic options that could be considered alternatives to Cambourne (see below at Expanded Royston), the Councils consider it necessary to re-assess the merits of locating growth at an expanded Cambourne in a consistent way with other reasonable alternative strategic spatial options. As such, for the draft plan stage we consider that an expanded Cambourne forms a reasonable alternative broad location at a strategic level, in the context of the alternative spatial options available.

New settlements

5.57 At the First Proposals 2021 stage of plan-making, our identified needs could be met without considering new settlements as a reasonable option, noting the sustainability merits of expanding Cambourne served by the proposed East West Rail scheme and increasing its existing critical mass of population and services. As such, we did not consider additional new settlements for site-specific allocation or Sustainability Appraisal at the that stage. For the draft plan stage, the increased scale of need identified, and the fact that we have reviewed and rejected other broad locations for meeting this higher need, justifies a different approach. As such, for the draft plan stage we consider that new settlements form a reasonable alternative broad location at a strategic level, in the context of the alternative spatial options available.

Villages

5.58 The strategic options evidence referenced above concluded that dispersing substantial development to smaller sites is not sustainable. Notwithstanding, to see if limited additional sustainable sites could be found, we completed a further review of smaller sites submitted to the plan, drawing on updated HELAA information. As for the First Proposals this included reviewing site proposals within and adjacent to:

- Rural Centres
- Minor Rural Centres, and
- Group Villages with High Quality Public Transport access (existing or proposed), being a railway station or guided busway stop

5.59 Having completed this review we did not identify any additional sites that would not cause a level of harm that we considered justified in the context of other available options. In summary, we do not consider villages to be a reasonable option for meeting a substantive amount of our additional need for homes.

Expanding an existing town - Royston

5.60 In reviewing site submissions and the broad locations available to meet our higher development needs, we identified the following site submissions within South Cambridgeshire, but adjacent to Royston which lies within North Hertfordshire, which together comprise a new strategic spatial option not previously considered: expanding a market town at Royston:

- 47799: Land north of A505 Baldock Road, Royston
- 40106: Land to north and south of Ashwell street, Bassingbourn-Cum-Kneesworth
- 40511: Land to east of A505 and south of A10, Melbourn

5.61 Noting that delivery of these sites would be dependent upon infrastructure within North Hertfordshire, we engaged with North Hertfordshire District Council to confirm its in principle view of development at this location.

5.62 North Hertfordshire District Council's written response to these site proposals identified a number of issues of concern and/or where additional information would be required for the Council (i.e. North Hertfordshire District Council) to fully consider the sites that have been put forward. Their conclusion was "given that there is very little supporting evidence for us to look at, at this point we would not be in a position to confirm our support for (or opposition to) development in these locations" (see full letter in the Greater Cambridge Local Plan Draft Plan Duty to Cooperate Compliance Statement). As such, we cannot demonstrate that these sites are achievable. Noting this uncertainty, we consider that the expanding a market town - Royston strategic spatial option and site proposals form *potentially* reasonable options at a strategic level. To ensure we understand the merits of these potentially reasonable options we have therefore tested both the strategic spatial option and site proposals via our evidence bases and Sustainability Appraisal in a proportionate way, and have considered the above sites for site specific allocation and via Sustainability Appraisal.

Summary

5.63 In summary, we consider that - at a strategic level - the broad locations that could form reasonable options for meeting substantive proportions of the remaining objectively assessed needs are edge of Cambridge - Green Belt, an expanded Cambourne, an additional new settlement option and expanding a market town - Royston. Other broad locations reviewed above are rejected as not forming reasonable options.

Testing reasonable alternative broad locations for meeting additional development needs

Strategic spatial options tested

5.64 We compiled hybrid strategic options (SO) to meet our identified housing need, including the reasonable alternative broad locations as follows:

- SO9a: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne
- SO10a: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne
- SO11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement
- SO11b - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne

5.65 All the above options are similar to options 9 and 10 that were tested at the First Proposals stage but provide additional development locations to meet a higher growth level. As such, the four options are identical in their development assumptions at the following locations: North East Cambridge, North West Cambridge, small sites within Cambridge urban area; Cambridge Airport; expanded Cambourne; and limited development in rural villages. The differences between the four are that:

- Option 9a includes development at an expanded Cambourne and a non-site specific new settlement location, whereas
- Option 10a includes development at an expanded Cambourne and a non-site specific edge of Cambridge Green Belt location
- Option 11a includes development at an expanded Royston and a non-site specific new settlement location
- Option 11b includes development at an expanded Cambourne and at an expanded Royston

5.66 To ensure we had a consistent understanding of the benefits and disadvantages of each, we tested these options in the same way as had been completed at previous stages, noting the similarities between these new hybrid options and the two hybrid options tested as part of preparation of the First Proposals for the earlier level of jobs and homes (SO9 First Proposals including Cambourne and SO10 hybrid strategy alternative including Green Belt). See Appendix 1: Strategic growth and spatial options review for full details.

Evidence base headlines: drawing on strategic spatial options 9a and 10a, 11a and 11b

5.67 Key evidence findings from these assessments relating to the broad locations to meet additional need include:

Transport

- Edge of Cambridge - Green Belt sites: would support a high level of active mode travel (walking and cycling) and low car mode share. Such sites would require support from either new or improved transport infrastructure connecting this growth to jobs and local amenities, but given the opportunities for active travel they would likely limit the need for completely new transport infrastructure beyond that already planned.
- Expanded Cambourne: would have a lower active travel mode share and higher car mode share than edge of Cambridge sites, but the introduction of a new railway station and the Cambourne to Cambridge Public Transport Scheme will greatly improve sustainable transport options at this location in the long term, which are likely to be attractive to residents. There is some uncertainty about when these will be delivered.
- New settlements: would have a lower active travel mode share and higher car mode share than edge of Cambridge sites, but can perform well in the right location with effective public transport and active travel provision. Depending on existing provision, may require significant additional public transport infrastructure.
- Expanded town - Royston: Transport modelling of this option has not been completed. As an expansion to an existing market town that has a railway station, housing at this strategic location would likely not need completely new transport infrastructure, although the expansion sites would be relatively distant from the station which would likely limit the number of trips made by sustainable modes. This is likely to place reliance on car travel for longer journeys, with resultant adverse effects on carbon emissions and on equalities and inclusivity, particularly for younger and older people who are unable to drive or own a car.

Water

- Edge of Cambridge - Green Belt sites: depending on location may have some existing fluvial and surface water flood risk. Conversely, as strategic sites they may also provide good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.
- Expanded Cambourne: would have good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.
- New settlements: site selection can result in known or expected low flood risk, and large sites with good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.
- Expanded town - Royston: depending on location may have some existing fluvial and surface water flood risk. Conversely, as strategic sites they may also provide good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.

Green infrastructure (GI)

- Edge of Cambridge - Green Belt sites: may place additional recreational pressure on existing GI, but conversely may provide an opportunity for urban extensions to cater for GI deficits in neighbouring urban areas.
- Expanded Cambourne: Development focused around Cambourne has the potential for impact/s on Eversden & Wimpole SAC and numerous SSSI (primarily woodland in character) which must be considered cumulatively. Cambourne provides significant opportunities for integrating a wide range of green infrastructure (GI) given the larger scale of development in a single location.
- New settlements: provide opportunity to integrate a wider range of green infrastructure opportunities and mitigate risk of impact on any nearby nature sites with international designations and/or functionally linked habitat.
- Expanded town - Royston: may place additional recreational pressure on existing GI, including on the Therfield Heath SSSI, but conversely urban

extensions may provide an opportunity for to cater for GI deficits in neighbouring urban areas.

Green Belt, landscape and heritage

- Edge of Cambridge - Green Belt sites: have potential for adverse impacts on Green Belt, landscape and the historic environment by extending the urban influence of the city and affecting views into and out of the historic centre, thereby affecting the setting of the city, particularly in relation to the historic core. With regard to heritage there are risks that the above impacts may not be able to be addressed through mitigation.
- Expanded Cambourne: Development would be outside of the Green Belt. Development is likely to result in localised changes to the character of the Wooded Clayland landscape around Cambourne, which is considered to offer potential opportunities to accommodate growth. Cambourne is in a less sensitive area in terms of environmental and historic assets.
- New settlements: Development would be outside of the Green Belt. Development could impact on the Greater Cambridge landscape, including potentially on the landscape setting of rural historic villages.
- Expanded town - Royston: Development would be outside of the Green Belt. Development is likely to have an adverse impact on the rural chalklands landscape character due to extensive views of the open low-lying land. Development in some locations around Royston is likely to affect one or more scheduled monuments.

Equalities

- Edge of Cambridge - Green Belt sites: have potential to promote equality and inclusivity by providing people with access to a wide range of services via sustainable modes of travel.
- Expanded Cambourne: can be planned to be self-contained by co-locating a broad range of jobs, houses and facilities and services.
- New settlements - can be planned to be self-contained by co-locating a broad range of jobs, houses and facilities and services.

- Expanded town - Royston: larger urban extensions, depending on their size, can be planned to be self-contained by co-locating a broad range of jobs, houses and facilities and services, providing positive equalities and inclusivity outcomes. However - see above at transport – sites in this broad location could have a potential reliance on car travel for longer journeys, with resultant adverse on equalities and inclusivity, particularly for younger and older people who are unable to drive or own a car.

Jobs

- Edge of Cambridge - Green Belt sites: would likely be successful over time given existing sector strengths in and close to Cambridge, although there could be location-specific sensitivities depending on proximity to other economic activity.
- Expanded Cambourne: Employment located at transport nodes around Cambourne will broadly enable good labour market accessibility to employment locations and support economic growth. East West Rail and Greater Cambridge Partnership's Cambourne to Cambridge Public Transport Scheme are likely to significantly improve accessibility, enhancing commutability. Spreading employment outside of the city to Cambourne will be contrary to prime office market preferences for the city centre and city fringe locations. However, secondary offices and lab development is likely to be successful around Cambourne with improved accessibility. Industrial and warehousing tend to have a greater reliance on strategic road access rather than public transport and would benefit from the A428 connection.
- A new settlement: depending on location might away from the market's preference for new office and R&D employment space to be in close proximity to the city. As such, the location of a new settlement may have a bearing on its level of employment success.
- Expanded town - Royston: spreading employment outside of the city to more dispersed locations such as the Royston option would be contrary to prime office market preferences for the city centre and city fringe locations. Royston is also not on the Strategic Route Network, and as such is not a prime location for meeting the area's identified industrial and warehousing needs.

Homes

- Edge of Cambridge - Green Belt sites: would deliver around 3,150 homes within the plan period, having the higher annual delivery rates provided by urban extensions. Would provide homes close to employment and the ability to provide specialist housing accessible to existing facilities, services and amenities.
- Expanded Cambourne: assumed to deliver 2,550 homes within the plan period, due to the lower annual delivery rates associated with the new settlements typology. If the phasing of East West Rail and the new railway station at Cambourne is delayed, then this could delay housing completions from the Cambourne Expansion. Uncertainty over the location of the new station could also affect lead-in times. There is also a risk of potential competition between Cambourne, Bourn Airfield and the Cambourne Extension with all three under construction at the mid-latter part of the 2031 plan period, however the committed Cambourne West site would be past its peak and starting to decline before peak delivery would be reached at a new Cambourne allocation.
- A new settlement: assumed to deliver 2,550 homes within the plan period, due to the lower annual delivery rates associated with new settlements. The ability to provide a wide range of dwelling types and sizes is likely.
- Expanded town - Royston: assumed to deliver 3,150 homes within the plan period, due to the higher annual delivery rates provided by urban extensions. Housing provided at this strategic location would be relatively distant from Cambridge, serving at least in part the Stevenage Housing Market Area.

Infrastructure

- Edge of Cambridge - Green Belt sites: are assumed to provide new services and facilities, as well as being well-located for services, facilities and jobs within Cambridge. There is a risk however that growth around the city could put pressure on amenities within the city.
- Expanded Cambourne: Development here would be well-located for Cambourne's existing services and facilities whilst providing new and/or

expanded facilities too. It performs relatively poorly within the plan period, as it is unlikely that the full infrastructure to support development will be provided, but it performs well when fully built out.

- A new settlement: can be planned to be self-contained by co-locating range of facilities and services on site.
- Expanded town - Royston: assumed to provide new services and facilities, as well as being well-located for services, facilities and jobs within Royston.

There is a risk however that growth around the town could put pressure on amenities within the town.

5.68 Sustainability Appraisal identified the following headline sustainability benefits and challenges for these four broad non-site specific locations:

Sustainability Appraisal headlines: strategic spatial options 9a, 10a, 11a and 11b

9a: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne

Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.
- The provision of a new settlement can deliver large numbers of homes of a range of types and tenures, as well as a range of new services and facilities.
- The design of the new settlement provides the opportunity to further promote positive effects relating to accessibility, equalities, health, climate change mitigation and air quality. The new settlement is expected to achieve a degree of self-containment in the long term.
- New settlements on very good public transport corridors are also likely to have good access to services, facilities, public transport and employment centres further afield.
- The provision of a large proportion of development as a new settlement is likely to help to protect the wider setting of Cambridge including the setting of its heritage assets.
- The new settlement could be delivered to avoid areas of higher flood risk and while substantial greenfield land take would be required for its development it provides the opportunity to incorporate substantial areas of greenspaces as part of its design to promote climate change resilience.
- The new settlement could be sited to avoid impacts upon Minerals Safeguarding Areas and Minerals Consultation Areas.
- The new settlement could be delivered to incorporate substantial high quality employment floorspace to attract investors.
- Cambourne is served by a range of services and facilities and the level of growth proposed at Cambourne means that additional infrastructure would be provided in the longer term.

Headline sustainability challenges

- Development at the new settlement is unlikely to be within walking and cycling distance of Cambridge (and services and facilities and jobs at this location), which could encourage car use, especially if it is not on a very good public transport route.
- Major landscape change / urbanisation is likely to occur at the location of the new settlement and this element of development would result likely in the loss of a large area of greenfield land.
- While this option would meet the objectively assessed need for the plan period, the delivery of home per year at a new settlement is expected to be lower than what might be achieved at edge of Cambridge locations.
- The provision of a new settlement is likely to require the provision of substantial new infrastructure including wastewater treatment.
- A substantial number of Cambourne residents commute to Cambridge for work. As such, an increase in development at Cambourne is expected to result in an increase in carbon emissions, although this will be minimised by public transport improvements.

10a: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne

Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.
- Large urban extensions on the edge of Cambridge in the Green Belt are assumed to provide new services and facilities, as well as being well-located for services, facilities and jobs within Cambridge.
- Large urban extensions on the edge of Cambridge are likely to support the existing economic hub in Cambridge.

- While both locations would meet the objectively assessed housing need for the plan period, the Housing Delivery evidence shows that edge of Cambridge locations would likely provide more homes per year than a new settlement.
- Development at the edge of Cambridge would be unlikely to be affected by higher flood risk and while substantial greenfield land take would be required for the development of an urban extension, it provides the opportunity to incorporate substantial areas of greenspaces as part of its design to promote climate change resilience.
- Cambourne is served by a range of services and facilities and the level of growth proposed at Cambourne means that additional infrastructure would be provided in the longer term.

Headline sustainability challenges

- Risk that growth as urban extensions around the city could put result in pressures on the capacity of amenities within the city, and
- Growth around the city as urban extension has potential for adverse impacts on the landscape and historic environment.
- A substantial number of Cambourne residents commute to Cambridge for work. As such, an increase in development at Cambourne is expected to result in an increase in carbon emissions, although this will be minimised by public transport improvements.

11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement

Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.

- Development at Royston would be likely to provide new services and facilities, and have some access to existing facilities in Royston.
- As an expansion of an existing market town that has a rail station, housing at Royston would likely not need completely new transport infrastructure.
- The provision of a new settlement can deliver large numbers of homes of a range of types and tenures, as well as a range of new services and facilities.
- The design of the new settlement provides the opportunity to further promote positive effects relating to accessibility, equalities, health, climate change mitigation and air quality. The new settlement is expected to achieve a degree of self-containment in the long term.
- New settlements on very good public transport corridors are also likely to have good access to services, facilities, public transport and employment centres further afield.
- The provision of a large proportion of development as a new settlement is likely to help to protect the wider setting of Cambridge including the setting of its heritage assets.
- The new settlement could be delivered to avoid areas of higher flood risk and while substantial greenfield land take would be required for its development it provides the opportunity to incorporate substantial areas of greenspaces as part of its design to promote climate change resilience.
- The new settlement could be sited to avoid impacts upon Minerals Safeguarding Areas and Minerals Consultation Areas.
- The new settlement could be delivered to incorporate substantial high quality employment floorspace to attract investors.

Headline sustainability challenges

- Housing on the edge of Royston within South Cambridgeshire district would be relatively distant from Cambridge, and more likely to serve the Stevenage Housing Market Area.
- New development areas would be less well related to the existing boundary of Royston as they would be separated from the existing town centre by the A505. This would limit easy access to existing facilities in the town, and would

make commuting to employment in Cambridge or other towns to the south like Stevenage or Hertford more likely.

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11b - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne

Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.
- Cambourne is served by a range of services and facilities and the level of growth proposed at Cambourne means that additional infrastructure would be provided in the longer term.
- Development at Royston would be likely to provide new services and facilities, and have some access to existing facilities in Royston.

Headline sustainability challenges

- Housing on the edge of Royston within South Cambridgeshire district would be relatively distant from Cambridge, and more likely to serve the Stevenage Housing Market Area.
- New development areas would be less well related to the existing boundary of Royston as they would be separated from the existing town centre by the A505. This would limit easy access to existing facilities in the town, and would make commuting to employment in Cambridge or other towns to the south like Stevenage or Hertford more likely.
- A substantial number of Cambourne residents commute to Cambridge for work. As such, an increase in development at Cambourne is expected to result in an increase in carbon emissions, although this will be minimised by public transport improvements.

Additional transport evidence regarding the relative performance of edge of Cambridge Green Belt locations, Cambourne and new settlement locations

5.69 Additional analysis of previously completed transport modelling regarding the relative performance of edge of Cambridge - Green Belt locations, Cambourne and new settlement locations (noting that the Councils do not have transport modelling results for Royston options), showed that:

- Without site-specific mitigation, locations within the Green Belt are in principle more sustainable in terms of car trips per dwelling than an expanded Cambourne or non-site specific new settlement locations (1.4-1.6 daily car trips per dwelling at non-site specific edge of Cambridge: Green Belt sites; 3.0-3.1 daily car trips at a non-site specific expansion of Cambourne excluding provision of East West Rail - the lowest level of any of the potential broad locations for development away from Cambridge, and 3.1-3.7 daily car trips per dwelling at hypothetical new settlement locations). This is because edge of Cambridge: Green Belt sites are more accessible to a wide range of existing jobs and services in Cambridge by walking and cycling.
- With mitigation, new settlements can perform well (Northstowe Phase 3 and Waterbeach New town demonstrate 2.2 and 2.5-2.6 daily car trips per dwelling respectively). Expanded Cambourne with mitigation performs better than these existing new settlements (1.97 daily car trips per dwelling when fully built out, as shown in 2021 modelling); and
- Different new settlement locations perform differently in transport terms. New settlements perform better in transport terms where they are at or very close to a High Quality Public Transport station or stop; where they are closer to key employment and service destinations; and where they include a sufficient scale and mix of development to enable day to day trips to be completed within them.

Strategic options testing summary

5.70 In summary, the strategic options evidence shows that:

- Edge of Cambridge - Green Belt sites perform better than new settlements in supporting trips by sustainable modes, being closer to existing jobs and

services. The location of such sites would likely limit the need for completely new transport infrastructure, albeit development at such locations would likely add pressure to existing infrastructure, including green infrastructure, within Cambridge. The main disadvantage of such sites would likely be their adverse effects on the Green Belt, landscape and the historic environment of Cambridge.

- Expanded Cambourne would have a higher car mode share than edge of Cambridge sites but performs best in transport terms out of any broad location tested beyond the edge of Cambridge. With mitigation it can perform well, and better than the emerging new settlements of Waterbeach and Northstowe. Development is likely to result in localised changes to the character of the Wooded Clayland landscape around Cambourne, which is considered to offer potential opportunities to accommodate growth. Development focused around Cambourne has the potential for impact/s on Eversden & Wimpole SAC and the numerous SSSI (primarily woodland in character) which must be considered cumulatively.
- New settlements would have a higher car mode share than edge of Cambridge sites but can perform well when supported by public transport infrastructure, dependent on location. Depending on existing provision, they may require significant additional public transport infrastructure. Such sites would likely have local landscape impacts but would be unlikely to have adverse effects on the Green Belt, landscape and the historic environment of Cambridge.
- Expanding a market town - Royston - as an expansion to an existing market town that has a railway station, housing at this strategic location would likely not need completely new transport infrastructure, although the expansion sites would be relatively distant from the station which would likely limit the number of trips made by sustainable modes. Housing in this location would be relatively distant from Cambridge – serving at least in part the Stevenage Housing Market Area. Sites here would likely have local landscape impacts but would not have adverse effects on the Green Belt, landscape and the historic environment of Cambridge.

5.71 In conclusion, drawing on the national policy requirement to consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary (NPPF, 148); together with the above understanding about the strategic level performance of new settlements and edge of Cambridge: Green Belt locations, the Councils considered that there was benefit in exploring the site-specific opportunities and impacts within all the broad location options, as set out below.

Testing reasonable alternative site locations for meeting additional needs

Overview

5.72 Drawing on the above understanding of the performance of the available options at a strategic level, we completed further consideration of the issues as follows:

- With regard to edge of Cambridge - Green Belt locations, we considered the case for exceptional circumstances to release land from the Green Belt both to meet our area-wide development needs, and to meet site-specific needs. See Appendix 4: Revised Greater Cambridge Local Plan Green Belt considerations review for more details.
- With regard to an expanded Cambourne, we explored site options to confirm a preferred site boundary, drawing on a bespoke evidence base. For more information see the Sites Topic Paper.
- With regard to new settlement opportunities, drawing on the finding that different new settlement locations perform differently in transport terms, we explored new settlement options to identify potential reasonable alternative site options, and to therefore consider whether any provided an opportunity to form part of a sustainable development strategy. See Appendix 5: Review of “new” new settlement opportunities for more details. Having reviewed the reasonable alternative site options we identified Grange Farm (East of junction of A11/A1307) as a potential preferred new settlement option.
- For sites within all four broad locations, we tested the site specific implications of placing development on the edge of Cambridge in the Green Belt, at an

expanded Cambourne, at reasonable alternative new settlement locations, and at an expanded Royston in a like for like way, via our Housing and Employment Land Availability Assessment and Sustainability Appraisal.

Conclusion regarding expanded market town: Royston

5.73 Having tested the expanded market town - Royston option in a like for like way against the other broad locations at a strategic level, and also on a site specific basis, the Councils do not prefer this option and are not proposing allocations in this location. Development in this location would not meet Greater Cambridge's development needs as well as the other broad locations. Being relatively distant from Cambridge, housing here would serve at least in part the Stevenage Housing Market Area. Employment here would be contrary to prime office market preferences for the city centre and city fringe locations and would not be in a prime location for meeting the area's identified industrial and warehousing needs. While there is a railway station in Royston, providing access to Cambridge and London, the expansion sites would be relatively distant from the station which would likely limit the number of trips made by sustainable modes. The sites submitted to the Local Plan process that would support this option would have a significant adverse effect on landscape character, and sites on the western side of Royston would risk having a significant detrimental impact on Therfield Heath SSSI and Local Nature Reserve. When considered as a whole, sites in this location proposed to the plan do not form a coherent expansion of the town. Separate to the above, the Councils cannot currently demonstrate that such sites are achievable, noting that North Hertfordshire District Council have not confirmed their support for the sites.

Comparison of edge of Cambridge: Green Belt, expanded Cambourne preferred site option and a preferred option new settlement location

5.74 Having not preferred an expanded Royston as an option for meeting our additional development needs, we tested edge of Cambridge - Green Belt, expanded Cambourne preferred site option and a preferred option new settlement location in a like for like way as below.

Transport

- Edge of Cambridge - Green Belt sites: would support a high level of active mode travel (walking and cycling) and low car mode share (1.4-1.6 daily car trips per dwelling at non-site specific edge of Cambridge: Green Belt sites). Such sites would require support from either new or improved transport infrastructure connecting this growth to jobs and local amenities but given the opportunities for active travel they would likely limit the need for completely new transport infrastructure beyond that already planned.
- Expanded Cambourne: 2021 modelling showed that, fully built out with mitigation, expanded Cambourne could generate 1.97 daily car trips per dwelling, with a car mode share of 41.5% - better than any other location tested away from the edge of Cambridge (2024 modelling of the wider area including Cambourne, Bourn and Caxton showed a car mode share of 55% - equivalent to the performance of Waterbeach and Northstowe). This performance is reliant on the proposed East West Rail station and an extension to the proposed Cambourne to Cambridge Public Transport Scheme. Further evidence is required to confirm specific mitigation required, including to the local highway network.
- Grange Farm new settlement: with mitigation, Grange Farm would generate 3.14 daily car trips per dwelling and would have a car mode share of 60% - comparable to Northstowe and Waterbeach new towns (Northstowe generates 2.9 daily car trips per dwelling and 54% car mode share; Waterbeach generates 2.24 daily car trips per dwelling and 59% car mode share). It is situated within walking or cycling distance of Granta Park and Babraham Research Campus to which 12% of all peak trips from the site travel. It requires a segregated connection to be provided across the A11 to the proposed Cambridge South East Transport Scheme Park and Ride, which would give the residents direct access to Cambridge Biomedical Campus via the proposed Cambridge South East Transport (CSET) Scheme with onward connections to other employment locations within Cambridge.

Water

- Edge of Cambridge - Green Belt sites: depending on location may have some existing fluvial and surface water flood risk. Additional waste water treatment capacity would be required.
- Expanded Cambourne: 100% of the site is within flood zone 1, with 6% of the site being at some level of surface water risk, which is not expected to limit development potential. Additional waste water treatment capacity is required.
- Grange Farm new settlement: 100% of the site is within flood zone 1, with less than 2% of the site being at some level of surface water risk, which is not expected to limit development potential. Additional waste water treatment capacity is required; the promoters are proposing to provide this as a part of the development.

Green infrastructure (GI)

- Edge of Cambridge - Green Belt sites: may place additional recreational pressure on existing GI, but conversely may provide an opportunity for urban extensions to cater for GI deficits in neighbouring urban areas.
- Expanded Cambourne: There a number of natural sites within the boundary of the allocation which have important ecological and biodiversity value, such as Knapwell Wood, Overhall Grove and Elsworth Wood Ancient Woodlands. The area to the north contains three sites of special scientific interest (SSSI), and a county wildlife site (CWS). Retention, protection and enhancement of these sites is key to ensuring the preservation of their value to biodiversity. There is a need for development to provide dark corridors and zones to mitigate impacts on barbastelle bats foraging from their roost at Eversden and Wimpole Woods SAC. Cambourne provides significant opportunities for integrating a wide range of green infrastructure (GI) given the larger scale of development in a single location. Exploration of these opportunities has identified the potential for a new regionally significant district-scale woodland arc (Cambourne Forest) and through a series of green and blue linkages throughout development.
- Grange Farm new settlement: is adjacent to the Roman Road SSSI which is under recreational pressure. It would need to limit access to the Road and

provide Strategic Alternative Natural Green Space on site to mitigate the risk of impact on the SSSI. Its location provides opportunity to deliver GI that integrates with the Gog Magog and Chalkland Fringe Strategic Green Infrastructure Initiative as a part of the wider green infrastructure network.

Green Belt, landscape and heritage

- Edge of Cambridge - Green Belt sites: have high harm to Green Belt purposes, landscape and the historic environment by extending the urban influence of the city and affecting views into and out of the historic centre, thereby affecting the setting of the city, particularly in relation to the historic core. With regard to heritage there are risks that the above impacts may not be able to be addressed through mitigation.
- Expanded Cambourne: large scale development at Cambourne would have landscape impacts that would be hard to fully mitigate. The scale of the site does though allow significant buffering of the development from the existing villages of Papworth Everard, Knapwell and Elsworth. Impacts on two grade II listed buildings within the site will be difficult to mitigate.
- Grange Farm new settlement: would be visible in long views from the south east. The site is close to Great Abington with potential for impacts on the setting of the village. This location is outside of the Cambridge Green Belt. Grange Farm could potentially impact two conservation areas to the west and south, a scheduled monument (Roman Road) along the north eastern boundary, archaeological features in the southern part of the site, and The Grange farmstead (within the centre of the site) has potential for local heritage significance, but impact could be reasonably mitigated.

Equalities

- Edge of Cambridge - Green Belt sites: have potential to promote equality and inclusivity by providing people with access to a wide range of services via sustainable modes of travel.
- Expanded Cambourne: given the significant scale of potential development can be planned to be self-contained by co-locating a range of houses and facilities and services, and a range of jobs. The Cambourne to Cambridge

Public Transport Scheme and East West Rail services will provide direct public transport connections to Cambridge jobs and services at key Cambridge locations including West Cambridge, Cambridge Biomedical Campus, Cambridge station, and Cambridge North.

- Grange Farm new settlement: can be planned to be self-contained by co-locating a range of houses and facilities and services, and a limited range of jobs, with further jobs at Babraham Research Park and Granta Park being within close proximity.

Jobs

- Edge of Cambridge - Green Belt sites: would likely be successful over time given existing sector strengths in and close to Cambridge, although there will be location-specific sensitivities depending on proximity to other economic activity.
- Expanded Cambourne: Employment located at transport nodes around Cambourne will broadly enable good labour market accessibility to employment locations and support economic growth. East West Rail and Greater Cambridge Partnership's Cambourne to Cambridge Public Transport Scheme are likely to significantly improve accessibility, enhancing commutability. Spreading employment outside of the city to Cambourne will be contrary to prime office market preferences for the city centre and city fringe locations. However, secondary offices and lab development is likely to be successful around Cambourne with improved accessibility. Industrial and warehousing tend to have a greater reliance on strategic road access rather than public transport and would benefit from the A428 connection.
- Grange Farm new settlement: is centrally located to the life science cluster south of Cambridge, and more specifically is within walking or cycling distance of established employment locations at Granta Park (currently [home to 2,500 jobs](#), with a further 2,000+ planned) and Babraham Research Campus ([currently home to 2,000 jobs](#), with allocations in the Local Plan supporting a further 1,000 jobs). The required connection linking Grange Farm to the CSET scheme would also provide public transport and active travel opportunities to Cambridge Biomedical Campus (currently home to around 23,000 jobs, with

plans to increase to around 42,000), where a very significant number of jobs will be focused. It is also within a seven minute drive of Wellcome Genome Campus ([currently home to 3,000 jobs with plans to grow to between 7-9,000 jobs](#)). Grange Farm new settlement is intended to provide housing close to these existing locations rather than seeking to generate significant new employment. Notwithstanding, a small amount of office space is proposed to meet local needs, alongside B2/B8 employment floorspace to provide industrial and warehousing space meeting the needs of residents at Grange Farm and of nearby villages.

Homes

- Edge of Cambridge - Green Belt sites: would deliver around 3,150 homes within the plan period, having the higher annual delivery rates provided by urban extensions. Would provide homes close to employment and the ability to provide specialist housing accessible to existing facilities, services and amenities. The overall assumed scale of the site/s would support a small element of housing delivery beyond the plan period.
- Expanded Cambourne: assumed to deliver 2,550 homes within the plan period, due to the lower annual delivery rates associated with the new settlements typology. If the phasing of East West Rail and the new railway station at Cambourne is delayed, then this could delay housing completions from the Cambourne Expansion. There is also a risk of potential competition between Cambourne, Bourn Airfield and the Cambourne Extension with all three under construction at the mid-latter part of the 2031 plan period, however the committed Cambourne West site would be past its peak and starting to decline before peak delivery would be reached at a new Cambourne allocation. The overall scale of around 10-15,000 homes, in addition to those already at existing Cambourne would support provision of a wide range of dwelling types and sizes and would support housing delivery well beyond the plan period.
- Grange Farm new settlement: would deliver 2,550 homes within the plan period, due to the lower annual delivery rates associated with new settlements. The overall scale of around 6,000 homes would support provision

of a wide range of dwelling types and sizes and would support housing delivery beyond the plan period.

Infrastructure

- Edge of Cambridge - Green Belt sites: are assumed to provide new services and facilities, as well as being well-located for services, facilities and jobs within Cambridge. There is a risk however that growth around the city could put pressure on amenities within the city.
- Expanded Cambourne: Development here would be well-located for Cambourne's existing services and facilities whilst providing new and/or expanded facilities too. It performs relatively poorly within the plan period, as it is unlikely that the full infrastructure to support development will be provided, but it performs well when fully built out.
- Grange Farm new settlement: is of sufficient scale that it can be planned to be self-contained by co-locating a range of facilities and services on site.

Site specific options testing summary

In summary, the site-specific options testing shows that:

- Edge of Cambridge - Green Belt sites: perform better than Cambourne or Grange Farm new settlement in supporting trips by sustainable modes, being closer to existing jobs and services. The location of such sites would likely limit the need for completely new transport infrastructure, albeit development at such locations would likely add pressure to existing infrastructure, including green infrastructure, within Cambridge. Conversely, such sites may provide an opportunity to cater for GI deficits in neighbouring urban areas. Urban extensions to Cambridge would be likely to deliver marginally more homes within the plan period than those away from Cambridge (around 600 homes more than the other options within the plan period). The main disadvantage of such sites would likely be their significant harm to Cambridge Green Belt purposes, and to adverse impacts on the landscape and the historic environment of Cambridge.
- Expanded Cambourne: with mitigation, this site would perform at least as well as than Waterbeach and Northstowe new settlements in transport terms. It

requires delivery of the Cambourne to Cambridge Public Transport Scheme and East West Rail to achieve this performance – these schemes would provide direct public transport connections to Cambridge jobs and services at key Cambridge locations including West Cambridge, Cambridge Biomedical Campus, Cambridge station, and Cambridge North. Being a new settlement, Cambourne would likely deliver marginally fewer homes within the plan period (around 600) than edge of Cambridge Green Belt sites within the plan period, but the overall scale of approximately 13,000 homes, in addition to those already at existing Cambourne would support provision of a wide range of dwelling types and sizes, services jobs and infrastructure, and would support housing delivery well beyond the plan period. Development at Cambourne would be outside the Green Belt. The scale of development here would have significant adverse landscape impacts that would be hard to fully mitigate but would be able to provide significant green infrastructure and landscape buffering in the form of Cambourne Forest. It would also have significant biodiversity impacts that may be difficult to mitigate – the design of development needs to retain, enhance and buffer on-site wildlife sites, and also provide dark corridors and zones.

- Grange Farm new settlement: with mitigation, Grange Farm would perform in comparable transport terms to Waterbeach and Northstowe new settlements. It requires delivery of CSETS and a segregated crossing of the A11 to achieve this performance. Grange Farm is centrally located to the life science cluster south of Cambridge - an area of significant existing and ongoing growth in employment – there are currently around 33,000 jobs within a 20-minute journey, with plans to increase this to around 60,000 by 2050. More specifically Grange Farm is within walking or cycling distance of established employment locations at Granta Park and Babraham Research Campus; transport modelling shows that a significant proportion of journeys would be made from Grange Farm to these employment locations. No other new settlement or edge of Cambridge: Green Belt site provides this benefit. The required connection linking Grange Farm to the CSET scheme would also provide public transport and active travel opportunities to Cambridge Biomedical Campus, where it is estimated there will be around 42,000 jobs by 2050. Grange Farm is of sufficient scale to provide a wide range of services

and facilities within the development to better meet the day to day needs of the population, and CSETS will also enable faster journeys to central Cambridge for other services, which is within cycling distance of the site. Being a new settlement, Grange Farm would likely deliver marginally fewer homes within the plan period around 600) than edge of Cambridge Green Belt sites, but the overall scale of around 6,000 homes would support provision of a wide range of dwelling types and sizes and would support housing delivery beyond the plan period. In landscape terms, the settlement will not result in coalescence with existing settlements and is outside the Green Belt. Mitigation of recreational impacts on the Roman Road SSSI and Scheduled Ancient Monument would need to be provided in the form of limiting access and provision of Strategic Alternative Natural Green Space on site. Grange Farm's location provides opportunity to deliver GI that integrates with the Gog Magog and Chalkland Fringe Strategic Green Infrastructure Initiative as a part of the wider green infrastructure network.

Conclusion: weighing up development strategy alternatives and identifying the preferred development strategy

- 5.75 As set out above, the Councils have considered a range of issues to determine our preferred approach to the development strategy, including reviewing a wide range of evidence.
- 5.76 The Councils consider that the need for jobs and homes could in principle provide a justification for review of the Green Belt boundary. As such the Councils' review of alternatives to meet the need for development has included comparing development options requiring land to be removed from the Green Belt on a like for like basis with options outside the Green Belt. Whether in fact a Green Belt release is appropriate involves taking account of the full range of economic, social and environmental issues, noting that NPPF paragraph 8 requires Local Planning Authorities to seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three.

5.77 We acknowledge the advantages of edge of Cambridge sites in terms of sustainable accessibility to jobs and services in the urban area. We have also taken account of the significant harm to the purposes of the Cambridge Green Belt that would be caused by substantial development in this location, as identified in the Councils' Green Belt Assessment 2021. We have weighed this factor against the need to promote sustainable patterns of development and the consequences of channelling development to locations outside the Green Belt.

5.78 In completing this exercise, the Councils note that an expanded Cambourne and a new settlement at Grange Farm offer significant benefits that are unique to their locations:

- An expanded Cambourne takes the opportunity provided by the proposed East West Rail station and Cambourne to Cambridge Public Transport Scheme to make this a sustainable location, and in expanding an existing new town to provide further critical mass of population to support a wide range of services and facilities. The above transport schemes also provide direct public transport access to all of the four main centres of employment within Cambridge. Our evidence confirms that it can provide a viable development and is capable of delivering the infrastructure required to make it sustainable.
- A new settlement at Grange Farm provides active and public transport access to established and growing employment opportunities that are not currently well-served by residential development, and will be of sufficient scale to provide services and facilities and opportunities to deliver high quality transport improvements. Our evidence confirms that it can provide a viable development and is capable of delivering the infrastructure required to make it sustainable. The transport improvements that are required to make Grange Farm sustainable will also have a wider benefit for existing communities.
- If there proves to be a funding shortfall at the planning application stage for either development, there are a number of significant funding sources available to make up that shortfall, in particular committed funding via the City Deal, and in addition there is the potential for more funding, noting the Government's focus on the area via the Cambridge Growth Company.

- 5.79 Drawing on the above, having weighed up the scale of our needs for development in relation to existing supply, the opportunities and challenges of edge of Cambridge: Green Belt locations, an expanded Cambourne, and new settlements - at a strategic and site specific level - noting in particular: the harm of releasing further land on the edge of Cambridge in the Green Belt; the opportunities at Cambourne (focused at the location of the proposed East West Rail station and growing an existing new town) and Grange Farm (close to existing and expanding rural business parks and connected to Cambridge Biomedical Campus and Cambridge by high quality public transport); and that industrial needs sites that could meet our identified needs lie outside the Green Belt, the Councils conclude that our general development needs alone do not provide the 'exceptional circumstances' required in national policy to justify removing land from the Green Belt on the edge of Cambridge in this Local Plan.
- 5.80 Notwithstanding, for site specific reasons we have concluded that exceptional circumstances exist to justify release from the Green Belt at Cambridge Biomedical Campus. Further review of site-specific reasons for releasing land from the Green Belt on the edge of Cambridge has not identified further sites where exceptional circumstances exist.
- 5.81 Given recent changes to the NPPF the Councils are completing an update to our 2021 Green Belt Study to respond to recently introduced NPPF Grey Belt policy and subsequent relevant PPG updates. This will be published after the draft plan consultation. National policy changes have not affected the need for exceptional circumstances to be justified for releasing land from the Green Belt; the role of grey belt only becomes relevant if such exceptional circumstances are demonstrated. As per the narrative above and in Appendix 4: Revised Greater Cambridge Local Plan Green Belt considerations review, the Councils have concluded that Greater Cambridge's general development needs do not justify the exceptional circumstances required to release land from the Green Belt. As such, future confirmation of the location of grey belt land within Greater Cambridge will not affect the Councils' position regarding the identified preferred development strategy.

5.82 In conclusion, having weighed all the above factors, the Councils consider that the draft plan development strategy for jobs and homes - including development focused at strategic sites within Cambridge, on the edge of Cambridge outside the Green Belt, at an expanded Cambourne and at a new settlement at Grange Farm - provides the right balance for this plan period, and will provide a range of deliverable sites for the plan period and beyond and consider that sustainability will be secured. As such the development strategy is considered to be appropriate, when considered against the reasonable alternatives.

Towards a draft plan development strategy: Meeting specific sector employment needs

Introduction

5.83 This section explains the process undertaken to confirm the draft plan development strategy for meeting the identified specific sector employment needs, drawing on the identified updated employment floorspace needs 2024-45 set out in section 4 above.

5.84 For office and R&D (E(g)) space, committed floorspace supply exceeds the updated assessed needs for the plan period. As such, there is no justification for adding new locations specifically to provide for the overall need for such uses within the draft plan. Noting this, but also the aim to provide a flexible supply of space, as explained in the section above regarding meeting housing and employment needs, given the decisions made at the Development Strategy Update 2023 referred to above, we reviewed First Proposals sites first as the likely basis for providing the majority of any additional office and R&D employment space.

5.85 Having regard to the confirmed development strategy principles, representations to the First Proposals consultation, and updated evidence as relevant, we confirmed that, subject to a number of boundary and status changes and adjustments to uses, sites included within the First Proposals providing land

for office and research and development that include employment land remain suitable, available and achievable. We also considered that there were a small number of location specific circumstances where an additional allocation was considered appropriate.

5.86 For industrial and warehousing space, the EHEU 2025 identifies a very significantly higher need for floorspace than identified through previous iterations of our employment evidence. This required the provision of an additional 289,000 square metres of space over and above that met by commitments to meet the identified need. Notwithstanding that the Councils identified draft allocations that could meet part of this need at the First Proposals stage, the Councils have reviewed all available sites including those draft allocations to ensure consistent testing of reasonable alternatives. Guided by the advice set out in the Industrial and Warehousing Sector Study 2025 identifying those employment sectors' locational, size and space type needs described above in more detail at Employment Provision, we considered the sites available to meet these needs, noting also the advice to identify two locations to ensure occupier choice and competitiveness. This process is explained below.

Review of sites for meeting additional industrial and warehousing need

5.87 In order to meet the need for the additional 289,000 square metres of industrial and warehousing and distribution floorspace, an exercise was undertaken to review all relevant site proposals submitted to the local plan process. An initial sift of the sites submitted took place based on the findings of the Greater Cambridge Industrial and Warehousing Sector Study (Iceni Projects, 2025) on the preferred locations for industrial and local distribution and warehousing companies. These were:

- Manufacturing / advanced manufacturing: Readily commutable to Cambridge, Bar Hill / Buckingway Business Park offer the current prime locations. Some expansion of existing locations could be considered alongside the need for new investment location(s).

- General industrial: An edge of Cambridge allocation with good network access would be a suitable strategy for supporting relocations and market expansion, including trade park and wholesale.
- Distribution: Junctions on the A14, M11 and potentially A428 provide the optimum locations for meeting business to business and business to consumer deliveries supporting the Cambridge population and business supply chains.

5.88 Combining these requirements to enable the creation of a mixed B2/B8 development led us to search for locations on the strategic road network and close to Cambridge. Two other factors were also considered in the initial sift:

- Given the primary requirement for access to the strategic road network, and the availability of sites beyond the Green Belt, we concluded that there are no exceptional circumstances required to release land from the Green Belt to meet the area's need for industrial and warehousing uses. As such, sites submitted for such uses within the Green Belt were not preferred.
- Cambourne North is the largest new settlement proposed in the Draft Plan. Given its importance, it was concluded that sites which were within the settlement's proposed boundary or its Strategic Enhancement Area would be removed from consideration. We also considered that the allocation of sites on the A428 could potentially impact on the success of employment space provided as part of the Cambourne North allocation. Therefore, these are also not preferred.

5.89 A second sift then took place on the sites identified in the first sift. This sought to identify those sites that could provide a substantive proportion of the 289,000 square metres of need identified in the Sector Study. Smaller sites that were submitted with floorspace estimates that would not be able cater for significant logistics and industrial activity were excluded from consideration.

5.90 Given the inherent scale of proposals that could meet these needs, the HELAA process identified that such proposals would result in significant landscape and other impacts. However, given the market's locational preferences noted above and the fact that no remaining options are without significant

impacts, it was determined that individual sites for such industrial and warehousing uses meeting the evidence based location and scale criteria should be subject to site specific consideration for allocation, and for sustainability appraisal.

5.91 Completing this second sift identified the following sites:

- Brickyard Farm, Boxworth (HELAA ref: 47353) is an 85 hectare site to the south of the A14 and north of Boxworth Road mainly agricultural land and recently partially used as a site compound for the A14 improvements. The site submission suggests that up to approximately 150,000 square metres of B8 uses could be accommodated on the site.
- Land at Junction 25 of A14, Bar Hill (HELAA Ref: 40248) is an 100 hectare site to the north of the A1307 and A14 currently predominantly in agricultural use. The site submission suggests that 232,000 square metres of B2, B8 uses and mid-tech floorspace could be accommodated on the site.
- Land North of A14, J25, Bar Hill (HELAA Ref: 40121) is an 121 hectare site to the north of junction 25 of the A14 and A1050 to Longstanton. It is currently in agricultural use. The site submission suggests that 250,000 square metres of B2, B8 and Class E uses could be accommodated on site.
- Land to the south of the A14 Services, Boxworth (HELAA Ref: 45107) is an 25 hectare site to the south of the A14 and adjacent to the A14 Services at junction 24A. An allocation for a majority of the site was included in the First Proposals. A subsequent submission added an additional 6 hectares to the north east of the original which includes 2.25 hectares of lorry parking. A significant portion of the site was used as a site compound for the A14 improvement works. The remainder is currently in agricultural use. We have estimated a site capacity of 90,000 square metres.

5.92 The next stage of the site selection process was a review of the HELAA assessment of each of the sites. This is set out in Appendix 6: Review of sites for industrial and warehousing space.

Conclusion

5.93 Having explored the planning merits of the reasonable alternative sites, the Councils' preferred locations for the provision of B2/B8 space are **Land at Junction 25 of A14, Bar Hill** and **Land to the south of the A14 Services, Boxworth**.

5.94 Whilst the access to **Land North of A14, J25, Bar Hill** is relatively close to that of Land north of A1307, Bar Hill (Slate Hall Farm), it is not preferred as it has been assessed as a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3 and significant negative impacts on the landscape. In conclusion, while at a strategic level this location is well located for access to centres of population, the site itself is unsuitable for development.

5.95 The site **Land at Junction 25 of A14, Bar Hill** is located closest to Cambridge and close to Northstowe, next to existing active travel infrastructure, such as the A1307 cycleway, which would provide reasonable opportunities for residents from these two areas, and from Bar Hill which is also nearby, to commute to and from the site sustainably. Businesses in the manufacturing / advanced manufacturing and general industrial sub sectors are seeking locations which are readily commutable from Cambridge and on the edge of the City with good network access for both workers and customers. As such, given its location, **Land at Junction 25 of A14, Bar Hill** meets this need to a greater degree than the other suitable sites. This location closer to Cambridge and its surrounding villages will also optimise the ability of logistics companies to use sustainable modes of transport such as electric vehicles and bicycles for final mile deliveries.

5.96 **Land at Junction 25 of A14, Bar Hill** surrounds a much smaller 3.14 hectare site - Slate Hall Industrial Estate, Lolworth (200800) which was submitted in the recent call for sites for smaller scale industrial uses. Given the proximity of the two sites, the Councils proposed to combine these to create a large 113 hectare allocation to be called Land north of A1307, Bar Hill (Slate Hall Farm). The dry island issue identified in the HELAA for the smaller site would be addressed by this merging with more scope to mitigate the AMBER issues raised on site.

5.97 **Land to the south of the A14 Services, Boxworth** and **Brickyard Farm** are not as well located as Land at Junction 25 of A14, Bar Hill with distances from

Cambridge and Northstowe potentially prohibitive to substantial active travel to and from these major centres of population. The two sites are similarly located, accessing the road network at a similar points. Both sites have been identified as having significant archaeological concerns however it is considered that given their scale, this has the potential to be mitigated. Based on the above assessment the Councils prefer the Land to the South of the A14 Services site for the following reasons:

- A significant portion of **Land to the south of the A14 Services, Boxworth** was used as a site compound for the A14 improvement works. Whilst part of the **Brickyard Farm** site has also been used for as similar purpose, the development of unused greenfield land would form a much larger area of this site. Taking forward Land at Junction 25 of the A14, given that this scale of development would not be required to meet our needs, the smaller A14 Services site is considered less impactful.
- **Land to the south of the A14 Services, Boxworth** lies adjacent to the Extra A14 Services which would provide services for workers on the site. The site would provide additional lorry parking spaces adjacent to an existing lorry park and the services provided by Extra Cambridge. Brickyard Farm is not proposed for uses to meet to meet this need.

5.98 Both **Land at Junction 25 of A14, Bar Hill** and **Land to the south of the A14 Services, Boxworth** will need to address through mitigation: air quality: biodiversity and geodiversity: contaminated land: historic environment; landscape; flood risk; noise, vibration, odour and light pollution; site access and strategic road network capacity. Archaeology will also need to be mitigated on both sites but particularly on **Land to the south of the A14 Services, Boxworth**.

Gypsies, Travellers and Travelling Showpeople

Accommodation Needs Assessment of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire (September 2024)

5.99 An Accommodation Needs Assessment (ANA) has been undertaken by Arc4 (on behalf of Cambridge City Council and South Cambridgeshire District Council) to calculate Gypsy and Traveller pitch and Travelling Showpeople plot requirements in Greater Cambridge. The study covers the accommodation needs of Gypsies, Travellers and Travelling Showpeople as defined in Annex 1 of Planning Policy for Traveller Sites (PPTS, December 2024). For the purposes of this study, the term Gypsy and Traveller relates to people identifying as Gypsies (English, Welsh, Scottish or other Romany people) or Irish Travellers, but not those identifying as Roma.

5.100 The ANA recommends (see the Executive Summary) that the following should be considered to help meet the identified need for Gypsies and Travellers within South Cambridgeshire: “Firstly, turnover on existing sites. Secondly, regularising of sites that are not permanently authorised. Thirdly, additional pitch provision using existing sites. Fourthly, making pitches on existing sites available for occupancy by Gypsies and Travellers. Fifthly, sites becoming vacant through household dissolution. Finally, new sites for permanent pitches identified either as standalone sites or associated with major development sites.” As part of the ANA, Arc4 have made some suggestions in terms of the number of additional pitches that could be delivered from the first four of these sources. They have highlighted that this potential supply could provide between 77 and 92 additional pitches, which has the potential to meet the five-year need and help meet longer-term needs.

5.101 The ANA recommends that South Cambridgeshire District Council engage with the Travelling Showpeople community to identify potential land for additional yards in their area.

5.102 The ANA recommends that the new Local Plan includes a criteria-based policy for Gypsy and Traveller pitches and Travelling Showpeople plots across Greater Cambridge, which will inform future planning applications for sites.

5.103 The ANA highlights that there is no definitive pitch size for a Gypsy and Traveller household but based on the principles set out in 'Designing Gypsy and Traveller sites - good practice guide (2008)', Arc4 suggest a minimum pitch size and a larger pitch size (appropriate for larger households requiring several residential units). The ANA identifies a minimum plot size of 0.5 hectares for Travelling Showpeople, based on 'Travelling Showpeople's sites: a planning focus – model standard package (2010)'.

Development Strategy Topic Paper Appendix 10a: Meeting the accommodation needs of Gypsies and Travellers (2025)

5.104 The Accommodation Needs Assessment (ANA) of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire (September 2024) makes a series of recommendations for meeting the needs of Gypsies and Travellers in Greater Cambridge. Each of the recommendations in terms of potential sources of supply have been considered by the Councils, and this report sets out how each potential source of supply will contribute towards meeting the needs of Gypsies and Travellers in Greater Cambridge. It includes recommendations for new Gypsy and Traveller sites to be provided at existing and new strategic sites.

Development Strategy Topic Paper Appendix 10b: Meeting the accommodation needs of Travelling Showpeople (2025)

5.105 The Accommodation Needs Assessment (ANA) of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire (September 2024) makes recommendations for meeting the needs of Travelling Showpeople in Greater Cambridge. Each of the recommendations in terms of potential sources of supply have been considered by the Councils, and this report sets out how each

potential source of supply will contribute towards meeting the needs of Travelling Showpeople in Greater Cambridge.

Development Strategy Topic Paper Appendix 10c: Design of Gypsy and Traveller Sites (2025)

5.106 The Councils are proposing that strategic sites, such as new settlements and urban extensions, include sites for Gypsy and Traveller pitches. To inform the requirements for Gypsy and Traveller sites within these strategic sites, it is necessary to consider:

5.107 what is an appropriate number of pitches for each strategic site, and the amount of land required for different sizes of Gypsy and Traveller sites. This report sets out recommendations for the requirements for Gypsy and Traveller sites within strategic sites, based on the evidence collated, and is used to inform the anticipated delivery of Gypsy and Traveller sites within strategic sites in [Appendix 10a: Meeting the accommodation needs of Gypsies and Travellers](#).

Specialist accommodation for older people and disabled people

Development Strategy Topic Paper Appendix 11: Meeting the specialist housing needs of older people and those with disabilities (2025)

5.108 Potential sources of supply to meet the identified accommodation needs of older people and disabled people, taking account of the development strategy, have been considered by the Councils, and this report sets out how each potential source of supply will contribute towards meeting the specialist accommodation needs of older people and disabled people. It includes recommendations for a proportion of new homes at existing and new strategic sites to be provided as specialist accommodation, particularly for older people and disabled people.

Specialist accommodation for students

Development Strategy Topic Paper Appendix 12: Faculty Development and Student Accommodation Needs – Results of Engagement (2025)

5.109 Supply to meet the identified accommodation needs of students has been considered by the Councils, and this study sets out how existing commitments will contribute towards meeting the specialist accommodation needs of students. It also highlights that the Councils will continue to work with Anglia Ruskin University and the University of Cambridge and its Colleges to understand the student accommodation needs and to demonstrate how these needs will be met.

Alternative approaches considered for jobs and homes

5.110 This section describes alternative approaches considered throughout the preparation of the Greater Cambridge Local Plan development strategy, not just at draft plan stage. The councils have explored a wide range of alternative options in considering the preferred development strategy – this process has refined down alternatives as we have developed the plan.

First Conversation and Strategic Spatial Options 2020

5.111 Consideration of alternative strategy options began with identifying and testing 6 spatial options in our First Conversation consultation (issues and options) including undertaking sustainability appraisal. As we developed our interim evidence, we initially identified 3 growth level options for homes and jobs and 2 further blended spatial strategies creating 8 spatial options. These were all tested so we considered 24 strategy options in our interim evidence published in November 2020, including a further Sustainability Appraisal.

First Proposals 2021

5.112 As we moved towards identifying our preferred options – the First Proposals, we identified our objectively assessed need for jobs and homes. Drawing on the evidence we started by identifying a high level preferred spatial option, which included the core preferred strategic sites of North East Cambridge, Cambridge

East and Cambourne to provide the majority of our objectively assessed needs. Our evidence showed that these performed well against our core evidence and better than most other alternative options when considered against key aims of:

- Reducing climate impacts through compact development located to connect homes and jobs and where active and sustainable travel can be maximised
- Making best use of suitable safeguarded and brownfield land
- Making best use of existing and proposed key sustainable transport infrastructure
- Supporting rural communities to thrive and sustain services.

5.113 As we developed an emerging preferred option for further testing, we identified a further alternative blended spatial option that warranted testing on an equal basis, which was similar to the preferred option with the exception that it did not include Cambourne and did include non-site specific locations on the edge of Cambridge in the Green Belt. Both were tested in a comparable way to the 8 spatial options, so ten spatial options were tested, prior to confirming the final preferred strategy. The edge of Cambridge Green Belt sites performed in a similar way in many respects to Cambridge East, but they would have significant Green Belt impacts. Given the relatively good performance of Cambourne, which is not in the Green Belt and would maximise the benefits from East West Rail consistent with NPPF guidance to make best use of new infrastructure, weighing these factors in the planning balance, we considered there to be no exceptional circumstances for releasing land on the edge of Cambridge to meet development needs as a matter of principle and that spatial option was not preferred for the First Proposals. Consideration was given to whether there were any site specific exceptional circumstances for releasing any particular site from the Green Belt and only the Cambridge Biomedical Campus was identified as potentially being able to demonstrate such exceptional circumstances reflecting its significance to the life-science key sector and to the national economy. All other sites on the edge of Cambridge in the Green Belt were not able to do so and were not preferred.

5.114 Consideration was given to the provision of a range of sizes and types of sites to give flexibility and help with delivery over the plan period, reflecting our evidence, and a modest element of housing at smaller sites in was in principle considered to be an appropriate element of the strategy. Drawing on our evidence, a wide range of sites were considered but many were not preferred due to their impacts, with only a limited number of sites being preferred in Cambridge, close to centres of employment in the southern cluster, and in villages well served by public transport in the rest of the rural area. Allocating large numbers of sites in villages was not a preferred approach, as evidence demonstrated how poorly a dispersed strategy performed with regard to a number of issues, but particularly in relation to transport and carbon impacts.

5.115 In summary, drawing on our evidence and feedback to the First Conversation consultation, alternatives to the First Proposals preferred option were not preferred as they would either distribute development to less sustainable locations that are distant from Cambridge or without the benefit of very high quality public transport (existing or proposed) that would generate greater car use contrary to our climate change theme, or would require the release of large areas of Green Belt on the edge of Cambridge which would cause significant harm to the purposes of the Cambridge Green Belt. Full information regarding the testing of these alternatives can be found in the Sustainability Appraisal accompanying the First Proposals.

Development Strategy Update 2023

5.116 In January 2023 we published the Development Strategy Update which, drawing on representations to the First Proposals consultation alongside our evidence, we confirmed among other things:

- The inclusion of North East Cambridge, Cambridge East, and Cambridge Biomedical Campus as central building blocks of any future strategy for development, noting the sustainability of these locations.
- that the development strategy principles that informed the First Proposals development strategy remained valid, and we would build on these to inform the identification of any additional sites

Draft plan 2025

5.117 For the draft plan, we identified a revised higher objectively assessed need for jobs and homes (see S/JH Jobs and Homes). Having regard to the confirmed development strategy principles, representations to the First Proposals consultation, and updated evidence as relevant we confirmed that, subject to the removal of two smaller sites, the sites included within the First Proposals remained suitable, available and achievable. In addition to existing supply provided by commitments, these sites meet the majority of the draft plan development needs.

5.118 The options evidence referred to above that informed the First Proposals preferred development strategy remains valid; as such further consideration of options has focused on understanding the impacts of updated growth options, and the choices available to meet the additional needs beyond those met by the First Proposals. Notwithstanding, ahead of the draft plan stage the Councils identified a further previously untested strategic spatial option at Royston that could be seen as an alternative to Cambourne, given that it also involves expansion of an existing settlement. As such we identified the need to retest the performance of Cambourne against other reasonable alternative strategic spatial options in order to ensure we have a consistent understanding of Cambourne's performance against those alternatives.

5.119 At draft plan stage, the broad locations that at a strategic level could form reasonable options for meeting substantive proportions of the remaining objectively assessed needs are edge of Cambridge Green Belt, expanded Cambourne, an additional new settlement option and an expanded town - Royston. Other broad locations reviewed above were rejected as not forming reasonable options. To understand the merits of these options we identified four blended strategic options for testing:

- 9a: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne
- 10a: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne

- 11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement
- 11b - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne

5.120 All four options were tested in a comparable way to the previous 10 spatial options. Sites within the reasonable alternative broad locations were also tested for site specific consideration for allocation and were subject to Sustainability Appraisal. These exercises identified the following key conclusions:

- Edge of Cambridge: Green Belt: sites in this broad location performed in a similar way in many respects to Cambridge East, but would have significant Green Belt impacts.
- Expanded Cambourne: would have a higher car mode share than edge of Cambridge sites but performs best in transport terms out of any broad location tested beyond the edge of Cambridge. With mitigation it can perform well, and better than the emerging new settlements of Waterbeach and Northstowe. Development is likely to result in localised changes to the character of the Wooded Clayland landscape around Cambourne, which is considered to offer potential opportunities to accommodate growth. Development focused around Cambourne has the potential for impact/s on Eversden & Wimpole SAC and the numerous SSSI (primarily woodland in character) which must be considered cumulatively.
- Expanding a market town: Royston: Development in this location would not be well located to meet Greater Cambridge's housing or employment needs. The expansion sites would be relatively distant from Royston station which would likely limit the number of trips made by sustainable modes, would have a significant adverse effect on landscape character, and sites on the western side of Royston would risk having a significant detrimental impact on Therfield Heath SSSI and Local Nature Reserve. When considered as a whole sites in this location proposed to the plan do not form a coherent expansion of the town. Separate to the above, the Councils cannot currently demonstrate that such sites are achievable, noting that North Hertfordshire District Council

have not confirmed their support for the sites. The Councils do not prefer this option and are not proposing allocations in this location.

- New settlements: Given the relatively good in-principle performance of a new settlement on a public transport corridor, which is not in the Green Belt, we considered that a new settlement option was worth further site specific exploration. The new settlement options available were assessed on a comparable basis and from that we identified a potential preferred option new settlement at Grange Farm lying within the Rural Southern Cluster, outside of the Green Belt, that is within walking or cycling distance of established employment locations at Granta Park and Babraham Research Campus, and within a short trip to the growing Wellcome Genome Campus. With the addition of a segregated crossing of the A11, the site would be connected to the Cambridge South East transport scheme - providing direct public transport and active travel opportunities - to Cambridge Biomedical Campus, where a very significant number of jobs will be focused. The Grange Farm site would provide a substantial number of homes close to the rural cluster of business parks that would bring specific benefits that no other new settlement could offer, and nor could an Edge of Cambridge site in the Green Belt.

5.121 Noting the sustainability merits of an expanded Cambourne and Grange Farm alongside the significant Green Belt impacts of releasing land on the edge of Cambridge in the Green Belt, we considered there to be no exceptional circumstances for releasing land on the edge of Cambridge to meet development needs as a matter of principle and that spatial option was not preferred. Consideration was again given to whether there were any site specific exceptional circumstances for releasing any particular site from the Green Belt. Only the Cambridge Biomedical Campus was identified as potentially being able to demonstrate such exceptional circumstances. All other sites on the edge of Cambridge in the Green Belt were not able to do so and were not preferred. 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.

5.122 As for the First Proposals, at draft plan stage consideration was given to the provision of a range of sizes and types of sites to give flexibility and help with delivery over the plan period, reflecting our evidence, and a modest element of housing was in principle considered to be an appropriate element of the strategy. Drawing on our evidence, a wide range of sites were considered but many were not preferred due to their impacts. Drawing on the agreed development strategy principles, the role of villages within the strategy was not revisited, but further consideration was given to newly proposed smaller sites in sustainable locations. Having completed this exercise only a limited number of sites were preferred in Cambridge, close to centres of employment in the southern cluster, and in villages well served by public transport in the rest of the rural area.

5.123 In summary, drawing on our evidence and consultation feedback, alternatives to the draft plan preferred option would either distribute development to less sustainable locations that are distant from Cambridge or without the benefit of high quality public transport (existing or proposed) that would enable trips to concentrations of jobs and services by non-car modes, that would generate greater car use contrary to our climate change theme, or would require the release of large areas of Green Belt on the edge of Cambridge which would cause significant harm to the purposes of the Cambridge Green Belt. Full information regarding the testing of these alternatives can be found in the Sustainability Appraisal accompanying the Draft Plan.

Alternative approaches considered for meeting the accommodation needs of Gypsies, Travellers, Travelling Showpeople, boat dwellers, other caravan dwellers, looked after children, older people, those with disabilities and students

Gypsies, Travellers and Travelling Showpeople

5.124 No policy - Not considered a reasonable alternative as plans are required to include targets for Gypsy and Traveller pitches and Travelling Showpeople plots, having assessed their needs, and set out how these needs will be met.

Specialist accommodation for boat dwellers, other caravan dwellers, looked after children, older people, those with disabilities and students

5.125 No policy - Not considered a reasonable alternative as plans are required to assess the size, type and tenure of housing needs for different groups in the community, including boat dwellers, other caravan dwellers, looked after children, older people, those with disabilities, and students and reflect this in planning policies.

Draft policy

5.126 The draft policy can be viewed in the Draft Local Plan:

[Link to the draft plan policy](#)

Further information supporting the draft policy approach

5.127 Critical evidence findings relevant to determining the First Proposals development strategy remain relevant at draft plan stage: that Greater Cambridge Local Plan strategic spatial options assessment: Implications for carbon emissions (November 2020) demonstrates that location is the biggest factor in impacts on carbon emissions, but that our Housing and Economic Land Availability Assessment (August 2021) and Greater Cambridge Housing Delivery Study (August 2021) evidence show that it would not be deliverable to focus all development in any one broad location.

5.128 Drawing both on our strategic priorities and on our evidence bases, the proposed draft plan development strategy is a blended strategy to meet a variety of needs. It focuses growth at a range of the best performing locations in terms of minimising trips by car as demonstrated by the Greater Cambridge Local Plan Transport Evidence Report Preferred Options Update (August 2021) and the Transport Evidence Report Update (2025).

Components of the preferred development strategy

5.129 The draft plan preferred development strategy explained below includes development at each source of supply. Where relevant, within each source of

supply we have identified how that element responds to specific employment needs identified in the Growth Sector and Industrial and Warehousing studies, and where there is opportunity for the development strategy to support specific strategic green infrastructure initiatives identified in the Greater Cambridge Local Plan Green Infrastructure Opportunity Mapping (August 2021), noting that these are opportunity areas for environmental enhancement, rather than areas within which to restrict development.

Densification of existing urban areas: Cambridge urban area

5.130 Our evidence and Sustainability Appraisal above identify that locating development within Cambridge urban area forms a highly sustainable development option, primarily relating to the accessibility of these locations to existing facilities and services, and was also supported in consultation responses. As such we consider that this source of supply should be a focus for additional jobs and homes within the Greater Cambridge Local Plan, albeit limited suitable and available capacity at this broad location means that it will not be able to provide for all development needs.

5.131 Within Cambridge urban area our strategy proposes:

- North East Cambridge – a compact city district on previously developed land already identified for development, including a mix of jobs (helping to meet the identified need for offices and R&D employment floorspace) and homes to help minimise trips. This location is already allocated in the adopted plans but with no development included in our calculations of supply. The relocation of the Waste Water Treatment Works was approved through a Development Consent Order (DCO) process, however funding for the relocation through the government's Housing Infrastructure Fund has since been withdrawn due to overall viability. Nevertheless, North East Cambridge is still a highly sustainable location and there is potential for some development to come forward over the Plan period. The Councils will continue to work with partners to explore development opportunities within the site as well as viability and delivery matters and will revisit the emerging policy for the site as part of the ongoing preparation of Local Plan. At North East Cambridge an allocation on

previously safeguarded land is proposed 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, including Cambridge Science Park, taking advantage of the site's highly sustainable location.

- West Cambridge – supporting the continued development of this area (helping to meet the identified need for wet laboratory employment floorspace), including encouraging a mix of uses to create a vibrant campus that is planned for and delivered holistically with the adjacent Eddington development as part of a wider University Innovation District (see edge of Cambridge below)
- Smaller new sites for housing and employment making best use of previously developed land, including a number of sites put forward by the Cambridge Investment Partnership.
- Continuing existing sites and areas of major change allocated in the previous plan that are suitable and we still expect to be delivered
- Continuing existing Policy Areas and identifying new ones
- Windfall development – an allowance for homes coming forward for planning permission on unallocated land where it would be consistent with the other policy requirements in the Plan.

5.132 Within the centre of Cambridge, and well connected to London via Cambridge Railway Station, we are proposing several allocations for employment space adjacent or nearby to the successful CB1 development, including:

- Office and R&D space at Betjeman House on Hills Road (as part of a mixed-use development)
- The remaining space for Office and R&D space at Station Road West; and
- Office and R&D space in the Clifton Road Area alongside the retention of the existing quantum of industrial floorspace.
- Travis Perkins, Devonshire Road, a housing site in the First Proposals, now a mixed use site including office and R&D space.
- Cambridge Junction and Cambridge Leisure, Hills Road was part of the Station Areas West and Clifton Road Area of Major Change in the First

Proposals. In the Draft Plan it is a mixed-use allocation for start up, grow on, workshop and maker space including as Office and R&D uses.

5.133 Whereas Clifton Road was primarily allocated for housing in the First Proposals with 2 hectares for employment and leisure uses, in the Draft Plan the proposed policy for a mixed use neighbourhood reduces the housing requirement, requires the retention of the existing quantum of industrial floorspace and includes space for a range of commercial uses, in particular for start-up companies, grow on spaces, workshops and maker spaces as well as office (E(g)i) and Research and Development (E(g)ii) facilities.

5.134 Land South of Coldham's Lane was included as both a policy area and an allocation for commercial development such as builders' merchants sales and storage facilities at First Proposals. At Draft Plan, following a recent planning permission, the allocation is retained but the potential uses for the site has been changed to R&D and office space as well as community uses, and ancillary shop / retail uses and. The delivery of industrial floorspace will also be supported.

5.135 Several Areas of Major Change which include the potential for additional employment areas are taken forward from First Proposal to Draft Plan stages. These include the Beehive Centre and Fitzroy / Burleigh Street / Grafton Area.

5.136 See the Sites Topic Paper for exploration of site-specific issues.

Edge of Cambridge – outside Green Belt

5.137 Our evidence and Sustainability Appraisal above show that the edge of Cambridge non-Green Belt is a sustainable location for homes and jobs, being accessible to existing jobs and services, particularly where development is planned at sufficient scale to support new infrastructure. This finding was also supported by consultation responses. As such we consider that this source of supply should be a focus for additional jobs and homes within the Greater Cambridge Local Plan.

5.138 On the edge of Cambridge outside of the Green Belt our strategy proposes:

- Eddington - The principle of making best use of existing allocations in meeting identified needs in the new Local Plan fits well with national policy. The University plans to provide an additional number of homes within the existing site of Eddington, and also to amend their permitted employment proposals to include an element of midtech, which would contribute towards meeting our identified need for this type of employment space.
- Land at Cambridge East has potential to be a major new eastern quarter for Cambridge, with a mix of homes and a range of jobs and services and supporting infrastructure, and will be well connected to the rest of the City with the provision of the Greater Cambridge Partnership Eastern Access scheme Phase B. This would make good use of safeguarded land in the 2018 Local Plans that is also a brownfield site and is a good fit with a climate focused strategy. Delivery would start post 2030 to follow relocation of Cambridge Airport airside uses. Development here would provide an additional impetus to provide additional wildlife habitat land surrounding the designated nature sites to the east of Cambridge, as part of Green Infrastructure Strategic Initiative 4: Enhancement of the eastern fens, and could connect the city to the Wicken Fen vision area to the north east. At Cambridge East, as part of a new city district, there will be an opportunity to provide a range of new employment space. The main focus will be on office and R&D space to meet the needs of Greater Cambridge's key sectors but there will also be a requirement for B2/B8 space to be provided which will help provide local job opportunities for residents previously employed at Marshalls.
- West Cambridge - an employment allocation for R&D and research institute space, delivered alongside academic and sui generis research uses, supports its continued development as cluster for university science and technology research, knowledge transfer and open innovation.
- Fulbourn Road East close to the ARM headquarters at Peterhouse International Technology Park - R&D, office and light industrial space as well as data centre space is taken forward as an allocation at. Fulbourn Road West 1 & 2 is not included in the Draft Plan as the final office and lab building (The Optic) has been completed.

5.139 Continuing development at existing strategic sites allocated in previous plans, for example at Darwin Green.

5.140 See the Sites Topic Paper for exploration of site-specific issues.

Edge of Cambridge - Green Belt

5.141 Our evidence and Sustainability Appraisal above show that, as with Edge of Cambridge: non-Green Belt, sites in the Green Belt could provide a sustainable location for homes and jobs in terms of transport and carbon impacts particularly, being accessible to existing jobs and services, particularly where development is planned at sufficient scale to support new infrastructure.

5.142 However, we do not consider that our general development needs alone provide the 'exceptional circumstances' required in national policy to justify removing land from the Green Belt on the edge of Cambridge in this Local Plan, having regard to the identification of a proposed emerging strategy that can meet needs in a sustainable way without the need for Green Belt release. This is having particular regard to:

- the scale of our housing and employment need in relation to existing supply
- the evidenced harm of releasing further land on the edge of Cambridge in the Green Belt as provided by the Cambridge Green Belt Study (August 2021), and
- the opportunities at other sustainable locations for development as set out in this outline preferred strategy, in particular at Cambourne, which responds to the opportunity to be provided by the proposed East West Rail station, and at Grange Farm new settlement close to existing and expanding rural business parks and connected to Cambridge Biomedical Campus and Cambridge by high quality public transport.

5.143 See Appendix 4: Green Belt Exceptional Circumstances Review for more detail on this topic, which includes explanation of how we have followed National Planning Policy Framework paragraph 147 to ensure we meet duty to cooperate requirements.

5.144 Drawing on this conclusion, this source of supply is not a significant focus for additional jobs and homes within the Greater Cambridge Local Plan preferred development strategy. We have however, considered sites on the edge of Cambridge in the Green Belt on an individual basis to assess whether there could be any site specific exceptional circumstances that could justify release of land from the Green Belt. In all but one case we do not consider that such exceptional circumstances exist.

5.145 On the edge of Cambridge, on land currently within the Green Belt, our strategy proposes:

- a release of Green Belt at Cambridge Biomedical Campus - We think that there may be justification for exceptional circumstance for a limited release here to provide flexibility for this campus of international significance to continue to grow into the future, with potential to include an element of housing for its staff, whilst recognising the importance of the southern setting to Cambridge and the Gog Magog Hills. This location provides the opportunity to contribute to Green Infrastructure Strategic Initiative 3: Gog Magog Hills and chalkland fringe. At Cambridge Biomedical Campus, through an updated and expanded allocation and development within the existing Addenbrookes Hospital site, we are seeking to support additional development that provides R&D, academic and health care space for Greater Cambridge's internationally recognised biomedical sector.

5.146 See the Sites Topic Paper for exploration of site-specific issues.

New settlements

5.147 Our evidence, Sustainability Appraisal and consultation responses above show that in principle, new settlements located on public transport corridors can be sustainable locations for development if they are well connected by public transport to larger settlements – particularly Cambridge, but that they are reliant on significant infrastructure investment, and as a result may take a significant time to start being developed.

5.148 For our new settlements, our strategy proposes:

- Expansion of Cambourne – as a specific allocation responding to the opportunity that will be provided by the proposed East West Rail that includes a station at Cambourne, as well as Greater Cambridge Partnership's Cambourne to Cambridge public transport scheme. It would also provide an opportunity to grow an existing town to become larger, enhancing the critical mass of population, employment and services. Also, adding development in the area of an existing town at Cambourne should speed up delivery of development in comparison with starting afresh in a new location with no existing infrastructure and services. Following Government confirmation of funding and progression of the project towards a Development Consent Order, the Councils have developed a specific allocation for an expanded Cambourne at draft plan 2025, drawing on a bespoke evidence base. In relation to employment, At Draft Plan a mix of employment uses is proposed for 108,000 square metres of the expanded area now renamed Cambourne North and the policy for the existing Cambourne settlement will include the existing employment space permitted at Cambourne West and Cambourne Business Park. Development in the Cambourne area connects to the Green Infrastructure Strategic Initiative 8: Western gateway multifunctional GI corridors.
- Grange Farm new settlement – near Great Abington, providing homes close to jobs within the Rural Southern Cluster, and responding to the opportunity to be provided by the proposed Cambridge South East Transport Scheme Phase 2. Land at Grange Farm new settlement allocation includes a small amount of office space and industrial and warehousing space to meet local needs.
- Our existing new settlements at Northstowe, Waterbeach and Bourn Airfield will continue to be built out through the new plan period to 2045 and beyond and form a significant part of our future supply of homes and jobs. The employment areas already identified in our existing new settlements at Northstowe, Waterbeach and Bourn Airfield will be taken forward including a mix of office / R&D, industrial and warehousing space. Development at Northstowe and Waterbeach connects closely with Green Infrastructure Strategic Initiative 6: North Cambridge green space.

5.149 See Sites Topic Paper for exploration of site-specific issues.

Rural Southern Cluster

5.150 Beyond Cambridge, the key science campuses in the Rural Southern Cluster are vital elements of the Greater Cambridge economic ecosystem. For this area we propose:

- Significant housing at Grange Farm new settlement (see above).
 - Employment and tied housing at the Wellcome Genome Campus expansion – reflecting proposals which have planning permission. At First Proposals, the Wellcome Genome Campus was a Special Policy Area. At draft plan stage the Wellcome Genome Campus becomes allocation for a full range of employment uses as part of a mixed-use development albeit all uses including any industrial and warehousing and distribution uses will need relate to the campus's genomics and bioinformatics focus.
 - Additional employment at Babraham Research Campus, through releasing the Campus and a modest area of additional land from the Green Belt to help address identified need for wet laboratory employment floorspace, together with retaining the area of The Close as key worker and affordable housing to support the needs of the Campus.
 - Granta Park - included as a Special Policy Area to guide any future development of the park.
 - New smaller sites for housing in villages that have very good public transport access and are close to jobs, (one of which requires release of land from the Green Belt).
 - A new smaller site for employment on an existing brownfield site, and
 - Continuing allocations for existing sites allocated in previous plans.
- Development within the southern cluster connects most closely with Green Infrastructure Strategic Initiative 3: Gog Magog Hills and chalkland fringe.

5.151 Rural Southern Cluster, 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.

5.152 See Sites Topic Paper for exploration of site-specific issues.

Rest of the rural area

5.153 Our evidence, Sustainability Appraisal and consultation responses above show that a strategy focused on village development would be unsustainable, in particular regarding transport and associated carbon emissions, but also for supporting delivery of required infrastructure. As such we consider that villages should not be a primary focus for growth within the development strategy.

5.154 However, for homes we think that our villages should play a limited role in meeting development needs to support a deliverable plan, including in the first five years, support provision of a proportion of small sites, support delivery of a range of types and sizes of housing across the Greater Cambridge area, support the social sustainability of villages and support community aspirations. We have therefore reviewed proposals for village growth at the most sustainable locations. We propose a limited amount of housing.

5.155 For jobs in the rest of the rest of the rural area, we have in particular explored suitable locations for meeting the identified need for industrial and warehousing employment floorspace, drawing on the findings of the employment studies set out in section 6.

5.156 Drawing on the above, we propose:

- Small new sites for housing at villages that have very good public transport access, to help our rural communities thrive (one of which requires release of land from the Green Belt).
- New employment sites and policy areas in the wider rural area meeting specific business needs, including:

- Sites for industrial and warehousing on the A14:
 - Land north of A1307, Bar Hill (Slate Hall Farm)
 - Land to the south of Cambridge Services, A14 – this site has been expanded to include an additional lorry parking area and additional employment space, and
 - Land at Buckingway Business Park
- Smaller allocations for office, R&D and/or light industrial uses, including:
 - Land at Compass House, Chivers Way, Histon and Impington is allocated for additional office and R&D space;
 - R&D space at the Former Spicers site at Sawston and Office and R&D space at Land to the west of Cambridge Road, Melbourn.
 - The Comfort Cafe near Little Abington will provide R&D and supporting office space for start-up and small businesses.
 - Office, R&D and/or light industrial sites are allocated at Land to the north of St Neots Road, Dry Drayton and Land adjacent to Cambridge Road (A10) and Mill Lane, Hauxton.
- More mixed employment allocations including the opportunity for some B2 and/or B8 space will be taken forward adjacent to the Norman Way Industrial Estate on the edge of Over and at the Old Highways Depot, Twenty Pence Road, Cottenham which is proposed for small scale office and warehousing and distribution.
- Mixed-use sites that have the potential for employment use subject to site specific criteria are taken forward at the Imperial War Museum Duxford and Papworth Hospital (both policy areas), Histon & Impington Station Area and Whittlesford Parkway Station Area.
- Windfall development - an allowance for homes on unallocated land, which would need to be consistent with policy requirements in the Plan, including Policy SS/SH: Settlement Hierarchy, which sets out scales of development in different categories of village (see relevant section below for more detail). Development in the rest of the rural area connects with various Green Infrastructure Strategic Initiatives.

Long term vision for Greater Cambridge

5.157 Our strategy choices are intrinsically linked to the ambitions set out in our Vision for Greater Cambridge. Spatially, over the longer term this will:

- Protect, enhance and maximise regeneration opportunities in Cambridge, making best use of land whilst safeguarding its heritage and unique character.
- Deliver new urban quarters on the edge of the city, connected by high quality public transport and active travel links.
- Enhance the vitality and vibrancy of Cambourne, expanding it into the second largest settlement in Cambridgeshire through successful integration with the new East West Rail station and growing and delivering its own critical mass of employment and services.
- Create thriving market towns at Northstowe, Waterbeach and Grange Farm with a range of supporting services, facilities and employment, well connected to Cambridge;
- Maintain and enhance our flourishing village communities, retaining their special character and supporting local services and facilities;
- Protect the countryside, including Cambridge's Green Belt, improving public access and biodiversity through an enhanced green infrastructure network of spaces for wildlife and people, whilst facilitating a successful rural economy.

5.158 See Sites Topic Paper for exploration of site-specific issues.

Preferred development strategy including levels of development

5.159 This section sets out the detailed preferred development strategy incorporating existing commitments, amendments and new locations and sites. Once the high level strategy had been identified, consideration was given of the site opportunities to fit with the emerging strategy as set out in the section above. That process drew upon delivery assumptions relating to individual sites as set out in Appendix 9: Housing Trajectory for the Local Plan and the Sites topic paper to ensure the emerging preferred strategy was deliverable.

Homes

5.160 The following tables sets out the Draft Plan housing requirement, the amount of homes in the current housing supply, the amount of additional homes that need to be identified, and the sources of supply to deliver these additional homes.

Table 9: Calculating the number of additional homes to provide for to meet the housing need established in Policy S/JH: New Jobs and Homes

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 10: New sites to meet the identified housing need

Location	Policy reference / Site name	Homes 2024-2045	Homes Post 2045
	S/C/SMS		
	Garages between 20		
Cambridge urban area	St. Matthews Street and Blue Moon Public House, Cambridge	12	0

	S/C/NCA		
Cambridge urban area	North Cambridge Academy, 108 Arbury Road, Cambridge	150	0
	S/C/ER		
Cambridge urban area	1-99 Ekin Road and 1-8 Ekin Walk, Cambridge	26	0
	S/C/DR		
Cambridge urban area	2-28 Davy Road and garage blocks, Cambridge	48	0
	S/C/HPC		
Cambridge urban area	1-78 Hanover Court, 1-49 Princess Court and garage at Newtown garages, Cambridge	37	0
	S/C/GER		
Cambridge urban area	Former Garage Block, East Road, Cambridge	40	0
	S/C/SH		
Cambridge urban area	1-33 Stanton House, Christchurch Street, Cambridge	-5	0
	S/C/CJ		
Cambridge urban area	Cambridge Junction and Cambridge Leisure, Hills Road, Cambridge	100	0
Edge of Cambridge	S/CE	3,950	4,050

	Cambridge East (safeguarded land) S/ED Eddington (additional new homes on existing allocated site – no expansion of site boundary) S/CBC		
Edge of Cambridge		2,500	0
Edge of Cambridge	Cambridge Biomedical Campus S/CBN	1,000	0
New settlements	Cambourne North S/CB	2,550	10,450
New settlements	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/RRA/ML The Moor, Moor Lane, Melbourn	20	0
Rest of the rural area	S/RRA/H Land at Highfields (phase 2), Caldecote	65	0
Rest of the rural area	S/RRA/CR	120	0

Land to the west of
Cambridge Road,
Melbourn

All locations	Total supply	13,463	17,950

Table 11: Potential supply from North East Cambridge

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

Table 12: Total housing supply to meet the identified housing need for 2024-2045

Homes to be delivered	Homes 2024-2045
Current supply	37,865
New sites	13,463
Potential 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%

5.161 The housing trajectory for the Local Plan has been created using:

- the existing supply as identified in the [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2025\)](#), with some amendments made

to the anticipated delivery from some of the existing adopted allocations to take account of the review of these sites, and

- anticipated delivery for each of the proposed new allocations, taking account of the Councils' typical assumptions for lead-in-times and build-out rates, the timing of delivery of water supply and transport infrastructure, and any further information from discussions relating to the site.

5.162 Further details are set out in [Appendix 9: Housing Trajectory for the Local Plan](#), including an assessment of anticipated delivery for each of the proposed new allocations.

5.163 Housing development new to the Local Plan within the plan period is distributed within the broad locations for development as follows:

Table 13: Distribution of housing development new to the Local Plan

Broad location	Development totals 2024-2045	Development percentage 2024-2045	Development: totals: full build out	Development percentage: full build out
Cambridge Urban Area	408	3%	408	1%
Edge of Cambridge	7,450	55%	11,500	37%
Cambourne	2,670	20%	13,120	42%
North and Cambourne				
Town Centre				
Grange Farm new settlement	2,550	19%	6,000	19%
Villages	385	3%	385	1%
Total	13,463	100%	31,413	100%

5.164 The development strategy meets the objectively assessed need for homes, and provides a 6.5% headroom above it (without any delivery from North East Cambridge). Our Housing Delivery Study consultants confirmed their view that the draft plan housing trajectory is robust, providing confidence that the sites

included will deliver as we expect. The assumptions made within it are realistic, following advice from our Housing Delivery Study 2025, and balance water capacity availability alongside developer aspirations for build out. Should any sites start to deliver earlier then the resulting additional completions from additional years of delivery would add to the housing supply within the plan period.

5.165 Further to this, the Cambridge Growth Company's explicitly stated role is to enable and accelerate key developments in and around Cambridge. As such this area will have the tools to accelerate housing delivery beyond the rates included within the draft plan housing trajectory, which would again add to the housing supply within the plan period.

5.166 Once the plan is adopted, the Councils will monitor housing delivery. Should under-delivery against the housing requirement occur we can address this via the five year plan review. If unforeseen circumstances significantly affect the delivery of housing against the adopted trajectory, the option of an early review is available.

Jobs

5.167 As set out in earlier sections of this topic paper, office and R&D (E(g)) space, committed floorspace supply (as set out in the Employment Land Trajectory published alongside the draft plan) exceeds the updated assessed needs for the plan period. As such, to provide a flexible supply of space in the long term including beyond the end of the plan period, the draft plan development strategy includes additional space for these uses at the locations referred to within the Components of the development strategy sub-section.

5.168 For industrial and warehousing, the EHEU 2025 identified a shortfall in space for the plan period that the draft plan needs to meet. As set out in the tables below, the sites identified in the plan provide a flexible supply that more than meet the identified needs for the plan period, noting that precise delivery timing of space at the sites is uncertain. In particular, at the mixed use strategic

allocations, delivery typically follows behind that of housing, and as such may come forward beyond the plan period. At Land at Slate Hall Farm, Bar Hill, this is a very large site that will come forward in phases; here also delivery of floorspace may continue beyond the plan period.

5.169 The following tables set out the demand/supply position, including the Draft Plan employment land requirements, the amount of employment floorspace in the current supply, the amount of additional floorspace that needs to be identified, and the sources of supply to deliver this additional floorspace.

Table 14: Industrial and warehousing floorspace needs, committed supply, and floorspace to find in the draft plan

Calculation steps	Floorspace (GIA sqm)
Greater Cambridge industrial and warehousing floorspace needs 2024-45	317,000
Greater Cambridge permitted supply as at April 2024	28,000
Industrial and warehousing supply to find in allocations within the Local Plan	289,000

Table 15: Sites included in draft plan to meet industrial and warehousing needs

Policy reference: site name	Floorspace proposed (GIA sqm)	Use classes proposed	Assumed sub-sectors	Additional commentary
S/C/SCL: Land South of Coldham's Lane, Cambridge	0	Egi/ii and 900 Ea-f / community uses, Support industrial B2/B8/Eg		Allocated for E(g)(i) and E(g)(ii) uses following a recent planning permission. However, the site would also be acceptable for industrial floorspace.
Policy S/CE: Cambridge East	20,000	B2/B8 employment floorspace	Mid-tech; general industrial	The site is due to be vacated by Marshalls by 2030.
S/EDD: Eddington (North West Cambridge)	40,000	E(g)(iii)/B2/B8	Mid-tech	
S/CBN Cambourne North				Likely to provide space for B2/B8 in longer term, but the majority of space will be delivered beyond 2045.

S/GF: Land adjacent to A11 and A1307 at Grange Farm	20,000	logistics hub - B2 (General Industrial) floorspace and Class B8 (Storage or Distribution)	General industrial	
S/NS Northstowe	47,000	E(g), B2, B8		The type of employment floorspace permitted varies across individual phases. B2 and B8 uses were permitted as part of Phase 1 and are likely to form a small portion of the overall total.
S/RRA/SCS Land to the south of Cambridge Services, A14	90,000	B2, B8	Manufacturing, last mile distribution, lorry parking	
S/RRA/BBP Land at Buckingway Business Park, Swavesey	10,000	B2, B8	Manufacturing, last mile distribution	
S/RRA/SHF : Land at Slate Hall Farm, Bar Hill	220,000	B2, B8, mid tech	Manufacturing, last mile distribution	Note that this large site will come forward in phases

S/RRA/NW: Norman Way, Over	6,100	E(g)(i) /(ii), B2, B8		
Total industrial and warehousin g supply identified in the draft Local Plan	326,000			

Duty to cooperate

5.170 In preparing our evidence informing the preferred strategy we have engaged 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've completed to consider these strategic issues is set out in our Draft Plan Duty to Cooperate Statement of Compliance, and our current position on each substantive issue is set out in our draft plan interim Statement of Common Ground. The key strategic cross-boundary matters addressed in the Draft Plan comprise:

- The water supply challenge – evidence set out in this Topic Paper identifies water supply solutions that will enable delivery of the Draft Plan development strategy.
- Transport Strategy – delivery of the Draft Plan strategy is dependent on agreement of a solution to the Cambridge congestion issue as well as on site specific mitigation

5.171 Apart from this, we are not currently aware of any unresolved strategic cross-boundary matters that would prevent the preferred strategy from being delivered. However, should it be proven that we cannot deliver our strategy because of any reason later in the plan process, then we will need to talk with our neighbours. We will continue to engage with all relevant organisations as we take the plan forward.

Ensuring a deliverable plan

Flood risk

5.172 All sites were screened for flooding in the HELAA. An updated Level 1 Strategic Flood Risk Assessment (SFRA) (2025) was prepared using the most up to date Environment Agency (NaFRA2 flooding data) and this was used to inform the sequential test for all allocations in the plan. The majority of the sites were of low flood risk, but those of medium or high flood risk were taken forward to a Level 2 SFRA, in addition to those where there was some uncertainty, such as where an unmapped ordinary watercourse was within/adjacent to the site. The Level 2 SFRA looked in further detail at all forms of flooding including the impacts of climate change, flood risk management infrastructure, suitability for sustainable drainage and requirements of a site specific flood risk assessment (FRA). The Level 2 SFRA confirmed that all the sites were suitable for development and as such the sequential test is passed.

Infrastructure and viability

5.173 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. Further information regarding water supply, waste water treatment, and transport is provided in sub-sections below.

5.174 To ensure we had a robust understanding of the population arising from the draft plan development strategy, the Councils commissioned Appendix 16: Average Household Sizes for Greater Cambridge Shared Planning. This note identifies evidence based household multipliers to apply to the draft plan housing trajectory. These multipliers have been used consistently to inform the infrastructure delivery plan and supporting studies referred to above.

5.175 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.

Water supply

5.176 Following the identification of water supply challenges at the First Proposals stage and the Development Strategy Update 2023 a range of actions were undertaken to explore and identify how the issues could be overcome. In particular, the government established a Cambridge Water Scarcity Group, to bring together all the relevant agencies and stakeholders to address shorter and longer term solutions. In the shorter term, a range of measures are being implemented to improve the efficiency of how water is used. In the medium term to support delivery of the sites in the emerging plan, 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. The draft Local Plan responds to the issue via the phasing of development and by including policies that would require new developments to have a level of water efficiency beyond national levels. Cambridge Water Company adopted their new water plan in spring 2025, and this will be reviewed every 5 years. The Regional Water Plan identifies that in the longer term, into the 2040's and beyond, adaptive approaches and new infrastructure such as desalination will need to be applied to ensure there continues to be water available to meet needs whilst protecting the environment.

5.177 In summary, our evidence 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

5.178 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.

5.179 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.

5.180 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

5.181 Transport evidence supporting the draft plan consultation identifies the site specific mitigation required to enable the delivery of homes and jobs to meet the objectively assessed needs identified in section 3 (see Greater Cambridge Local Plan Transport Evidence Report 2025, chapter 20, and Draft Greater Cambridge Local Plan: New Strategic Allocations Assessment – Transport Mitigation Measures 2025), and confirms that the preferred development strategy can perform well and is deliverable in transport terms, assuming that a strategic solution to Cambridge city centre congestion is delivered. Additional evidence for selected sites informs the transport policy and infrastructure identified within the sites policies and draft plan Infrastructure Delivery Plan.

5.182 The Cambridgeshire and Peterborough Combined Authority (CPCA) is leading production of a Greater Cambridge Transport Strategy (GCTS) to address the Cambridge congestion issue alongside other topics, working with all relevant partners including Cambridge City Council and South Cambridgeshire District Council. Whilst production of the strategy is currently in its early stages, the CPCA has agreed a [Statement of Intent](#) identifying that is committed to leading the GCTS to adoption by the time the GCLP is submitted to government for Examination, such that by the time of that Examination there will be a reasonable prospect of delivery of the sites included in the GLCP.

5.183 The transport evidence supporting the development strategy as a whole comprise:

- Greater Cambridge Local Plan Transport Evidence Report (Part 4) Update 2025 – this updated transport modelling report confirms that the development strategy is deliverable in transport terms, and identifies the in principle transport schemes needed to mitigate the strategy.
- Draft Greater Cambridge Local Plan: New Strategic Allocations Assessment – Transport Mitigation Measures 2025 – this report identifies the key transport policies and physical mitigation required for the largest allocations identified in the plan. Each of these sites requires a trip budget to limit the number of external car trips that that site can make, to avoid severe cumulative impacts on the road network (see below).
- Appendix 15: Trip Budgets as Part of the mitigation strategy 2025 - this note has been prepared by Cambridgeshire County Council. It explains how the trip budgets required in the draft Greater Cambridge Local Plan strategic sites policies will be identified and implemented, and as such also explains how the County Council as Local Highways Authority will manage traffic impacts for such sites through the development management process.

5.184 Additional evidence informing the transport mitigation for individual strategic sites is referred to in the relevant sections of the Sites topic paper.

Housing Delivery

5.185 Appendix 9: Housing Trajectory for the Local Plan provides information supporting housing trajectory set out in the draft plan to meet our 2025 housing need figure. This includes an assessment of anticipated delivery for each new allocation.

5.186 The draft plan housing trajectory has been assessed in our Housing Delivery Study: Further Addendum 2025. This independently produced evidence document confirms that the strategy and housing trajectory set out in the draft plan to meet our 2025 housing need figure can be delivered in housing delivery terms, including providing a five year housing land supply at plan adoption and throughout the plan period assuming a 5% buffer. This evidence document also concludes that on the basis of the analysis undertaken a stepped annual housing requirement is not considered necessary, and that the Councils will have no consequences from the Housing Delivery Test once the Local Plan is adopted.

Gypsies, Travellers and Travelling Showpeople

5.187 National planning policy sets out that the housing needs for different groups in the community, including travellers, should be assessed and reflected in the planning policies within their Local Plans. Policy S/JH: New jobs and homes sets out the accommodation needs of Gypsies, Travellers and Travelling Showpeople for the plan period, based on the Accommodation Needs Assessment (ANA) of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire (September 2024) and its Addendum (October 2025).

5.188 The ANA makes a series of recommendations for meeting the needs of Gypsies and Travellers in Greater Cambridge. Each of the recommendations have been considered by the Councils, in terms of how each potential source of supply will contribute towards meeting the needs of Gypsies and Travellers in Greater Cambridge. The conclusions of these assessments are set out in [Appendix 10a: Meeting the accommodation needs of Gypsies and Travellers](#) and [Appendix 10b: Meeting the accommodation needs of Travelling Showpeople](#).

5.189 The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met in the following ways:

A. Safeguarding existing pitches and plots

5.190 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 will be safeguarded for that use.

5.191 Gypsy and Traveller pitches may become available in future on these sites: due to household dissolution, through making pitches available that are currently occupied by households that are not Gypsies and Travellers, and through intensification within existing sites. These sources of supply have the potential to provide [90 additional pitches](#) by 2045.

5.192 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).

5.193 An additional 8 plots for Travelling Showpeople have been permitted, which count towards meeting the identified needs for 2023/24 to 2044/45.

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

5.194 Permanent planning permission has been secured for [19 pitches](#) (that did not have planning permission at the time of the ANA) and a further [3 pitches](#) are

considered to be lawful, resulting in an additional 22 pitches that count towards meeting the identified needs for 2023/24 to 2044/45.

5.195 Officers have considered whether there is any land within Greater Cambridge that is suitable, available and achievable for use as a new standalone site for Gypsy and Traveller pitches by reviewing a variety of sources. No new standalone sites have been identified.

5.196 Strategic sites provide an opportunity to deliver 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. The adopted Cambridge and South Cambridgeshire Local Plans 2018 set out that should a need for additional Gypsy and Traveller pitches be identified, then opportunities to deliver pitches will be sought as part of strategic sites. Gypsy and Traveller pitches are therefore required within six strategic sites (as set out in the allocation policies), and are anticipated to deliver [120 pitches](#). The delivery of pitches at strategic sites 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 these Gypsy and Traveller pitches are anticipated to be delivered within the plan period.

C. Criteria-based policy for windfall pitches and plots

5.197 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 2023/24 to 2044/45.

Specialist accommodation for boat dwellers, other caravan dwellers, and looked after children

5.198 National planning policy sets out that the housing needs for different groups in the community, including looked after children, should be assessed and reflected in the planning policies within their Local Plans. 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. Policy S/JH: New jobs and homes sets out that whilst meeting the overall housing need in Greater Cambridge, the specialist accommodation needs of boat dwellers, caravan dwellers and looked after children, should also be met. Given the accommodation needs identified for these groups in the Accommodation Needs Assessment and Housing Needs of Specific Groups study, it is anticipated that these accommodation needs will be met through delivery of a mix of types, tenures and sizes of new homes on the strategic sites allocations and through the delivery of windfall developments that come forwards in accordance with the specific policies for specialist housing (Policy H/SH) and residential moorings (Policy H/RM), or the suite of policies that allow for windfall residential developments within Cambridge, and our towns and villages.

Specialist accommodation for older people and disabled people

5.199 National planning policy sets out that the housing needs for different groups in the community, including older people and disabled people, should be assessed and reflected in the planning policies within their Local Plans. Policy S/JH: New jobs and homes sets out the specialist accommodation needs of older people and disabled people for the plan period, based on the Housing Needs of Specific Groups Update for Greater Cambridge.

5.200 Potential sources of supply to meet the identified accommodation needs of older people and disabled people, taking account of the development strategy, have been considered by the Councils. The conclusion of this assessment is set out in [Appendix 11: Meeting](#) the specialist housing needs of older people and those with disabilities.

5.201 The accommodation needs of older people and disabled people will be met in the following ways:

A. Existing commitments specifically for specialist housing for older people and disabled people

5.202 There are a small number of standalone developments for specialist housing for older people, and these developments are anticipated to deliver 235 dwellings (as self-contained dwellings or dwelling equivalents from bedspaces) within the plan period of 2024-2045.

B. Specialist housing within strategic sites

5.203 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 housing for older people and disabled people, 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 for older people and disabled people is therefore required within the following strategic sites (as set out in the allocation policies and for the reasons set out in [Appendix 11: Meeting the specialist housing needs of older people and those with disabilities](#)):

- Cambridge East – land north of Cherry Hinton (Springstead Village)
- Northstowe
- Waterbeach New Town
- Bourn Airfield New Village
- North West Cambridge (Eddington)
- North East Cambridge
- Cambridge East – airport
- Cambourne Expansion
- Grange Farm New Community

5.204 As it is expected that some of these developments will continue to deliver beyond 2045, not all of the specialist housing is anticipated to be delivered within the plan period. Within these strategic sites, it is anticipated that 3,021 dwellings (as self-contained dwellings or dwelling equivalents from bedspaces) will be delivered within the plan period of 2024-2045.

C. Criteria-based policy

5.205 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.

D. Meeting the accommodation needs of older people and disabled people in other ways

5.206 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. These approaches could offset some of the identified need for specialist housing for older people and disabled people.

Specialist accommodation for students

5.207 National planning policy sets out that the housing needs for different groups in the community, including students, should be assessed and reflected in the planning policies within their Local Plans. Policy S/JH: New jobs and homes sets out the accommodation needs of students for the plan period, based on the engagement undertaken by officers in early 2023 as set out in the Development Strategy Topic Paper Appendix 12: Faculty Development and Student Accommodation Needs – Results of Engagement.

5.208 Supply to meet the identified accommodation needs of students has been considered by the Councils, and Appendix 12 sets out how existing commitments will contribute towards meeting the specialist accommodation needs of students. Appendix 12 also outlines how the staff accommodation needs will be met. The Councils will continue to work with Anglia Ruskin University and the University of Cambridge and its Colleges to understand the student accommodation needs and to demonstrate how these needs will be met.

5.209 The accommodation needs of students will be met in the following ways:

A. Existing commitments specifically for student accommodation

5.210 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.

B. Student accommodation within strategic sites

5.211 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.

C. Criteria-based policy

5.212 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.

Response to issues raised in representations

Jobs and homes

Overarching

5.213 We note broad support for the overarching strategy. The development strategy continues to direct development to the most sustainable locations. The aim is to balance reducing in-commuting over long distances and enabling travel by sustainable modes, while also minimising impacts on existing communities and the environment.

5.214 Support for the focus on brownfield sites is also noted. The development strategy continues to promote the effective use of brownfield land, including at North East Cambridge, and seeks to protect the Green Belt and existing communities.

5.215 There is support for a blended strategy, which is acknowledged. The development strategy continues to direct development to a range of locations to meet local needs and ensure a consistent supply of housing delivery.

5.216 Support for an emphasis on dense settlements is noted. The development strategy continues to seek the creation of vibrant, self-sustaining communities that offer a good range of facilities and services.

5.217 Support for a strategy that supports and plans for continuing economic growth is also recognised. The development strategy aims to support the vibrant local economy by enabling further growth and providing homes closer to jobs, thereby reducing in-commuting.

5.218 We note comments recommending an emphasis on placemaking. The development strategy directs new development to the most sustainable locations, with the goal of creating well-designed places that meet local needs while protecting the qualities that make the area special.

5.219 We note concern that this may be the wrong Plan at the wrong time. However, national policy requires that plans address the objectively assessed needs for development in their area. Without an up-to-date Local Plan, the Councils will have much less control over where and how development comes forward. In principle, the Councils' position is that the Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs, but this must be considered in the context of whether, or how much of, that need can be provided without unacceptable sustainability impacts. Throughout the process of preparing the plan, the impacts of growth and spatial strategy choices have been assessed via evidence bases and Sustainability Appraisal. The Councils continue to collaborate with statutory bodies, such as water providers, to ensure timely infrastructure provision to enable development.

5.220 A comment was made that villages with stations are not allocated any growth. The Cambourne allocation, however, is an expansion to an existing town that will be served by high-quality public transport, including the Cambourne to Cambridge busway and East West Rail. This offers sustainable transport opportunities for both new and existing residents. A larger settlement, which will continue to build out beyond the plan period, with a significantly improved range of services and facilities within the town, will help reduce reliance on private cars. Site options at Group Villages with rail stations were considered, but these are of considerably smaller scale and performed less well in terms of sustainability. As such, they were not considered a reasonable option for meeting a substantive amount of the additional need for homes.

5.221 Comments proposing revisions to the strategy to ensure the plan meets its aims have been considered. The development strategy meets the objectively assessed need for homes and provides 6.5% headroom above it (with no delivery at North East Cambridge, or 14.7% headroom with delivery at North East

Cambridge). This is achieved by rolling forward allocations contained in the adopted plans where sites continue to build out in this plan period. The focus for new development is on locations that reuse brownfield sites and can maximise opportunities provided by committed transport infrastructure, such as East West Rail.

5.222 We note the support for the fact that no further new settlement were allocated in the First Proposals strategy. However, with a revised, higher objectively assessed need for housing and jobs, at the draft plan stage there is a need to allocate additional sites for development. Having already identified the most sustainable sites in the First Proposals, the Councils reviewed the strategy options for substantive development. This review demonstrates that the next appropriate location to meet the higher needs is at a new settlement, located at Grange Farm east of the A11.

Strategic influences and duty to cooperate

5.223 Support for how the Plan fits with other plans and strategies is noted. The Councils continue to collaborate with duty to cooperate bodies throughout the process of preparing the plan to ensure alignment with other strategies and ambitions, where these align with the Councils' priorities.

5.224 There was a request to be clear on how the Plan will deliver on the ambitions of the Oxford-Cambridge Arc. In principle, the Councils' position is that the Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs, within the context of whether, or how much of, that need can be provided without unacceptable sustainability impacts. The Councils continue to collaborate with Government and the Ox-Cam Arc throughout the process of preparing the plan to ensure alignment with other strategies and ambitions, where these align with the Councils' priorities.

5.225 Opposition to imposed development has been expressed. In principle, the Councils' position remains that the Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs, considering

sustainability impacts. East West Rail (EWR), and the proposed new station at Cambourne, will facilitate significant further expansion of Cambourne—one of the most sustainable locations for development—and help reduce reliance on the private car. The Councils continue to collaborate with EWR throughout the process of developing the station proposals and preparing the plan to ensure alignment of the two projects and to achieve the best outcomes in placemaking terms.

5.226 Support for the Councils working jointly is noted. The Councils continue to collaborate with duty to cooperate bodies, including neighbouring local authorities, throughout the process of preparing the plan to address cross-boundary issues and ensure alignment with other strategies and ambitions, where these align with the Councils' priorities.

5.227 A comment was made that there are no cross-border implications for neighbouring authorities. Nevertheless, the Councils continue to collaborate with duty to cooperate bodies, including neighbouring local authorities, throughout the process of preparing the plan to address any cross-boundary issues and ensure alignment with other strategies and ambitions, where these align with the Councils' priorities.

5.228 Anglian Water has expressed interest in producing a joint evidence base. The Councils will continue to collaborate with Anglian Water throughout the process of preparing the plan.

5.229 Support for the approach to preparing the strategy, allocations, and green infrastructure initiatives in parallel is noted. The Green Infrastructure Initiatives reflect the objective to deliver an improved network of habitats for wildlife and green spaces for people.

5.230 Support for the assessment in relation to the historic environment is also noted. The Plan seeks to protect the historic assets and environment that contribute to the character of Greater Cambridge by ensuring development proposals adequately assess and mitigate impacts.

Economy

5.231 Support for the focus on certain employment uses is noted. The development strategy seeks to support the healthy and vibrant local economy by allocating the right sites to enable further growth and by providing homes closer to jobs, helping to reduce in-commuting.

5.232 The Plan aims to respond to a new era of flexible work and changing location choices. It will provide a range of house types to meet local needs and reflect evolving lifestyles, including affordable housing and live-work units. The development strategy proposes locating homes closer to jobs, including addressing the current imbalance within the southern cluster, to help reduce commuting distances.

5.233 Comments raised concern about the lack of clear information regarding employment. In response, the Plan will provide a range of employment sites to meet local needs identified in the updated employment evidence. The development strategy includes employment provision within strategic sites, and additional new employment sites are allocated to meet identified needs. Furthermore, the Plan will continue to permit employment within established employment areas and other suitable locations.

5.234 Some commented that the Plan does not demonstrate how it can meet future jobs targets or needs. To address this, the Plan will provide a range of employment sites based on the updated employment evidence. The development strategy includes employment within strategic sites, and additional new employment sites are allocated to ensure that employment needs are met.

Strategic and smaller scale development

5.235 Support for development at strategic sites is noted. The development strategy continues to direct development to the most sustainable locations, aiming to create vibrant, self-sustaining communities with a range of facilities and services, where Green infrastructure can be delivered alongside new development, with a mix of homes and jobs to reduce the need to travel and enable shorter trips by

sustainable modes, while minimising impacts on existing communities and the environment.

5.236 Concerns have been raised that the strategy relies too heavily on large urban extensions and new settlements. However, the development strategy continues to focus on the most sustainable locations to create vibrant, self-sustaining communities with a range of facilities and services, supported by planned high-quality public transport. The two most sustainable sites promote effective use of brownfield land on the edge of Cambridge, released by the relocation of the Water Recycling Centre and the airport, both of which have consent to relocate. The strategy also includes consented sites that will continue to build out during the plan period and provides flexibility by directing development to a range of locations, including smaller village sites, to meet local needs and ensure a consistent supply of housing delivery.

5.237 Concerns about delivery rate assumptions for strategic sites have been addressed. Housing delivery evidence (Housing Delivery Study: Further Addendum (AECOM, 2025)) demonstrates that previous assumptions on delivery at Northstowe and Waterbeach can be exceeded, and confirms that the site-specific assumptions used are considered realistic and reliable for plan-making in the Greater Cambridge area.

5.238 There is a recognised need for a pipeline of smaller commercial developments. The development strategy includes additional new employment allocations to meet employment needs, including provision at strategic sites. The Plan will also continue to permit employment in other suitable locations, such as within established employment areas.

5.239 A comment was made that more development should be directed to small and medium-sized sites in the rural area, and others supporting sustainable rural development. The development strategy allocates some smaller village sites and enables organic growth within villages to support vibrant, self-sustaining communities with a range of facilities and services.

- 5.240 Comments around the supply of housing have been considered. The development strategy directs development to a range of locations, including smaller sites in villages, and enables organic growth within villages to meet local needs and ensure a consistent supply and delivery of housing over the plan period.
- 5.241 Comments on meeting housing needs are acknowledged. The development strategy allocates some smaller village sites and enables organic growth within villages, supporting the provision of a mix of homes to meet local needs, while also delivering green infrastructure alongside new development.
- 5.242 Comments on transport have been considered. The development strategy continues to direct development to the most sustainable locations to reduce in-commuting over long distances and enable travel by sustainable modes, whilst having regard to green belt purposes. While development in rural areas is less sustainable in transport terms, some smaller village sites are allocated and organic growth is enabled to support vibrant, self-sustaining communities with a range of facilities and services.
- 5.243 There were both supportive and opposing comments regarding the Councils' response to paragraph 69 of the NPPF (now paragraph 73a). The Councils consider that existing commitments, proposed new allocations, and the windfall allowance have a good prospect of delivering the objectives of this aspect of national planning policy. An alternative approach—allocating specific sites to demonstrate full compliance with the target—would require identifying large numbers of small sites in the rural area. This would compromise the aims and principles of the development strategy by directing a significant portion of growth to less sustainable locations, undermining efforts to meet net zero carbon targets and Climate Act obligations. It would also likely require the release of large amounts of land from the Green Belt, as most of the larger and better-served villages are located within it.

Water supply and drainage

5.244 Support for and objections to the approach to addressing water supply is noted. The Councils have engaged with all relevant partners to progress the water scarcity issue affecting the plan, including participation in the Government's Cambridge Water Scarcity Group, which brings together relevant government departments and stakeholders. As a result of this collaboration, there is now clarity that the proposed development strategy can be supported by a sustainable water supply.

5.245 Concerns about insufficient capacity for utilities delivery are addressed through the Infrastructure Delivery Plan. This plan, prepared in liaison with landowners, developers, and service providers, sets out how the right infrastructure will be delivered in the right location at the right time. It includes provisions to ensure sufficient capacity for water supply and wastewater treatment to support planned development.

5.246 The need for further development to be phased in line with water supply availability has been acknowledged. The development strategy trajectory phases development to begin after additional capacity is provided by the proposed pipeline from Grafham Water.

5.247 There was a suggestion that the Plan should consider alternative strategic site allocations that would benefit from new water infrastructure. However, the development strategy continues to direct development to the most sustainable locations, where infrastructure already exists and transport links are committed. This approach balances reducing in-commuting over long distances and enabling travel by sustainable modes, while minimising impacts on existing communities and the environment. Water supply is one factor among many in the planning balance, and it is noted that the committed water pipeline and the future Fens Reservoir will provide water supply to serve the whole Greater Cambridge area.

Gypsies, Travellers and Travelling Showpeople

5.248 There were suggestions that additional sites should be provided to meet needs, including that a site should be provided to support travellers who need access to hospitals at the Cambridge Biomedical Campus and that Fen Road could be developed to provide additional sites. In preparing the Local Plan, the Councils have considered a variety of sources of supply to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople. This includes the consideration of the intensification or expansion of existing sites, such as those located on Chesterton Fen Road. All sites have been considered against the criteria in Policy H/GT: Gypsy and Traveller pitches and Travelling Showpeople plots.

5.249 The Local Plan as a whole seeks to direct new homes to sustainable locations with the least climate impact, active and public transport options, and near to jobs, services and facilities, and national planning policy states that local planning authorities should very strictly limit new pitches or plots in the open countryside away from existing settlements. The Local Plan therefore safeguards existing Gypsy and Traveller sites and Travelling Showpeople yards. It also includes requirements for Gypsy and Traveller pitches to be provided within the strategic sites allocations, as strategic sites provide an opportunity to deliver 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. Any proposals for new pitches or plots on unallocated sites will need to meet the requirements set out in Policy H/GT: Gypsy and Traveller pitches and Travelling Showpeople plots.

Residential moorings for boat dwellers

5.250 The issue of meeting any identified need for residential moorings was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Responses to the representations on the proposed policy for residential moorings (Policy H/RM) are included in the Homes Topic Paper (2025).

Other caravan dwellers

5.251 The issue of meeting any identified need for residential caravan sites was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Responses to the representations on the proposed policy for residential caravan sites (Policy H/RC) are included in the Homes Topic Paper (2025).

Specialist accommodation for looked after children

5.252 This issue was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue.

Specialist accommodation for older people and disabled people

5.253 Representations relating to both identifying needs and meeting any identified accommodation needs for older people and disabled people are included in Policy S/JH: New jobs and homes. There were suggestions that the Local Plan fails to respond to the NPPF as it does not set a target for specialist housing for older people to be met within the plan period, and also does not identify how this need will be met. The needs for different forms of specialist accommodation for older people and disabled people within the plan period are set out within Policy S/JH: New jobs and homes. These needs will be met through a mix of types, tenures and sizes of homes or bedspaces on the strategic sites allocations and through windfall developments that come forwards in accordance with the specific policy for specialist housing (Policy H/SH) and the suite of policies that allow for windfall residential developments within Cambridge, and our towns and villages. Responses to the representations on the proposed policy for specialist housing (Policy H/SH) are included in the Homes Topic Paper (2025).

Specialist accommodation for students

5.254 The issue of meeting any identified need for student accommodation was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue. Responses to the representations on the

proposed policy for student accommodation (Policy H/SA) are included in the Homes Topic Paper (2025).

Further work and next steps

5.255 We will review comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

DRAFT

6. Policy S/SH: Settlement Hierarchy

Issue the plan is seeking to respond to

6.1 The aim of the settlement hierarchy is to direct development to the most sustainable locations in the district. Greater Cambridge includes over one hundred settlements, each with varied character, services, facilities and sustainable transport opportunities. In order to create a sustainable development strategy, it is important that the relative sustainability of settlements is understood to inform how future growth should be planned.

How was the issue covered in the First Proposals Consultation?

6.2 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy S/SH Settlement Hierarchy](#)

6.3 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Development Strategy Topic Paper](#)

Policy context update

6.4 There have been no changes to the national or local policy context from that which informed the First Proposals and is set out in the Strategy Topic Paper (2021).

Summary of issues arising from First Proposals representations

6.5 There was broad support for the settlement hierarchy policy approach from across the range of respondents. There were mixed views on the approach to limiting the scale of development according to the classification of settlement within the hierarchy. Suggestions for an alternative approach included taking into consideration 'made' Neighbourhood Plans, the context of the local area and available services and facilities and public transport, how settlements interact and support each other, supporting local communities and services, and that it should include business premises as well as housing.

6.6 There were mixed views on development thresholds with some supporting the proposed approach, some seeking higher thresholds and others wanting the thresholds removed or replaced. Concerns included that the thresholds are arbitrary, or that the proposed limits were not explained or justified and should better reflect the NPPF ambitions for making best use of land. There was also concern that the thresholds only applied to individual sites and not the cumulative impacts and overall scale of development permitted within a village. Suggestions for alternative approaches included allowing development within defined development extents, using the thresholds as a guide but allowing more development on sustainable sites, replacing the limits with something in line with calculated windfall allowance, allowing more development in smaller villages where it would secure improved services.

6.7 A number of representors made village specific comments, including a number of Parish Councils generally supporting their village's classification and several developers suggesting changes to village classifications to a higher tier and greater flexibility on the scale of development permitted, with a number of developers promoting a range of sites for development.

6.8 Further detail, including where to view the full representations and who made each representation, is provided in the Consultation Statement.

New or updated evidence base

Settlement Hierarchy review update 2025

6.9 This study is an update to the Settlement Hierarchy Review study published in 2021 to review the data on which the settlement hierarchy is based and has been undertaken to ensure currency. This update should be read in conjunction with the 2021 study. The updated report identifies whether the settlement hierarchy proposed at the First Proposals consultation ([Appendix 1H of the First Proposals Development Strategy Topic Paper, page 245](#)) remains appropriate, or whether there has been a change of circumstances in any of the settlements that would

prompt a change in their position on the hierarchy. Consistent with the 2021 Study, the 2025 update proposes that the following changes should be made to the Settlement Hierarchy included in the adopted **South Cambridgeshire Local Plan 2018**:

- Cambourne is a growing centre, with a growing level of services, facilities and transport opportunities. This has been recognised by it now having a town council, and it is considered that this should be recognised in the local plan.
- Cottenham should be classified as a Minor Rural Centre reflecting a revision to the criteria for Rural Centres that they must all have high quality public transport in the form of a segregated public transport route such as the Greater Cambridge Partnership schemes or the Cambridgeshire Guided Busway, which is not the case for Cottenham.
- Babraham should be classified as a Group village as it has a primary school, for consistency with other group villages.

6.10 Beyond these, the 2025 update identifies the proposed status of new settlements: Bourn Airfield, Grange Farm and the Wellcome Genome Campus.

6.11 Details of the revised hierarchy of settlements can be found within the study.

2025 Study methodology

6.12 This study is an update to the 2021 study and having reviewed the representations from the First Proposals consultation the Councils have maintained the methodology from 2021, including points and judgement points. This is explored further under Further Information supporting draft policy approach.

Results of study update

6.13 In summary, the updated scores, although individually changed, make no impact to the resulting settlement hierarchy positions proposed by the 2021 study. In addition, the study includes proposed new settlements have been added to the study, with their proposed classifications, these are: Grange Farm new settlement and Wellcome Genome Campus.

Additional alternative approaches considered

6.14 No additional alternative approaches identified

Draft policy

6.15 The draft policy can be viewed in the Draft Local Plan.

Further information supporting draft policy approach

6.16 The settlement hierarchy remains an important element of the sustainable development strategy, helping to 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 enabling the recycling of land and delivering new homes to meet local housing needs.

6.17 This 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 there is a desire to provide flexibility to help meet housing needs, that has to be balanced with the evidence coming through our Net Zero Carbon Study (2021) that growth in smaller villages tends to generate higher levels of carbon than urban development.

6.18 Not having any hierarchy of settlements would allow uncontrolled growth across the district rather than focusing development on the most sustainable locations.

Overarching approach to policy

6.19 Through the settlement hierarchy study published in 2021, the Strategy Topic paper for First Proposals, and a proportionate update to the study in 2025 to ensure the currency of evidence, and a review of responses received from the First Proposals consultation, it is concluded the approach to the policy is sound.

6.20 The 2021 study considered whether the broad approach to settlement classification remained appropriate and concluded the existing hierarchy of settlements in Greater Cambridge remains relevant and reflects the pattern of development and sustainability of different settlements in the district. The six

categories proposed were considered to appropriately recognise both the role and relative sustainability of the variety of settlements in Greater Cambridge, with the previous category of New Settlements being replaced by the category of Towns. Adding further tiers of settlements was considered to add unnecessary complexity, and reducing the number of tiers would fail to adequately recognise the differentiation between settlements. Both those approaches were rejected and not considered reasonable alternatives.

6.21 The 2021 study goes on to a review of evidence to analyse whether there has been any change in circumstances in individual settlements that would result in a change to their position in the settlement hierarchy. This was tested and then considered whether circumstances had changed since the previous review. Through this review it was proposed that 3 changes were applied to settlements within the hierarchy.

6.22 The 2025 study update maintains the approach of the 2021 study applying a proportionate review of evidence, using updated datasets to ensure currency. Following a review of First Proposals representations, the 2021 study methodology was considered to remain robust and was not amended for this update. Settlements' scores were reviewed based on the updated datasets, and this informed the review of settlements as to whether any change should be made to its current location within the settlement hierarchy. The resulting review of settlement classifications is summarised below.

Review of proposed settlement classifications

6.23 Having considered the proportionate review of evidence using the approach described above, although there have been minor changes to the scoring to individual settlements these have not been substantial, and as such the updated evidence has not led to any proposed changes in settlement classifications beyond those proposed at First Proposals. Therefore, the hierarchy will remain the same as that proposed at First Proposals.

Response to issues raised in representations

6.24 Responses to general issues raised in representations include:

- 6.25 There were calls for the council to review the policy approach as respondents raised concern over the policy approach being overly prescriptive and that this subsequently limited potential for growth, especially for Group Villages. Some contributors also raised concerns that this may be in conflict with national policy such as the NPPF as it would not allow flexibility to respond to local needs. Settlements are considered through the updated settlement hierarchy review to the 2021 study, including transport accessibility, location, types and frequency of services, where they are sufficiently far along in their certainty. Policies considering the provision of housing to support employment is the backbone of the emerging plan, considering sustainability of possible allocations/sites and existing settlements. National and local plan including policy S/SH directs growth to those settlements which can support most growth sustainably.
- 6.26 Respondents also requested that the councils recast their approach to the categorisation of settlements, so that instead of the policy limiting individual proposal sizes it should instead place limits on cumulative sizes of schemes and also ensure that schemes should be considered in their context. The Councils consider that the proposed policy approach provides a clear policy framework informing an appropriate response to planning applications ensuring that they can be considered on their own merits.
- 6.27 Individuals requested windfall developments should be subject to size limits in line with Neighbourhood Plans and considered as aggregate impact. Where windfall development comes forward through planning applications each application will be considered through the DM process on a case by case basis against this policy and all other relevant policies within the local Plan once adopted. Limits on the size of applications are stated within this policy depending on the sustainability of the settlement in conjunction with all other relevant policies. The neighbourhood plan process will only be relevant for those settlements where a plan has been made (adopted) and housing growth there is determined through the indicative housing figure but not mandatory to include a housing policy within a neighbourhood plan, as such this possible approach would be overly complex consider.

6.28 Respondents recommended limits on further development until effects of development already in the pipeline could be evaluated. Windfall applications coming through are reviewed on a case by case basis and assessed against national and local adopted policies, and any relevant material considerations. The settlement hierarchy policy, supported by the Defined Development Extents policy, helps direct such development to the most sustainable locations. The approach and methodology of settlement hierarchy reviews current, and where planned, future services and facilities to ensure a robust basis for plan making.

6.29 A number of respondents raised issues over the Settlement Hierarchy Study methodology used in when categorising settlements in the hierarchy.

Respondents highlighted that the Councils' scoring and assessment should be in line with HELAA in terms of distance to nearest services and consider how settlements interact and support one another. The Councils note that the proposal to place settlements in a particular hierarchy category within the Settlement Hierarchy Study 2021 and any update are a matter of judgement, drawing on, but not being wholly defined by, the sustainability scoring. As such, while the scoring itself did not account for the interaction of settlements, the rationale for categorisation of settlements did include this consideration where relevant. It is considered that adding specific scores for relationship with other settlements would form an overly complex methodology.

6.30 Respondents also called for an assessment to be conducted in the updated study that considers both the existing services and facilities as well as those proposed through wider commitments or potential allocations themselves. The Councils deemed that a proportionate update to the assessment of village services was appropriate, as since the previous study there have been minimal changes to service provisions in the villages, the 2021 study providing a reasonable overview of the services and shops available, and where these changes have occurred this would not impact a villages position in the hierarchy.

6.31 There were also calls from respondents to increase the scoring for settlements based on good access/links to transport. Concern was raised that transport modes viewed in isolation resulted in some communities not being

properly considered, i.e. given a lower grade classification in the hierarchy. Respondents also requested for the Councils to re-consider their methodology to ensure that settlements that have greater access via public transport to the City of Cambridge, and surrounding centres for employment and services should receive a higher score. The Councils have ensured that the updated Settlement Hierarchy study takes into consideration all the changes to existing transport links since the previous study as well as incorporating updated transport links. The review also takes into consideration future proposals for transport schemes and the councils have taken the opportunity in this assessment to ensure that the recent change settlements transport provisions are captured through the updates review.

6.32 While there was significant support from parishes and developers of the Councils' current classification of individual settlements positions in the hierarchy, some respondents did raise objection to certain settlements categorisations. Respondents called for the Council to re-consider current classifications and in some cases move settlements to a higher category in the hierarchy. The Councils have considered all settlement specific representations that were received during the first proposal and in some cases a settlements scoring has changed. However, based on review the Councils have proposed that there is no need for further modifications to any settlements positions in the hierarchy aside from those identified at First Proposals.

6.33 Respondents requested clarification over the definition of towns and villages. Scoring criteria to assign hierarchy classification is discussed within the updated settlement hierarchy review. The role of a town in comparison to a village is significantly different and therefore only certain settlements receive recognition of being in this classification. Settlements proposed to be within the 'Towns' category (Cambourne, Waterbeach new town, Northstowe) are already, or will be larger in scale once built out than all those settlements in the 'Rural centres' category, and with high levels of service provision and placemaking. These purpose-built settlements are planned to have town centres, local centres, employment provision, community and leisure facilities. Further to this the evaluation for hierarchy classification was confirmed through the 2021 settlement

hierarchy review and this was considered to form a common sense differentiation of settlements. No other First Proposals representations challenged the in principle definitions of each category of settlement. As such it is considered that the settlement categories used in the 2021 Study remain robust.

Further work and next steps

6.34 Review comments received on the draft Local Plan prior to preparing the proposed submission version.

7. Policy S/DE: Defined development extents

Issue the plan is seeking to respond to

7.1 Defined development extents (known as development frameworks in the adopted South Cambridgeshire Local Plan 2018) define which areas should be considered part of settlements for planning purposes so that it is clear 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 on the edges of villages and to help guard against incremental growth in unsustainable locations. In the countryside development is generally restricted to uses that need to be located there.

How was the issue covered in the First Proposals Consultation?

7.2 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy S/DE Defined development extents](#).

7.3 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Development Strategy Topic Paper](#)

Policy context update

7.4 There have been no changes to the national or local policy context from that which informed the First Proposals and is set out in the Strategy Topic Paper (2021).

Summary of issues arising from First Proposals representations

7.5 Broad support was expressed for the principle of the defined development extents policy. Parish Councils and a number of individual respondents identified the importance of defined development extents to preserve the character of villages and their transition into the wider countryside, the importance of preserving agricultural land and the policy's approach to preventing the encroachment of settlements into the countryside. Suggested improvements to the policy by some respondents included a desire to increase the number and variety of permitted exceptions: garden centres, modern concepts of development such as co-housing and self-build, and employment areas. Additionally, there were aspirations to include minimum green separation between settlements (boundaries) and include parish councils in the development of the policy due their local knowledge.

7.6 Criticisms to the policy included suggestions that the policy is not compliant with the NPPF (para 69, 78 & 79). Some suggested that the policy wording needed tightening to avoid ambiguity as to when a settlement boundary would be drawn when building new settlement. Some developers had concern over the lack of inclusion of proposed sites within the defined development extents of many villages and asked that the Cambridge settlement boundary be expanded to accommodate possible future expansions at Cambridge Biomedical Campus and Cambridge East. Other developers suggested a change of approach to create greater flexibility and growth on the edge of sustainable village locations, including within the Green Belt, with support for a criteria-based assessment and/or undertaking a capacity assessment of all villages to determine potential additional allocations.

7.7 Further detail, including where to view the full representations and who made each representation, is provided in the Consultation Statement.

New or Updated Evidence base

Defined development extents review 2025

7.8 This Defined development extents Review provides the background and evidence for the designation of defined development extents for Policy S/DE in the Greater Cambridge Local Plan and follows on from the Strategy Topic paper from the Greater Cambridge Local Plan First Proposals.

7.9 Defined development extents provide clarity and certainty about the areas that make up a settlement for planning purposes. The boundaries identify the main built-up area of a settlement within which development is considered acceptable in principle subject to other policy considerations. The purpose of defined development extents is to ensure that the countryside is protected from gradual encroachment, to maintain the townscape and landscape character of settlements and to limit incremental growth in unsustainable locations.

7.10 This review provides information on the policy context for Policy S/DE outlining how it has been informed by the councils previously adopted policy as well as national planning policy. The review sets out the methodology undertaken in reviewing the adopted defined development extents and outlines a series of recommendations and settlement boundary revisions for Local Plan Policy S/DE.

Study methodology

7.11 This study reviews and updates the adopted criteria from policy S/7 'Development Frameworks' of the South Cambridgeshire Local Plan and sets out how it will be applied in reviewing the defined development extents for policy S/DE: Defined development extents. Amendments to the defined development extents identified in the review will supersede the existing adopted defined development extents (development frameworks) on adoption of the Greater Cambridge Local Plan.

Results of study

7.12 In summary, the study reviews current adopted development framework boundaries against the extent of the built-up-area and sets out the criteria against which policy S/DE: Defined development extents will apply. It then sets out where new defined development extents are proposed for Cambridge and planned new settlements and defines what development may be possible outside of defined development extents. In addition, all defined development extents changes are captured in an appendix accompanying the Review and any new settlements defined development extents are captured on the policies map and insets supporting the draft Plan.

Additional alternative approaches considered

7.13 No additional alternative approaches identified.

Draft policy

7.14 The draft policy can be viewed in the Draft Local Plan.

Further information supporting draft policy approach

7.15 Defining defined development extents (previously known as development frameworks) 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 the more sustainable locations of the area, and defined development extents help achieve this purpose.

7.16 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.

7.17 In regard to alternatives to Defined development extents, not continuing or maintaining defined development extents approach in the Greater Cambridge

area would result in further expansion of settlements into the countryside and increased incremental growth in unsustainable locations.

7.18 The Defined development extents Review (2025) reviews all existing development framework boundaries by establishing the criteria for defining the extent and reasoning for defined development extents supporting policy S/DE defined development extents. As set out in the Defined development extents Review, changes to defined development extents have been made based on the following considerations:

- On the ground changes to the present extent of the built-up area,
- Amendments to the Cambridge Green Belt,
- Changes made through adopted Neighbourhood Plans, and
- Planned new development, where development has been largely completed.

7.19 New boundaries have also been created for the Cambridge urban area and for the new planned settlements of Northstowe, Waterbeach New Town and Bourn Airfield New Village.

7.20 Maps are included within the Review for each amendment to the adopted development framework boundaries to show spatially how we propose changing any defined development extents where this change is in line with the methodology outlined above, as well as the Cambridge urban area and new defined development extents and will also be included on the Greater Cambridge Local Plan Policies map.

7.21 Within defined development extents a range of policies within the Local Plan will indicate what type, form and scale of development may be suitable. This includes residential development, as indicated in the settlement hierarchy (S/SH) policy approach.

7.22 Outside of defined development extents, no development would be permitted except for:

- allocations within adopted (made) Neighbourhood Plans;

- Rural Exception sites (see policy approach H/ES) which help meet local needs for affordable housing
- development for agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside; or
- development supported by other policies in the plan.

7.23 If a more flexible approach to defined development extents was applied, then it would not provide certainty regarding development proposals, could impact on settlement and landscape character, and result in the gradual expansion of settlements into the countryside.

Response to issues raised in representations

7.24 Some responses state the policy is in conflict with NPPF (2021) paragraphs 69, 78 and 79. Paragraph 69 “Small and medium sized sites...contribution” how this is considered is detailed within the strategy topic paper at ‘Meeting the NPPF small sites requirement’ where windfall sites and sites no larger than one hectare are further described. Paragraph 78 “rural exception sites” are included within the policy and further discussed within the Defined development extents Review as to what inside or outside the defined development extents. Paragraph 79 “promote sustainable development in rural areas...”, the policy purpose is to direct and support growth toward sustainable locations and protect the countryside.

7.25 A comprehensive review of the defined development extents was undertaken to ensure it remains up to date with the current extent of the built up area of the settlement, whilst also addressing where new settlements or allocations are being brought forward and where planning permissions have been largely completed. Additionally, any site allocations within made Neighbourhood Plans have also been considered through this review.

7.26 A number of responses called for alternative approaches to the proposed defined development extents policy. The draft policy approach has been

reviewed through the Defined development extents Review (2025) and some suggestions addressed through the study.

- 7.27 There is a danger in not applying or maintaining boundaries, or taking a criterion based approach to settlement edges. The purpose of defined development extents is to ensure that the countryside is protected from gradual encroachment, to maintain the townscape and landscape character of settlements, and to limit incremental growth in unsustainable locations. The focus of development will be to centre growth in more sustainable locations of the area, and defined development extents will help achieve this purpose and aid mitigation of the effects of unplanned (windfall) development.
- 7.28 Some respondents argue that the current policy is restricting growth outside defined development extents. The strategy and policy approach is to enable development in the most sustainable locations, working in conjunction with policy S/SH: settlement hierarchy. Therefore, defined development extents do not preclude development but supports and directs growth to the most sustainable locations across Greater Cambridge.
- 7.29 Some comments requested that new and amended defined development extents be published on the draft Local Plan Policies Map. The draft plan policies map includes all proposed defined development extents. Additionally, all defined development extents change are captured in an appendix accompanying the Review and new settlements defined development extents are captured on draft policies map and insets supporting the draft Plan.
- 7.30 Some representations requested for policy wording to improve clarity on when a settlement boundary is to be drawn or amended as the proposed wording in First Proposals included 'When developments meet 'sufficient certainty regarding their exact boundaries, new defined development extents will be drawn'. Further clarity is now given within the Defined development extents Review as to direction of this wording, which clarifies that a boundary would be drawn when a development is largely complete.

- 7.31 A number of responses called the provision of greater flexibility in the policy. The draft policy is considered to be sufficiently flexible when balancing the need to enable development in suitable and sustainable locations against maintaining the identity and character of settlements and their wider landscape. Windfall sites are assessed with suitability on a case by case basis through the defined development extents policy, all sites will be assessed against the wider plan policies. The focus is to ensure growth is placed in the most sustainable locations and mitigate incremental encroachment into the countryside. The policy also includes some flexibility for the types of development that may be suitable outside of defined development extents.
- 7.32 Some responses requested the inclusion of employment sites, and areas, in the countryside within the terms of the policy. The policy includes employment uses, development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside; or where development is supported by other policies in this plan.
- 7.33 Where responses requested specific references to rural exception sites and first homes in the policy, these are referenced in the Settlement Boundary Review and set out in Policy H/ES: Rural Exception Sites. The Defined development extents policy does not include rural exception sites or first homes with defined development extents as these types of affordable homes are by their nature only permitted as exceptions to the policy within very specific circumstances. The rural exception sites policy gives further detail as to reasons for delivering, or not, this kind of development in the countryside.
- 7.34 Responses included a number of HELAA and planning applications sites to be considered for inclusion within any review of defined development extents. As set out in the Defined development extents Review, the settlement boundary will be amended to account for the site allocations in the Greater Cambridge Local Plan. These amendments will form part of any future review of the Greater Cambridge Local Plan as and when the development has been largely complete. However, where a site has been submitted to the Councils and not allocated, the settlement boundary has not been amended.

7.35 Some comments noted that there should be a requirement that there be no coalescence of settlements and/or have green spaces between settlements through the policy. This is largely impractical given some defined development extents are by their nature adjoining and the settlement boundary extent is covering the developed part of the settlement only.

7.36 A number of responses called for a Capacity Land Assessment to determine possible development sites to include within defined development extents. Significant numbers of sites have been tested through the HELAA process, and site availability through the Housing Delivery study (HDS). The HELAA, including the Call for Sites, has received over 700 sites submitted to the Councils by landowners, agents and developers, whilst the Councils have also identified sites as required by Planning Practice Guidance. Therefore, given the volume and locationally broad range of sites that have been considered and assessed by the Councils and that the Greater Cambridge Local Plan is meeting its housing needs in full, undertaking further work on a Capacity Land Assessment is unnecessary and would not necessarily result in the Councils identifying sites that are either available or deliverable. The HDS analyses windfall allowance and has been recently updated through an addendum to the 2021 report, which considered evidence of historic completions on windfall sites alongside changes in national planning policy, increasing the overall windfall supply.

Further work and next steps

7.37 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

8. Policy S/GB: The Cambridge Green Belt

Issue the Plan is seeking to respond to

8.1 The Cambridge Green Belt plays an important role in maintaining the special qualities of Cambridge as a historic city and the surrounding area and should be

protected and enhanced. 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; as such it is appropriate to set them out within the policy. The policy will guide the consideration of development proposals in the Green Belt based upon policy in the National Planning Policy Framework.

How was the issue covered in the First Proposals Consultation?

8.2 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy GP/GB: Protection and enhancement of the Cambridge Green Belt](#). The policy was previously in the Great Places theme but has been moved to the Strategy theme due to its strategic nature.

8.3 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Great places topic paper](#).

Policy context update

8.4 There have been several changes to Green Belt policy in the NPPF (2024) since the First Proposals. The NPPF is clear that where an authority cannot meet its identified need for homes, commercial or other development Green Belt boundaries should be reviewed and where it is necessary to release Green Belt, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. In all cases the need to promote sustainable patterns of development should also be taken into account when considering whether a site's location is appropriate. Grey belt is a new concept and defined in the glossary of the NPPF as land in the Green Belt comprising previously developed land and/or any land that in either case does not strongly contribute to Green Belt purposes (a), (b) or (d) in paragraph 143 and excluding protected land set out in footnote 7 of the NPPF.

8.5 Where Green Belt land is released for major development involving the provision of housing through plan preparation or review, or on sites in the Green Belt subject to a planning application the 'Golden Rules' set out in paragraph 156 apply. The Golden Rules relate to the provision of affordable housing, necessary improvements to local or national infrastructure, and the provision of new, or improvements to existing, green spaces that are accessible to the public.

8.6 National planning practice guidance (NPPG) on the Green Belt was published by Government in February 2025 and provides additional detail about how to carry out a Green Belt assessment and how to identify grey belt land. The Councils commissioned Land Use Consultants to produce a Green Belt Assessment in 2021 as an evidence base for the First Proposals plan. Due to the fundamental changes in the NPPF and NPPG, an update to the Green Belt Assessment will be completed. This will be published after the draft plan consultation, and its findings will inform the Proposed Submission plan stage.

Summary of issues arising from First Proposals representations

8.7 General support was expressed for the policy direction from a wide range of respondents.

8.8 Some respondents, including the Wildlife Trust and National Trust, supported protecting the Green Belt, but want it to play a more positive role for recreation, biodiversity and tackling climate change. A member of the public questioned whether Green Belt policies were still relevant and suggested that development should be considered in the Green Belt in locations that have good public transport connections. Some comments criticised the possibility of Green Belt land being released for busways and East West Rail. The Campaign for the Protection of Rural England argued that some of the proposals in the Local Plan did not fulfil the historic purpose of Cambridge's Green Belt. Some respondents objected to any development in the Green Belt, even for developments of national significance.

8.9 There were a number of comments relating to the Green Belt Assessment. Some respondents asserted that any sites which were designated a 'very high', 'high' or 'moderate high' harm rating in the Green Belt Assessment should also receive a 'red' harm rating in the Housing and Economic Land Availability Assessment. A number of developers critiqued the results of the Green Belt Assessment and asked for clearer justification of its results.

8.10 Many developers argued that their site in the Green Belt should be considered for development. Some developers asked for land to be identified in the rural area for Green Belt land release to ensure that the viability of the rural areas is enhanced. Croydon Parish Council commented that there is danger of having urban area, then Green Belt and then urban sprawl outside of the Green Belt. Some individuals and campaign groups considered that the plan's proposals could have negative impacts on the Green Belt, and considered that the plan had not properly consider these impacts. This included the relocation of CWWTP to Honey Hill. Some comments questioned the effectiveness of existing Green Belt policies and pointed to examples of recent development occurring in Green Belt land.

8.11 The Cambridge Doughnut Economics Action Group (CDEA) asked for the Plan to clearly demand alternative sites of at least equal size and environmental benefit if land is taken out of the Green Belt. Jesus College and CDEA asked for the Plan to more clearly explain the forms of development that would and would not constitute inappropriate development in the Green Belt. Gladman Developments suggested that the policy should not simply duplicate national policy as set out in the NPPF.

8.12 In terms of the additional survey questions, there were a high number of representations which emphasised the importance of protecting the Green Belt. The representations appeared in response to Questions 3 (Cambridge East), 4 (Cambridge North East), 5 (Addenbrookes), 8 (villages with public transport links and services), 9 (kinds of housing, jobs, facilities, opens spaces in these villages), 10 (sites which should be included), 13 (aspirational vision for Greater Cambridge). In the answers to these survey questions, some respondents

objected to the proposed developments on the grounds that they would harm the Green Belt. There were also few representations which expressed a desire to build on the Green Belt and these representations appeared in response to Questions 3 (Cambridge East), 4 (Cambridge North East), and 13 (aspirational vision for Greater Cambridge).

8.13 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

New or Updated Evidence base

8.14 The Greater Cambridge Green Belt Study (2021) describes the evolution of the Cambridge Green Belt from the 1950s Holford and Wright Plan for Cambridge and its establishment on the Town Map approved in 1965. The study sets out how the Cambridge Green Belt purposes were established in the Cambridgeshire and Peterborough Structure Plan (2003) and how the Examination in Public Panel Report stated that ‘it is not the role of the Structure Plan simply to reiterate national policy – it should interpret national policy as it relates to the strategic or local context. In the case of Cambridge it only has a Green Belt because it is a historic city. It follows that all five purposes of Green Belts ... are not necessarily relevant to this Green Belt’. The Panel Report recommended the Cambridge Green Belt Purposes as being to: “Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre; Maintain and enhance the quality of its setting; prevent communities in the environs of Cambridge from merging into one another and with the city”. These became Policy 9/2a of the Cambridgeshire and Peterborough Structure Plan 2003.

8.15 These purposes were then included within the subsequent Cambridge Local Plan 2006, with the Inspector’s Report recommending that the purposes set out in the Structure Plan should be reiterated within the Local Plan for completeness and to ensure that the special purposes of the Cambridge Green Belt are understood. The Cambridge purposes were also set out in the South Cambridgeshire Core Strategy 2007, which formed part of the South Cambridgeshire Local Development Framework.

8.16 The wording of the Cambridge Green Belt Purposes was subsequently carried forward into the 2018 Cambridge and South Cambridgeshire Local Plans to provide a basis from which to assess the impact of change. The Inspectors' Local Plan Examination report accepted the continued validity of the three Cambridge Green Belt purposes as an application of national policy in a local context, reflecting "the importance of Cambridge as a historic city and the particular role of the Green Belt in preserving its setting".

8.17 The Cambridge Green Belt Purposes are long established, have been supported by the Inspectors of previous plans and are still relevant, and as a result were used in the Green Belt Assessment (2021).

8.18 Comments were received during the First Proposals consultation 2021 and Sites Submissions Update 2025 which challenged the methodology and/or findings of the Green Belt Assessment (2021). These comments have been assessed by the consultants who carried out the original study (Land Use Consultants, LUC) and they produced a report: Greater Cambridge Green Belt Assessment – Response to comments on First Proposals Consultation and Site Submissions Update 2025, (2025), which can be found in the document library. There were two Green Belt parcels where LUC agreed that the parcel could be split and part of the site had a slightly lower harm rating, although the parcel as a whole still had the same harm rating. These changes are presented as errata to the 2021 Green Belt Study in the Document Library and have been noted in the HELAA. However, it must be noted that the HELAA takes a 'policy off' approach to the Green Belt and considered all sites whether they are in the Green Belt or not.

8.19 Given recent changes to the NPPF the Councils are completing an update to our 2021 Green Belt Study to respond to recently introduced NPPF Grey Belt policy and subsequent relevant PPG updates. This will be published after the draft plan consultation and its findings will inform the Proposed Submission plan stage. National policy changes have not affected the need for exceptional circumstances to be justified for releasing land from the Green Belt; the role of grey belt only becomes relevant if such exceptional circumstances are

demonstrated. As per the narrative above and in Appendix 4: Revised Greater Cambridge Local Plan Green Belt considerations review, the Councils have concluded that Greater Cambridge's general development needs do not justify the exceptional circumstances required to release land from the Green Belt. As such, future confirmation of the location of grey belt land within Greater Cambridge will not affect the Councils' position regarding the identified preferred development strategy.

Additional alternative approaches considered

8.20 No additional alternative approaches identified.

Draft Policy

8.21 The draft policy can be viewed in the Draft Local Plan.

Further information supporting draft policy approach

8.22 The policy aims to protect and enhance the Cambridge Green Belt.

Cambridge's historic nature is the reason for the existence of its Green Belt and there are three well established Cambridge Green Belt purposes. The Cambridge Green Belt Assessment (2021) considered that the Cambridge Green Belt purposes are still relevant and were used within the study. To give these specific purposes weight they have been included within the policy.

8.23 The NPPF sets out clear policy on Green Belts and how to consider development proposals and this is supplemented by the Planning Practice Guidance. It is not necessary to repeat this in this Local Plan policy and therefore the policy refers to national policy. Policies in the Housing theme of the Local Plan provide more detail in relation to limited affordable housing on rural exception sites within or adjoining the Green Belt, extensions to dwellings in the Green Belt, and replacement dwellings in the Green Belt. Similarly, the policy on new employment development proposals (J/NE) considers when development on the edges of villages and in established employment areas / existing businesses in the countryside will be permitted taking into account Green Belt policy.

8.24 The NPPF also requires that local planning authorities should plan positively to enhance Green Belts and look for opportunities for access, sport, recreation, enhancing landscape, visual amenity and biodiversity. Again, this has not been repeated within this Local Plan policy but opportunities are being explored, particularly by the Green Infrastructure policies in the plan.

8.25 The existing Cambridge and South Cambridgeshire Local Plans (2018) contain strategic Green Belt policies. However, the South Cambridgeshire Local Plan has three other more detailed policies NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt, NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt, NH/10: Facilities for Recreation in the Green Belt. It was not felt necessary to repeat these more detailed policies because they are adequately covered by the NPPF and other policies within the plan which deal with landscape, design and housing and employment development.

Response to issues raised in representations

8.26 Support for Green Belt policy and the positive use of land within it is noted. Paragraph 151 of the NPPF states that local planning authorities should plan positively to enhance their beneficial use, 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. There is no need to repeat the NPPF in the Local Plan policy. Opportunities for these kinds of improvements are being considered by way of the Green Infrastructure policies in the plan. The Green Infrastructure Opportunity Mapping Recommendations Report 2021 identified a number of strategic green infrastructure initiatives which have the potential to enhance the existing network, some of which are within the Green Belt. There are also policies on providing and enhancing open spaces, biodiversity net gain and within the Climate Change theme there is a policy on supporting land-based carbon sequestration, all of which could be applied to sites within the Green Belt.

- 8.27 Comments were received questioning whether Green Belt policies are still relevant. The updated NPPF continues to give strong protection to the Green Belt. The NPPF is clear that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified. It goes on to say at paragraph 146 that exceptional circumstances include, but are not limited to, instances where an authority cannot meet its identified need for homes, commercial or other development through other means and that authorities should review boundaries. The Planning Practice Guidance provides further detail on how this should be done by way of a Green Belt assessment, and considering previously developed land and grey belt land in sustainable locations.
- 8.28 Comments were received objecting to development within the Green Belt. Proposals for nationally significant infrastructure projects (NSIPs) such as the relocation of the Cambridge WWTP and East West Rail are subject to a different consenting process and a Development Consent Order (DCO) application is made to the Planning Inspectorate. The Planning Inspectorate carry out a public examination of the proposal and make a recommendation to the relevant Secretary of State, who decides whether consent should be granted.
- 8.29 In terms of comments received promoting particular sites in the Green Belt, the selection of sites for allocation has followed a rigorous process in the HELAA. The HELAA takes a 'policy off' approach to the Green Belt and considered all sites whether they are in the Green Belt or not. The consideration as to whether a site is suitable for release from the Green Belt is part of the wider plan making process and whether there are exceptional circumstances for this, which is set out at section 5 of this Topic Paper.
- 8.30 Comments on the 2021 Study have been addressed – see New or updated evidence section above.

Further work and next steps

- 8.31 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

9. Policy S/MO: Monitoring

Issue the plan is seeking to respond to

- 9.1 The policy sets out the Councils' approach to monitoring the performance of the Local Plan. The Local Plan monitoring process will provide clarity on how future reviews of local plan policies will be undertaken. 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 objectives.
- 9.2 The Monitoring policy is supported by the Greater Cambridge Local Plan Appendix F Monitoring Framework (indicators). This appendix sets out all of the indicators to assess the performance of the Local Plan. 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. Contextual indicators have been included in Appendix Z to support in the assessment of the plan and individual policies by providing additional evidence and context to assess the options for actions moving forward.

Summary of issues arising from First Proposals representations

- 9.3 This issue was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue.

Policy context update

- 9.4 [Planning Practice Guidance \(Reference ID: 61-073-20190315\)](#) sets out that Local planning authorities must publish information at least annually that shows

progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented.

9.5 [Regulation 34 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) sets out what information the reports must contain.

New or Updated Evidence base

9.6 The [Authority Monitoring Report 2023-24](#) provides data regarding the indicators included in the adopted Local Plans.

9.7 Appendix Z - Monitoring Framework has been developed for monitoring the performance of the Local Plan.

Draft policy, reasons and alternatives considered

Draft Policy

9.8 The draft policy can be viewed in the Draft Local Plan.

Reasons for draft policy approach

9.9 The draft policy retains the broad current approach set out in the adopted South Cambridgeshire Local Plan 2018. The monitoring indicators for the draft Local Plan have been identified building on those in the adopted plans alongside best practice examples from around the country.

Additional alternative approaches considered

9.10 No policy. This alternative was rejected as not including a monitoring approach and indicators would not provide a framework to enable the Councils to fulfil their requirements under the Localism Act 2011 to monitor the LPA's performance against the policies and proposals outlined in the local plan.

Response to issues raised in representations

9.11 This issue was not covered in the First Proposals version of the Local Plan, and therefore there are no representations on this issue.

Further work and next steps

9.12 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

10. Strategic policies for the purposes of Neighbourhood Planning

Issue the plan is seeking to respond to

10.1 Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area, and national planning policy sets out that plans should be explicit as to which policies are strategic policies. The Local Plan therefore needs to be clear which policies are strategic policies and which policies are non-strategic policies.

Policy context update

10.2 [National Planning Policy Framework \(NPPF, December 2024\)](#)

10.3 The NPPF sets out that plans should be explicit about which policies are strategic policies, and that the non-strategic policies should be clearly distinguished from the strategic policies. It defines strategic policies as “Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.”

10.4 The NPPF 2024 in paragraph 20 outlines that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:

- A. homes, employment, retail, leisure and other commercial development,
- B. infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat),
- C. community facilities - such as health, education and cultural infrastructure, and
- D. conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

10.5 The NPPF 2024 also sets out in paragraphs 11, 23, 78, 124, 144, 145 and 171 that:

- E. strategic policies should provide for objectively assessed needs for housing and other uses, informed by a local needs assessment, and provide a clear strategy for bringing sufficient land forward at a sufficient rate to address objectively assessed needs over the plan period,
- F. strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period,
- G. strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land,
- H. any proposals for new Green Belts should be set out in strategic policies,
- I. strategic policies should establish the need for any changes to Green Belt boundaries, and
- J. strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources.

National Planning Practice Guidance (NPPG)

- 10.6 The [Neighbourhood Planning](#) section of the National Planning Practice Guidance (Paragraph: 076 Reference ID: 41-076-20190509) sets out useful considerations for reaching a view on whether a policy is a strategic policy:
- a. whether the policy sets out an overarching direction or objective,
 - b. whether the policy seeks to shape the broad characteristics of development,

- c. the scale at which the policy is intended to operate,
- d. whether the policy sets a framework for decisions on how competing priorities should be balanced,
- e. whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the local plan or spatial development strategy,
- f. in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the local plan or spatial development strategy, and
- g. whether the local plan or spatial development strategy identifies the policy as being strategic.

New or Updated Evidence base

Identifying the Strategic Policies in the Greater Cambridge Local Plan (2025)

10.7 Using the guidance provided in the NPPF and PPG, the strategic policies in the Greater Cambridge Local Plan have been identified. More detail is provided in Appendix 14: Identifying the Strategic Policies in the Greater Cambridge Local Plan.

Further work and next steps

10.8 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

Appendices

Appendix 1: Strategic growth and spatial options review

Appendix 1A: Introduction to strategic growth and spatial options review

- 1.1 The Greater Cambridge Local Plan strategic options evidence base testing demonstrates that a robust and transparent process has been followed for identifying and testing strategic spatial options, following the requirements of relevant legislation and national policy, as well as local objectives.
- 1.2 This appendix explains the Councils' approach to strategic options testing for the draft plan stage, providing context for strategic options testing work completed to inform the draft plan strategy.
- 1.3 The rest of this Appendix comprises the following sections:
- Appendix 1B: Strategic Options considerations at earlier stages of the plan's progress
 - Appendix 1C: Overall approach to strategic options testing for the draft plan stage
 - Appendix 1D: Implications of the revised plan period for evidence base assessments
 - Appendix 1E: Greater Cambridge Local Plan Strategic Spatial Options: 9a, 10a, 11a and 11b – alternative hybrid strategies

Appendix 1B: Strategic Options considerations at earlier stages of the plan's progress

Introduction

- 1.1 This Appendix sets out how the Development Strategy has evolved through the formulation and testing of growth and spatial options at the various stages of the Greater Cambridge Local Plan's progress. The purpose is to ensure that there is sufficient background and context to understand how the Development Strategy included in the draft Plan has been informed by the preceding stages.
- 1.2 In particular, it identifies the growth and spatial options considered ahead of the First Proposals consultation, and provides a summary of key issues identified in our evidence and Sustainability Appraisal in relation to each spatial option.
- 1.3 The following section draws together the evidence base, Sustainability Appraisal and consultation responses, and considers the consequences and issues related to the strategic choices available to the Councils.
- 1.4 It then identifies the reasons for the preferred approach of the Councils set out at First Proposals and Development Strategy Update stages, which together form the key points at which the full development strategy was identified. This considerable evidence base and the established preferred Strategy have directly informed the updated preferred Strategy set out in the draft Plan.

Growth and spatial options testing: evidence, Sustainability Appraisal and consultation

Key evidence, Sustainability Appraisal and consultation

- 2.1 Throughout the process of preparing the plan, we have assessed the impacts of the growth and spatial strategy choices open to us via our evidence bases and Sustainability Appraisal, to understand the opportunities and challenges across the seven 'Themes' that we identified for the Plan: Climate Change, Biodiversity and Green Spaces, Wellbeing and Social Inclusion, Great Places, Jobs, Homes

and Infrastructure. Sustainability Appraisal is an iterative process to ensure that potential sustainability effects of plans are addressed through assessing sustainability impacts of objectives, actions, policies and their alternatives during plan preparation.

2.2 Further to the above, at key stages in the plan-making process we completed engagement and consultation regarding these choices and the preferred approach, as well as our evidence bases and Sustainability Appraisal.

2.3 The growth and spatial options considered ahead at the initial strategic spatial options stage of plan-making are set out below.

Growth options: identifying objectively assessed needs for jobs and homes

2.4 National policy requires that plans should address the objectively assessed needs for development in their area. National requirements for how objectively assessed needs should be determined has been revised at different points during the plan-making process, but have remained consistent insofar as to state that the default approach to identifying housing need for the area should be to use the standard method in planning guidance, but separately that plans should support economic growth and productivity, considering the role of key sectors and clusters.

2.5 Drawing on the above, and noting the unique strengths of the Greater Cambridge economy, at each stage of plan-making the councils have sought to provide a consistent understanding of the minimum housing need using the Standard Method and the jobs that the minimum would support, and also the most likely forecast for jobs and the homes that might be required to support this.

2.6 At each formal stage we have refreshed our employment and housing evidence to ensure it was up to date, such that we have tested a range of growth levels through the process against our evidence bases and Sustainability Appraisal. Each update has superseded the previous one in determining what is a reasonable alternative growth level to plan for.

Growth and spatial options considered through the plan-making process

3.1 The councils explored a wide range of alternative options to inform the Local Plan development strategy. The process of identifying the options is set out below, followed by a summary table of the initial strategic spatial options tested:

- a) January 2020 First Conversation consultation (issues and options): at this early stage we began with identifying and testing 6 spatial options including undertaking sustainability appraisal:
- b) November 2020 interim evidence: we initially identified 3 growth level options for homes and jobs and 2 further blended spatial strategies creating 8 spatial options. These were all tested so we considered 24 strategy options, including a further Sustainability Appraisal.

3.2 The initial eight strategic spatial options (SSO) comprised:

1. Focus on Densification of existing urban areas (SSO 1)
2. Focus on Edge of Cambridge - outside Green Belt (SSO 2)
3. Focus on Edge of Cambridge - Green Belt (SSO 3)
4. Focus on New Settlements (SSO 4)
5. Focus on Dispersal: Villages (SSO 5)
6. Focus on Public transport corridors (SSO 6)
7. Supporting a high-tech corridor by integrating homes and jobs (southern cluster) (SSO 7)
8. Expanding a growth area around transport nodes (SSO 8)

Initial strategic growth and spatial options findings: evidence bases

3.3 Key evidence findings relevant to the strategic growth options identified in 2020:

- Net Zero: The [strategic spatial options assessment: Net Zero Carbon, November 2020](#) found that transport carbon is the greatest source of carbon and shows by far the most significant variation across the spatial options. The primary determinant of how each option compares in terms of its carbon emissions is the quality of access to public, active, and low carbon travel modes, and the degree of need to travel regularly. Drawing on this central finding:

- Densification (SSO 1): is the best option for carbon emissions, resulting in the best public and active transport access of the options and the most efficient materials use for higher rise construction in places with a lower requirement for new supporting infrastructure.
- Dispersal to villages (SSO 5): is the worst option for carbon emissions. It has the worst transport links by a substantial margin and a slightly higher embodied carbon due to low rise detached housing and necessary supporting infrastructure.
- In terms of carbon emissions, the other options tested performed in between densification and dispersal to villages, noting in particular that:
 - Edge of Cambridge options (SSO 2 and 3): the urban fringe is assumed to have medium public and active travel accessibility and hence transport emissions, and medium density, hence medium ability to provide renewables on-site and therefore medium building energy emissions.
 - Where villages were included in a blended option (i.e. an option comprising a range of different broad locations) this resulted in higher transport carbon emissions (SSO 7 and 8).
- Reinforcing the above finding about the primary role played by transport in determining carbon emissions, the [strategic spatial options assessment: Transport Evidence Report, November 2020](#) found that the best performing option was Option 1 – Densification. In terms of non-car mode shares, Option 1 - Densification performed best with a non-car mode share of 57.6%, followed by Option 2 - Edge non-Green Belt (50.0%), Option 3 - Edge Green Belt (49.5%), and Option 8 - Expanding a growth area around transport nodes (48.6%), which all performed very similarly by this metric. Development located within villages performs least well of all options tested, having the highest car mode share, furthest distance travelled, and highest travel time and delay.
- The [strategic spatial options assessment: Integrated Water Management Study, November 2020](#) found positive and negative impacts of the various options, identifying benefits for concentrating growth at large sites with good

opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling system.

- The remaining spatial options assessments for the Local Plan themes - including for [Green Infrastructure Opportunity Mapping](#), [Habitat Regulations Assessment](#), [Equalities Impact Assessment](#), [Landscape and Townscape Character Assessment](#), [Housing Delivery Study](#), [Employment Land Review](#) and [Infrastructure Delivery Plan](#) and [Viability Study](#) (all November 2020) - identified different implications, opportunities and risks for each of the spatial options, with no one option clearly performing better or worse than another.

Spatial options findings: Sustainability Appraisal findings

2.1 Headline sustainability benefits and challenges associated with each strategic spatial option are summarised in below.

1: Focus on Densification of existing urban areas: Headline sustainability benefits

Relevant to North East Cambridge and smaller sites within Cambridge urban area:

- Very good access to services, facilities, public transport links, established employment hubs, and the main commercial and retail centres, resulting in positive effects for equalities, health, climate change mitigation, air quality, economy and employment.
- Concentration of development results in fewer environmental impacts on the wider Greater Cambridge area.

1: Focus on Densification of existing urban areas: Headline sustainability challenges

Relevant to North East Cambridge and Cambridge urban area:

- Putting additional pressure on water supply and wastewater treatment, existing facilities and services, and local environment including public open space and biodiversity assets.
- Potential impact on historic townscape character.

Relevant only to smaller sites within Cambridge urban area:

- Unlikely to provide significant volumes of new homes.

Smaller sites not providing opportunities for a wide range of housing types and larger scale employment opportunities.

2: Focus on Edge of Cambridge - outside Green Belt: Headline sustainability benefits

- Good access to existing services, facilities, employment hubs and public transport links. Provision of new services and facilities and public transport, resulting in positive effects for accessibility, equalities, health, climate change mitigation and air quality.
- Opportunity to deliver a scheme of new settlement scale, to form part of the Cambridge urban area, with all the jobs, shops, services and facilities expected of a development of that scale.

2: Focus on Edge of Cambridge - outside Green Belt: Headline sustainability challenges

- Will require the relocation of existing businesses, which could disrupt trade or affect viability.
- Limited investment in services, facilities, economy and employment in more rural areas.
- Cambridge City Airport services likely to be transferred elsewhere to other airports less well located to Cambridge, with resulting direct and indirect impacts on local jobs and support services.

3: Focus on Edge of Cambridge - Green Belt: Headline sustainability benefits

- Depending on location, potentially good access to established employment hubs, existing services, facilities and public transport links, and provision of new employment, services and facilities if developments are of sufficient scale, resulting in positive effects for the economy and employment, accessibility, equalities, health, climate change mitigation and air quality.
- Can be designed around walking and cycling.

3: Focus on Edge of Cambridge - Green Belt: Headline sustainability challenges

- Some Green Belt locations could be too distant from the city centre for ease of walking and cycling.
- Potential loss of views into and out of the historic core of Cambridge.

4: Focus on New Settlements: Headline sustainability benefits

- Can deliver large numbers of homes of a range of types and tenures, as well as a range of new services and facilities, resulting in positive effects for accessibility, equalities, health, climate change mitigation and air quality.
- New settlements on very good public transport corridors also likely to have good access to services, facilities, public transport and employment centres.
- Helps to protect the wider setting of Cambridge.

4: Focus on New Settlements: Headline sustainability challenges

- Unlikely to be within walking and cycling distance of Cambridge, which could encourage car use, especially if the new settlement is not on a very good public transport route.
- Major landscape change/urbanisation at the location of the development and likely loss of a large area of greenfield land.

5: Focus on Dispersal: Villages: Headline sustainability benefits

- Supports rural services and the vitality and viability of villages, and their shops and services.
- Provides for homes to be delivered to meet local village needs.

5: Focus on Dispersal: Villages: Headline sustainability challenges

- Less scope to deliver the volumes of homes required to meet needs through the Greater Cambridge area.
- Existing services and facilities may not have capacity to accommodate new development.
- Likely to result in significant car trips, both for commuting and to access services and facilities not available in villages.

6: Focus on Public transport corridors: Headline sustainability benefits

No additional points beyond those relevant to new settlements and villages on very good public transport routes as above.

6: Focus on Public transport corridors: Headline sustainability challenges

No additional points beyond those relevant to new settlements and villages on very good public transport routes as above.

7: Supporting a high-tech corridor by integrating homes and jobs (southern cluster): Headline sustainability benefits

- Potentially good access to existing services, facilities and public transport links, depending on exact location of development.
- Good access to established employment hub(s), including Cambridge Biomedical Campus, and possibly Granta Park, resulting in positive effects on economy and employment, as well as helping to minimise traffic and related emissions.

7: Supporting a high-tech corridor by integrating homes and jobs (southern cluster): Headline sustainability challenges

- Potential for settlement coalescence, with consequential effects on settlement character and identity.
- Sensitive landscape characteristics (river valley and chalk hills).
- Challenges noted for new settlements and villages are also relevant to this source of supply.

8: Expanding a growth area around transport nodes: Headline sustainability benefits

- Further develops and enhances a new settlement where the groundwork has already been laid, providing access to services and facilities within Cambourne and likely provision of new services and facilities, resulting in positive effects for accessibility, equalities, health, climate change mitigation and air quality.
- Good access to public transport and services, facilities and employment centres elsewhere, once strategic transport infrastructure is complete.

8: Expanding a growth area around transport nodes: Headline sustainability challenges

- Access to jobs and services outside Cambourne are beyond reasonable walking and cycling distance, which could encourage car use, despite public transport provision and investment.
- Could result in damage to or degradation of biodiversity assets and green infrastructure.

Spatial options findings: engagement and consultation

3.1 Engagement regarding the strategic options was held via the First Conversation Issues and Options consultation 2020, and via informal engagement around the spatial options evidence base in late 2020. Further detail can be found in the Strategy Topic Paper supporting the First Proposals 2021 consultation.

Considerations and the preferred development strategy

First Proposals development strategy

Vision and aims

3.2 Ahead of the First Proposals 2021 consultation we identified a vision and set of emerging aims for the plan that informed decisions regarding the spatial strategy, alongside Sustainability Appraisal. We drew the aims from the seven Themes referred to above, and cross-checked them against NPPF principles and Greater Cambridge Local Plan Sustainability Appraisal objectives to ensure coverage of all relevant topics. The First Proposals vision was:

“We want Greater Cambridge to be a place where a big decrease in our climate impacts comes with a big increase in the quality of everyday life for all our communities. New development must reduce carbon emissions and reliance on the private car; create thriving neighbourhoods with the variety of jobs and homes we need; increase nature, wildlife and green spaces; and safeguard our unique heritage and landscapes.”

3.3 The primary implications of our emerging Local Plan aims for the development strategy comprised:

- Reduce climate impacts through compact development located where active and sustainable travel can be maximised
- Make best use of suitable safeguarded and brownfield land
- Make best use of existing and committed key sustainable transport infrastructure
- Support rural communities to thrive and sustain services.

Reviewing alternative broad locations to meet needs

3.4 As we moved towards identifying our preferred option development strategy we identified our objectively assessed need for jobs and homes (see S/JH Jobs and Homes), and a working preferred option for further testing to meet this need. Key evidence base and Sustainability Appraisal findings informing the identification of this working preferred option strategy included that:

- As above, location is the biggest factor in impacts on carbon emissions, but that our Housing and Economic Land Availability Assessment (August 2021) and Greater Cambridge Housing Delivery Study (August 2021) evidence showed that it would not be deliverable to focus all development in any one broad location.
- For transport, (Transport Evidence Report: Preferred Options Update, August 2021, noting that this incorporated no assumptions about transport infrastructure over and above that included in the baseline - for example East West Rail was not included):
 - In terms of non-car mode shares and car trips per dwelling, development located within Cambridge urban area performs best including at North East Cambridge, with edge of Cambridge locations also performing particularly well. New settlements generate more car traffic but perform better where they are on or close to a public transport corridor or those closer to existing urban settlements (such as Cambourne, Northstowe or close to Cambridge).
 - Larger developments accommodating a wide mix of uses allow for more 'internalisation' of trips within the site. They are also generally easier to provide viable mitigation for, essentially because more people equals more demand. In terms of trip internalisation within a particular site, the largest freestanding new settlements perform best, with sites adjacent to Cambridge and in the villages not performing as well.
 - Of the new settlement location options tested, the one in the Cambourne area performed best in terms of active mode share for trips generated and equal best for car trips per dwelling.

1.1 Drawing on the above, for the working assumption preferred strategy we sought to focus growth at a range of the best performing locations - comprising a hybrid of single spatial options (a so-called 'blended spatial option' – Spatial Option 9).

3.5 This included:

- The substantial commitments identified in the adopted Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018.
- Cambridge urban area: Our evidence and Sustainability Appraisal above identify that locating development within Cambridge urban area forms a highly sustainable development option, primarily relating to the accessibility of these locations to existing facilities and services, and was also supported in consultation responses. The largest opportunity for development at this broad location is at North East Cambridge.
- Edge of Cambridge non-Green Belt: Our evidence and Sustainability Appraisal above showed that the edge of Cambridge non-Green Belt is a sustainable location for homes and jobs, being accessible to existing jobs and services, particularly where development is planned at sufficient scale to support new infrastructure. This finding was also supported by consultation responses. As such we consider that this source of supply should be a focus for additional jobs and homes within the Greater Cambridge Local Plan. The only substantive opportunity for development at this broad location is at Cambridge Airport.
- Villages: Our evidence, Sustainability Appraisal and consultation responses above showed that a strategy focused on village development would be unsustainable, in particular regarding transport and associated carbon emissions, but also for supporting delivery of required infrastructure. However, for homes we thought that our villages should play a limited role in meeting development needs to support a deliverable plan, including in the first five years, support provision of a proportion of small sites, support delivery of a range of types and sizes of housing across the Greater Cambridge area, support the social sustainability of villages and support community aspirations. We therefore reviewed proposals for village growth at the most sustainable locations.

3.6 Beyond the above locations, noting that our most sustainable locations -

Cambridge urban area or edge of Cambridge outside the Green Belt - did not have sufficient capacity to meet all of our development needs, the key choice regarding where to focus remaining development to meet our needs was between:

- Edge of Cambridge – Green Belt
- An expanded Cambourne, founded upon the step change in public transport connectivity provided by the proposed East West Rail scheme (Our evidence showed that expanding a new settlement at Cambourne would form the most sustainable development location tested within rural South Cambridgeshire, even without East West Rail. Beyond this, it would provide an opportunity to grow an existing town to become larger, enhancing the critical mass of population, employment and services. Also, adding development in the area of an existing town at Cambourne should speed up delivery of development in comparison with starting afresh in a new location with no existing infrastructure and services. Drawing on these findings, we rejected additional new settlements as not forming a reasonable option for meeting our objectively assessed housing needs.)

3.7 Our emerging preferred hybrid strategy (SSO 9) included development at adopted plan commitments, Cambridge urban area, Edge of Cambridge non-Green Belt, and limited development in villages as described above. Beyond this it included development at an expanded Cambourne. To ensure we understood the merits of the alternative choices we also identified a further blended spatial option alternative that warranted testing (SSO 10), including development at adopted plan commitments, Cambridge urban area, Edge of Cambridge non-Green Belt, and limited development in villages as described above, but in place of an expanded Cambourne it included edge Green Belt locations. Options 9 and 10 were tested in a comparable way to the 8 spatial options, so ten spatial options were tested, prior to confirming the preferred strategy at the First Proposals stage.

Spatial options findings: evidence bases

3.8 Key evidence findings considering options 9 and 10 as a whole were that:

- Carbon: for annual carbon emissions per home, Options 9 and 10 perform very similarly to each other, and similarly to the mid-range of options previously tested, reflecting the fact that they include a blend of sources of supply:
- For transport, that both Option 9 and 10 would be likely to have a high level of active mode travel (walking and cycling) and low car mode share, with Option 9 likely to perform similarly to the previously assessed Option 2 (which was the second best of the previously tested options) and with Option 10 likely to perform between that Option 1 (the best performing option) and Option 2.
- As for the other strategic options tested, Options 9 and 10 are likely to be viable for residential and employment uses.

3.9 Focusing on the impacts specifically of edge of Cambridge – Green Belt locations compared to an expanded Cambourne:

- Transport
 - Expanded Cambourne: For the growth allocated outside of the Cambridge urban area, transport infrastructure improvements are required to achieve sustainable links to jobs at Cambridge, which may include highway infrastructure to overcome potential pinch points along planned public transport corridors. The introduction of a new railway station and the Cambourne to Cambridge Public Transport Scheme will greatly improve sustainable transport options at this location in the long term, which are likely to be attractive to residents. However, there is some uncertainty about when these will be delivered.
 - Edge of Cambridge – Green Belt: Locating homes close to jobs gives the best chance to improve walking, cycling and public transport potential. A high level of active mode travel (walking and cycling) and low car mode share is likely to be seen in this option.
- Water
 - Expanded Cambourne: would have good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems

- Edge of Cambridge – Green Belt: There may be some constraints for development in this broad location because existing fluvial and surface water flood risk may make individual sites difficult to deliver, but this depends upon location.
- Green infrastructure
 - Expanded Cambourne: Development focused around Cambourne has the potential for impact/s on Eversden & Wimpole SAC and the numerous SSSI (primarily woodland in character) which must be considered cumulatively. Cambourne provides significant opportunities for integrating a wide range of green infrastructure (GI) given the larger scale of development in a single location.
 - Edge of Cambridge – Green Belt: Additional supply here provides an opportunity for urban extensions to cater for GI deficits in neighbouring urban areas. There are also opportunities associated with the requirement of the NPPF for the release of Green Belt sites to positively enhance the remaining Green Belt.
- Green Belt, landscape and heritage:
 - Expanded Cambourne: Development would be outside of the Green Belt. Development is likely to result in localised changes to the character of the Wooded Clayland landscape around Cambourne, which is considered to offer potential opportunities to accommodate growth. Cambourne is in a less sensitive area in terms of environmental and historic assets.
 - Edge of Cambridge – Green Belt: Green Belt development has a higher risk of policy conflict, due to likely adverse effects on the setting of the historic city centre. Given this, it is considered that there are significant risks that are unlikely to be addressed through mitigation. Development here could result in landscape changes that would alter the setting of the City, particularly in relation to the historic core.
- Equalities
 - Expanded Cambourne: can be planned to be self-contained by co-locating a broad range of jobs, houses and facilities and services.

- Edge of Cambridge - Green Belt sites: have potential to promote equality and inclusivity by providing people with access to a wide range of services via sustainable modes of travel.
- Jobs
 - Expanded Cambourne: Employment located at transport nodes around Cambourne will broadly enable good labour market accessibility to employment locations and support economic growth. East West Rail and the Greater Cambridge Cambourne to Cambridge Public Transport Scheme are likely to significantly improve accessibility, enhancing commutability. Spreading employment outside of the city to Cambourne will be contrary to prime office market preferences for the city centre and city fringe locations. However, secondary offices and lab development is likely to be successful around Cambourne with improved accessibility. Industrial and warehousing tend to have a greater reliance on strategic road access rather than public transport and would benefit from the A428 connection.
 - Edge of Cambridge – Green Belt: would likely be successful over time given existing sector strengths in and close to Cambridge, although there will be location-specific sensitivities depending on proximity to other economic activity.
- Homes
 - Expanded Cambourne: If the phasing of East West Rail and the new railway station at Cambourne is delayed, then this could delay housing completions from the Cambourne Expansion. Uncertainty over the location of the new station could also affect lead-in times. There is also a risk of potential competition between Cambourne, Bourn Airfield and the Cambourne Extension with all three under construction at the mid-latter part of the 2031 plan period, however the committed Cambourne West site would be past its peak and starting to decline before peak delivery would be reached at a new Cambourne allocation.
 - Edge of Cambridge - Green Belt: Lead-in times are extended for the Edge of Cambridge site(s) compared to other options due to the requirement to release Green Belt land through an adopted plan before

applications can be approved. There is also potential for the Green Belt site allocations to compete with North East, North West Cambridge and Cambridge Airport and reduce delivery rates under this scenario as they would be delivering a similar product in a similar location concurrently at scale.

- Infrastructure
 - Expanded Cambourne: Development here would be well-located for Cambourne's existing services and facilities whilst providing new and/or expanded facilities too. It performs relatively poorly within the plan period, as it is unlikely that the full infrastructure to support development will be provided, but it performs well when fully built out.
 - Edge of Cambridge – Green Belt: Additional homes on the edge of Cambridge would require support from either new or improved transport infrastructure connecting this growth to jobs and local amenities. Existing capacity issues for social and community infrastructure will also require new provision early in the development of the growth areas.

1.1 Sustainability Appraisal headlines for options 9 and 10 are set out below.

9: Preferred Option growth level: preferred options spatial strategy: Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities
- Development would be well-located for Cambourne's existing services and facilities whilst providing new and/or expanded facilities.

9: Preferred Option growth level: preferred options spatial strategy: Headline sustainability challenges

- Growth around Cambourne is reliant upon delivery of a new East West Rail railway station and the Cambourne to Cambridge Public Transport Scheme, for which there is uncertainty about when they will be delivered.

10: Preferred Option growth level: Blended Strategy including Edge of Cambridge: Green Belt: Headline sustainability benefits

- Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities
- Large urban extensions on the edge of Cambridge in the Green Belt are assumed to provide new services and facilities, as well as being well-located for services, facilities and jobs within Cambridge.

10: Preferred Option growth level: Blended Strategy including Edge of Cambridge: Green Belt: Headline sustainability challenges

- 1 Risk that growth around the city could put pressure on amenities within the city, and has potential for adverse impacts on the landscape and historic environment.

Weighing up the strategy alternatives

1.2 Drawing on the above, we weighed up our evidence findings and Sustainability Appraisal regarding the opportunities and impacts at an expanded Cambourne and also at the edge of Cambridge in the Green Belt, including completing HELAA assessment and Sustainability Appraisal of sites within these locations. Having completed this exercise, we concluded that, having regard to the scale of our needs for development in relation to existing supply, the evidenced harm of releasing further land on the edge of Cambridge in the Green Belt, and the opportunities at other sustainable locations for development as set out in the emerging preferred strategy, including in particular at Cambourne as included at First Proposals, we concluded that our housing needs alone did not provide the 'exceptional circumstances' required in national policy to justify removing land from the Green Belt on the edge of Cambridge in this Local Plan. Notwithstanding, for site specific reasons we concluded that exceptional circumstances existed to justify release from the Green Belt at Cambridge Biomedical Campus. Review of site specific reasons for releasing land from the Green Belt on the edge of Cambridge did not identify further sites where exceptional circumstances exist.

First Proposals (Preferred Options) preferred development strategy 2021

1.3 For the reasons set out above, the preferred blended strategy drew on but was not fully aligned with any single strategic spatial option tested at the interim evidence stage in 2020. The preferred strategy therefore has a particular focus on the Densification, Edge of Cambridge – Non Green Belt and Expanding a growth area around transport nodes (around Cambourne) strategic spatial options tested in November 2020.

1.4 The S/DS: Development Strategy policy supporting text identified that there was some uncertainty whether water supplies could be provided in a way that was sufficient for the full objectively assessed needs to be able to be delivered in a sustainable way throughout the plan period, and noted that we needed confidence that adequate water supply would be available to support delivery of

the preferred options allocations. It also set out potential options for how the plan might respond to a scenario in which a sustainable water supply could not be provided to support the full development strategy.

Development Strategy Update and strategic options work

1.5 Following extensive engagement with partners regarding the water scarcity issue, in January 2023 we published the Development Strategy Update which confirmed:

- Updated needs for jobs and homes drawing on the Employment and Housing Evidence Update 2023 (EHEU).
- The inclusion of North East Cambridge, Cambridge East, and Cambridge Biomedical Campus as central building blocks of any future strategy for development.
- In principle the Councils' position remained that the Greater Cambridge Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs, but that this must be considered in the context of whether, or how much of, that need can be provided without unacceptable sustainability impacts. At the time of the Development Strategy Update, given water supply and housing delivery uncertainty, it was not possible to confirm this, and as such a full development strategy could not be confirmed at the time.
- Having reviewed First Proposals representations and our evidence we confirmed that the development strategy principles that informed the First Proposals development strategy (set out in the Policy directions below) remain valid, and we would build on these to inform the identification of any additional sites.

4.14 At that stage, in relation to strategic options testing, we considered the evidence base and Sustainability Appraisal impacts of the updated growth options identified via the EHEU in a comparable way to how the previous growth and spatial options had been tested. Key conclusions from those studies at that point included:

- a) Evidence base testing: the significant difference between the [previous and new] growth levels would result in material differences to conclusions made regarding those earlier growth levels, and the location of that additional growth would have a material bearing on its impacts.
- b) Sustainability Appraisal: There was currently too much uncertainty to determine whether the two emerging alternative development strategy options constitute reasonable alternatives requiring appraisal to the same level of detail as the development strategy options previously appraised through the Sustainability Appraisal, including identification of whether effects are likely to be significant. Considering this uncertainty, this Sustainability Appraisal addendum instead provided a short commentary on the likely direction of economic, social and environmental effects of the two emerging options.

4.15 Drawing on the above, we confirmed at that time that we would explore and confirm the need or otherwise for any further strategic options testing, once we had confirmed a growth level that was deliverable in housing delivery and water supply terms, and identified a distribution to meet this growth level.

4.16 This work has been undertaken to inform the preferred Development Strategy set out in the draft Plan Topic Paper.

Appendix 1C: Overall approach to strategic options testing for the draft plan stage

Rationale informing the approach to strategic options testing for the draft plan stage

1.1 The strategic spatial options evidence bases completed to inform the First Proposals 2021 and Development Strategy Update 2023 plan-making stages provide a substantial body of evidence informing the emerging Local Plan regarding:

- The performance of different broad locations for development – such evidence remains valid for informing any draft plan development strategy for any plan period, and for any growth level.
- The performance of different spatial options, including:
 - Theoretical spatial strategies locating all required development at a single broad location type (spatial options 3: Edge of Cambridge - Green Belt; 4: New Settlements; and 5: Villages). Given the finding set out in the main Topic Paper, that only a blended (hybrid) strategy can meet the identified development needs, the evidence base findings for such “single-spatial choice” development strategies remain valid for informing the draft plan spatial strategy only so far as they inform understanding of the performance of that broad location in isolation, as above. They do not form reasonable spatial strategy alternatives that warrant further evidence base testing.
 - Hybrid strategies placing development at a number of locations (spatial options 1: Densification, 2: Edge of Cambridge – non-Green Belt, 6: Public Transport Corridors, 7: Rural Southern Cluster, and 8: Expanding a growth area around transport nodes (Cambourne). As per the above, the First Proposals 2021 preferred blended strategy drew on but was not fully aligned with any single strategic spatial option tested at the interim evidence stage in 2020.

1.2 Key features informing the draft plan strategy relevant to strategic options testing include:

- Revised plan period: it has been necessary to revise the plan period to better reflect the future timetable for the Plan's preparation and to ensure that it covers an appropriate period on adoption. Consequently, the Plan will now cover the period 2024 to 2045.
- Updated growth option: the draft plan strategy growth option is informed by an updated homes and jobs evidence. The preferred growth option is the 2025 jobs-led housing figure associated with the most likely jobs forecast. The Councils consider it to form their objectively assessed need for homes.
- A strategy building on confirmed central building blocks: given that North East Cambridge, Cambridge East, and Cambridge Biomedical Campus were confirmed at the Development Strategy Update stage as central building blocks of any future strategy for development, and that the development strategy principles that informed the First Proposals development strategy remain valid, work to confirm the draft plan development strategy is adding to rather than fundamentally revisiting the development strategy.

1.3 Drawing on the previously completed strategic options testing and the context for confirming a draft plan development strategy set out above, to inform any further strategic evidence base assessment work, the Councils consider that:

- Components of the previously completed strategic spatial options evidence base remain valid in informing any draft plan development strategy.
- There is little merit in revisiting the evidence base assessments for "single-spatial choice" development strategies, as they do not form reasonable alternatives; nor in revisiting previously tested in-principle hybrid strategies (spatial options 1-8), given that the First Proposals development strategy drew on elements of all hybrid strategies previously tested, and given that we don't need to test every possible reasonable alternative.
- Any further substantive strategic options evidence base testing should be closely focused on understanding the impacts of updated growth options, and the choices available to meet the additional needs beyond those met by the First Proposals. In practice this means testing the updated growth option and

associated emerging preferred strategy for the new plan period, alongside clear alternatives identified at that time, rather than revisiting spatial options 1-8.

Summary of strategic options work undertaken to inform the draft plan stage

2.1 Drawing on the above, the following appendices comprise strategic options evidence base testing informing the draft plan. The appendices are:

- a) Appendix 1D: Implications of the revised plan period for evidence base assessments
- b) Appendix 1E: Greater Cambridge Local Plan Strategic Spatial Options: 9a and 10a – alternative hybrid strategies

Appendix 1D: Implications of the revised plan period for evidence base assessments

Introduction

1.1 The period covered by the Greater Cambridge Local Plan up to the First Proposals, the last formal stage of the Plan's progress, was 2020 to 2041. As explained in this Topic Paper, it has been necessary to revise the plan period to better reflect the future timetable for the Plan's preparation and to ensure that it covers an appropriate period on adoption. Consequently, the Plan will now cover the period 2024 to 2045. Evidence directly informing the draft plan has been based on the new plan period, but it is also important to consider whether previously completed evidence that informed the Councils' position regarding the development strategy needs revisiting in the light of the new plan period.

Analysis

1.2 The evidence studies that were produced by consultants are either largely qualitative in their assessments and conclusions; or they address quantifiable matters which, based on previous experience, are more likely to be sensitive to changes introduced during the Local Plan's progress. Sustainability Appraisal involves a qualitative assessment, but derives its findings from the assessment of individual evidence studies.

1.3 The following issues involve qualitative evidence where the plan period is not considered to have an influence:

- Green spaces and biodiversity: green infrastructure
- Green spaces and biodiversity: habitats
- Wellbeing: equalities
- Great places: landscape and townscape
- Infrastructure: viability

1.4 The following evidence involves quantitative assessment, which the Councils consider could in principle be affected by the revised plan period:

- Climate change: water
- Climate change: zero carbon

- Jobs: employment land review
- Homes: housing delivery study
- Infrastructure: transport evidence
- Infrastructure: delivery plan

1.5 For this evidence involving quantitative assessment, we considered whether the revised plan period of 2024-45 could have a material impact on previous strategic growth and spatial options findings. In doing this we considered the previous strategic options work, together with the respective evidence base consultants' previous comments in 2021 and 2022 regarding updates to previous strategic options evidence bases. More specifically, we drew on evidence base consultants' responses to questions regarding amended growth options, as set out in the [First Proposals Development Strategy topic paper, Appendix 1B: Evidence base assessments of the medium + growth level, p186](#).

1.6 In relation to previous strategic *growth* options testing: previously tested growth options were developed specifically for the previous plan period of 2020-41. As such, testing these previous growth options under a new plan period is not relevant; new growth options have been developed that are relevant to the new plan period. Previous *growth* options testing remains relevant to informing the draft plan only insofar as it enables comparison of the scale and impacts of those previous options with the new growth options.

1.7 In relation to previous strategic *spatial* options testing, given that the previous spatial options were compiled specifically to meet the previous growth options, it is not possible to state what the implications of revising the plan period *per se* would be on previously completed strategic options testing, in the absence of revised growth options as above.

Conclusion

1.8 In conclusion, it is not possible to assess the impact of changing the plan period *per se* on previously completed strategic evidence options testing. These impacts can only be understood once updated growth options are confirmed, and

once reasonable alternative strategic spatial options arising are identified. See the sections below that explore those topics.

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Appendix 1E: Greater Cambridge Local Plan Strategic Spatial Options: 9a, 10a, 11a and 11b – alternative hybrid strategies

Part 1: Strategic spatial options methodology supplement

Introduction

- 1.1 This note forms a supplement to the [Greater Cambridge Local Plan Strategic Spatial Options for Testing – Methodology, November 2020](#), and [Greater Cambridge Local Plan First Proposals Development Strategy Topic Paper 2021 Appendix 1F: Greater Cambridge Local Plan Strategic Spatial Options for Testing – Methodology – Supplement, August 2021](#). It sets out four strategic (non-site specific) spatial options to be tested through the Greater Cambridge Local Plan process (in addition to the eight previously identified options tested in autumn 2020 and two further options tested in summer 2021), and the methodology used to identify them. The need to identify these additional strategic options is firstly to respond to the objectively assessed need for homes identified in 2025 that is materially higher than that previously identified, and secondly to address a spatial option not previously considered.
- 1.2 The four options have been considered in terms of transport, climate change and other impacts, and have been subject to sustainability appraisal, to inform the selection of a preferred option for the Local Plan. See Part 2: Summary Evidence Base Report below.

Identifying the reasonable alternatives to inform the draft plan development strategy

Growth level options

- 1.3 As set out in section 3 of the Greater Cambridge Local Plan: Strategy Topic Paper, following consideration of evidence arising since the 2021 First Proposals, comprising the revised Standard Method outcome confirmed in December 2024, and the updated Greater Cambridge Employment and Housing Evidence 2025, the Councils consider that the up to date Standard Method

calculation outcome and the most likely jobs scenario (which is supported by the Standard Method outcome) represents the objectively assessed need for homes and jobs in Greater Cambridge. Having determined this based on up to date evidence, the previously assessed alternative growth options are no longer considered to represent reasonable alternatives.

1.4 Drawing on the above, this note identifies strategic spatial options relating to the 2025 housing need figure only, and does not include development figures for the previous alternative growth levels in relation to these new spatial options.

Strategic spatial options

1.5 Drawing on the assessments of the strategic spatial options tested in November 2020 and 2021, the Councils have identified four potential reasonable alternative strategic spatial options. The new strategic spatial options for testing to inform the draft plan development strategy are:

- 9a: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne
- 10a: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne
- 11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement
- 11b - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne

N.B. Expanding a market town – Royston is a new previously untested strategic spatial option (see main body of Strategy topic paper section 5: S/DS: Development Strategy - New or Updated Evidence subsection). Having identified this strategic spatial option, the Councils noted that it could be seen as an alternative to Cambourne, given that it also involves expansion of an existing settlement. As such we have retested the performance of Cambourne against other reasonable alternative strategic spatial options in order to ensure we have a consistent understanding of Cambourne's performance against those alternatives.

1.6 All four options are all similar to options 9 and 10 that were tested at the First Proposals stage, but provide additional development locations to meet a higher growth level. As such, all four options are identical in their development assumptions at the following locations: North East Cambridge, North West Cambridge, small sites within Cambridge urban area; Cambridge Airport; and limited development in rural villages. The differences between the four are that:

- Option 9a includes development at an expanded Cambourne and a non-site specific new settlement location,
- Option 10a includes development at an expanded Cambourne and a non-site specific edge of Cambridge - Green Belt location,
- Option 11a includes development at an expanded Royston and a non-site specific new settlement location, and
- Option 11b includes: includes development at an expanded Cambourne and at an expanded Royston.

1.7 To ensure we had a comparable understanding of the benefits and disadvantages of each, we tested these in the same way as had been completed at previous stages so far as was proportionate (see further in Part 2: summary evidence base report to this appendix), noting the similarities between these new hybrid options and the two hybrid options tested as part of preparation of the First Proposals for the earlier level of jobs and homes (SO9 First Proposals including Cambourne and SO10 hybrid strategy alternative including Green Belt).

Compiling the strategic spatial options

1.8 Section 5: S/DS Development Strategy in the main body of the Strategy topic paper sets out how the draft plan development strategy was selected. The Councils determined the high-level distribution set out in the descriptions and tables below for testing via the strategic options before identifying the full detailed draft plan strategy, such that the figures in the table may not exactly match those included in the detailed spatial strategy.

Non site-specific locations tested

1.9 The Councils identified the four alternative strategic options using the First Proposals preferred option hybrid spatial strategy excluding Cambourne as the

starting point (see above sub-section regarding the strategic spatial options). Subtracting this supply from the 2025 housing need figure leaves a shortfall to find in the draft plan of around two strategic sites using evidence based housing delivery assumptions (for further detail see 5. S/DS: Development Strategy > New or Updated Evidence > Towards a draft plan development strategy: jobs and homes > Review of broad locations for meeting additional need).

- 1.10 As such, the strategic spatial options include the Emerging First Proposals preferred option hybrid spatial strategy excluding Cambourne, plus development at two strategic site locations in varying combinations from the following four sources of supply: Edge of Cambridge - Green Belt, expanded Cambourne, an additional new settlement, and expanding an existing town - Royston

Location capacity

- 1.11 The assumed capacity for each non-site specific broad location tested was as follows:

- Edge of Cambridge - Green Belt: 1 or more sites totalling 3,600 homes (capacity based on rough analysis of potential available sites and delivery assumption within plan period)
- New settlement: 5,000 homes (hypothetical capacity based on previous minimum assumption of 4,500 homes for a new settlement, rounded up)
- Cambourne: 15,000 homes (hypothetical capacity consistent with previous testing)
- Expanded Royston: 15,000 homes (hypothetical capacity based on a rounded estimate of the total capacity of land directly adjacent to Royston within the South Cambridgeshire area, using assumptions for development area and housing density)

Housing trajectories for each option

1.12 To enable testing of the housing deliverability of each strategic option, we produced housing trajectories for each, which all included commitments as per the April 2025 housing trajectory, and current expectations about previously identified GCLP emerging allocations. For the additional locations which are the focus of testing the following start year and build out typologies were used, drawing on advice in the Housing Delivery Study 2021:

- Edge of Cambridge: standard start year assumption post-plan adoption; sustainable urban extension typology build out rate.
- New settlement: standard start year assumption post-plan adoption; new settlement typology build out rate.
- Expanded Royston: standard start year assumption post-plan adoption; sustainable urban extension typology build out rate.

Description of strategic spatial options and options numbers for testing

9a: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne

Outline description

1.13 This is a hybrid strategy to meet a variety of needs, focusing growth at a range of locations including in particular Cambridge urban area, edge of Cambridge - non-Green Belt, around Cambourne, and at an additional new settlement.

Detailed description

1.14 Broad areas to include:

Cambridge urban area

- North East Cambridge (delivery by 2045 assumption)
- North West Cambridge (densification of existing planned built-up area)
- Small sites within Cambridge urban area - limited amount of development relating to actual capacity

Edge of Cambridge - non-Green Belt

- Cambridge Airport (initial phase post 2030, outside Green Belt, delivery by 2045 assumption)

Western Cluster (focus on transport node)

- Expanded Cambourne (delivery by 2045 assumption)

New settlements on public transport corridors

- Additional new settlement (delivery by 2045 assumption)

Southern Cluster (integrating jobs and homes)

- Southern cluster villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access

Dispersal to villages

- Rest of rural area villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access

10a: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne

Outline description

1.15 This is a hybrid strategy to meet a variety of needs, focusing growth at a range of locations including in particular Cambridge urban area, edge of Cambridge - non-Green Belt, and non-site specific Green Belt locations. (N.B. this strategic spatial option is identical – within the 2024-45 plan period - to the emerging preferred option hybrid spatial strategy except for the inclusion of development at Edge of Cambridge - Green Belt in place of development at an additional new settlement.)

Detailed description

1.16 Broad areas to include:

Cambridge urban area

- North East Cambridge (delivery by 2045 assumption)
- North West Cambridge (densification of existing planned built up area)
- Small sites within Cambridge urban area - limited amount of development relating to actual capacity

Edge of Cambridge - non-Green Belt

- Cambridge Airport (initial phase post 2030, outside Green Belt, delivery by 2041 assumption)

Edge of Cambridge - Green Belt

- Edge of Cambridge - Green Belt (equivalent to one or more non-site specific Green Belt location/s)

Western Cluster (focus on transport node)

- Expanded Cambourne (delivery by 2045 assumption)

Southern Cluster (integrating jobs and homes)

- Southern cluster villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access

Dispersal to villages

- Rest of rural area villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access

11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement

Outline description

1.17 The alternative hybrid spatial strategy is a hybrid strategy to meet a variety of needs, focusing growth at a range of locations including in particular Cambridge urban area, edge of Cambridge - non-Green Belt, at an expanded Royston, and at an additional new settlement.

Detailed description

1.18 Broad areas to include:

Cambridge urban area

- North East Cambridge (delivery by 2045 assumption)
- North West Cambridge (densification of existing planned built up area)
- Small sites within Cambridge urban area - limited amount of development relating to actual capacity

Edge of Cambridge - non-Green Belt

- Cambridge Airport (initial phase post 2030, outside Green Belt, delivery by 2041 assumption)

Expanding an existing market town - Royston

- Extension to Royston (delivery by 2045 assumption)

New settlements on public transport corridors

- Additional new settlement (delivery by 2045 assumption)

Southern Cluster (integrating jobs and homes)

- Southern cluster villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access

Dispersal to villages

- Rest of rural area villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access

11b - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne

Outline description

1.19 The alternative hybrid spatial strategy is a hybrid strategy to meet a variety of needs, focusing growth at a range of locations including in particular Cambridge urban area, edge of Cambridge - non-Green Belt, around Cambourne, and at an expanded Royston.

Detailed description

1.20 Broad areas to include:

Cambridge urban area

- North East Cambridge (delivery by 2045 assumption)
- North West Cambridge (densification of existing planned built-up area)
- Small sites within Cambridge urban area - limited amount of development relating to actual capacity

Edge of Cambridge - non-Green Belt

- Cambridge Airport (initial phase post 2030, outside Green Belt, delivery by 2041 assumption)

Western Cluster (focus on transport node)

- Expanded Cambourne (delivery by 2045 assumption)

Expanding an existing market town: Royston

- Extension to Royston (delivery by 2045 assumption)

Southern Cluster (integrating jobs and homes)

- Southern cluster villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access

Dispersal to villages

- Rest of rural area villages - limited development distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access

Strategic spatial options numbers for testing

Table 1: Strategic Option 9a: 2025 growth option: Hybrid spatial strategy including new settlement, and expanding Cambourne

Steps or Sites / Locations	Homes 2024-45	Homes Post 2045	Homes full build out	Jobs 2024-45	Jobs post 2045	Jobs full build out
Requirement	-	-	-	-	-	-
Housing requirement (annual figure)	2,295	-	-	72,300	-	-
Local Housing Need (plan period figure)	48,195	-	-	-	-	-
Rough 10% buffer	4,820	-	-	-	-	-
Local Housing Need + 10% buffer	53,015	-	-	-	-	-
CURRENT HOUSING SUPPLY	-	-	-	-	-	-
Current supply - Housing Trajectory (1 April 2025) ¹	37,961	7,725	45,686	-	-	-
Current supply - updates to Housing Trajectory ²	-115	0	-115	-	-	-

¹ Previous strategic spatial options explicitly included increased delivery rates at existing major sites delivering beyond 2045 (Northstowe and Waterbeach). These assumptions are retained but are incorporated within the current supply row. In addition, previous strategic spatial options included an increased windfall assumption and dwelling equivalents from student and older peoples bedspaces in the updates to housing trajectory row. These are now incorporated within the current supply row.

² Previous strategic spatial options explicitly included increased delivery rates at existing major sites delivering beyond 2045 (Northstowe and Waterbeach). These assumptions are retained but are

Additional homes to be identified	10,349	-	-	-	-	-
ADDITIONAL SOURCES OF SUPPLY	-	-	-	-	-	-
Densification of Cambridge	-	-	-	-	-	-
North East Cambridge	3,950	3,975	7,925	1,300	13,700	15,000
North West Cambridge	2,500	0	2,500	-	-	-
Other smaller urban sites / small sites requirement	12	0	12	-	-	-
Edge of Cambridge - non-Green Belt	-	-	-	-	-	-
Cambridge Airport (safeguarded land)	3,950	4,050	8,000	100	8,900	9,000
Edge of Cambridge - Green Belt	-	-	-	-	-	-
Edge of Cambridge Green Belt - non site specific	-	-	-	-	-	-
Cambridge Biomedical Campus	700	0	700	0	8,300	8,300
Western Cluster (focus on transport node)	-	-	-	-	-	-
Extension to Cambourne (East West Rail)	2,550	12,450	15,000	300	14,700	15,000
New settlements on public transport corridors	-	-	-	-	-	-
Additional new settlement	2,550	2,450	5,000	300	700	1,000
Expanding an existing market town: Royston	-	-	-	-	-	-
Extension to Royston	-	-	-	-	-	-
Southern Cluster (integrating jobs and homes)	-	-	-	-	-	-
Distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access	185	0	185	-	-	-
Dispersal to villages	-	-	-	-	-	-
Distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access	204	0	204	-	-	-

incorporated within the current supply row. In addition, previous strategic spatial options included an increased windfall assumption and dwelling equivalents from student and older peoples bedspaces in the updates to housing trajectory row. These are now incorporated within the current supply row.

Rural employment locations	-	-	-	-	-	-
Babraham	-	-	-	300	300	600
B2/B8 on A14 corridor (in vicinity of Swavesey junction)	-	-	-	300	500	800
Total additional sources of supply	16,601	22,925	39,526	2,600	47,100	49,700
Total including current and additional sources of supply	54,447	30,650	85,097	N/A	N/A	N/A
Balance of total supply against Housing requirement	6,252	N/A	N/A	N/A	N/A	N/A
Balance of total supply against Housing requirement + 10% buffer	1,433	N/A	N/A	N/A	N/A	N/A
Total supply vs. Housing requirement: % oversupply	13.00%	N/A	N/A	N/A	N/A	N/A

NOTE: figures in the tables above for homes post 2045 do not include a continuing windfall allowance of 185 dwellings in Cambridge and 240 dwellings in South Cambridgeshire, which are shown in the housing trajectory for the years post 2045 up to 2060.

Table 2: Strategic Option 10a: 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt, and expanding Cambourne

	Homes 2024-45	Homes Post 2045	Homes full build out	Jobs 2024- 45	Jobs post 2045	Jobs full build out
Requirement	-	-	-	-	-	-
Housing requirement (annual figure)	2,295	-	-	72,300	-	-
Local Housing Need (plan period figure)	48,195	-	-	-	-	-
Rough 10% buffer	4,820	-	-	-	-	-
Local Housing Need + 10% buffer	53,015	-	-	-	-	-
CURRENT HOUSING SUPPLY	-	-	-	-	-	-
Current supply - Housing Trajectory (1 April 2025) ³	37,961	7,725	45,686	-	-	-
Current supply - updates to Housing Trajectory ⁴	-115	0	-115	-	-	-
Additional homes to be identified	10,349	-	-	-	-	-
ADDITIONAL SOURCES OF SUPPLY	-	-	-	-	-	-
Densification of Cambridge	-	-	-	-	-	-
North East Cambridge	3,950	3,975	7,925	1,300	13,700	15,000
North West Cambridge	2,500	0	2,500	-	-	-
Other smaller urban sites / small sites requirement	12	0	12	-	-	-

³ Previous strategic spatial options explicitly included increased delivery rates at existing major sites delivering beyond 2045 (Northstowe and Waterbeach). These assumptions are retained but are incorporated within the current supply row. In addition, previous strategic spatial options included an increased windfall assumption and dwelling equivalents from student and older peoples bedspaces in the updates to housing trajectory row. These are now incorporated within the current supply row.

⁴ Previous strategic spatial options explicitly included increased delivery rates at existing major sites delivering beyond 2045 (Northstowe and Waterbeach). These assumptions are retained but are incorporated within the current supply row. In addition, previous strategic spatial options included an increased windfall assumption and dwelling equivalents from student and older peoples bedspaces in the updates to housing trajectory row. These are now incorporated within the current supply row.

Edge of Cambridge - non-Green Belt	-	-	-	-	-	-
Cambridge Airport (safeguarded land)	3,950	4,050	8,000	100	8,900	9,000
Edge of Cambridge - Green Belt	-	-	-	-	-	-
Edge of Cambridge Green Belt - non site specific	3,150	450	3,600	300	-	300
Cambridge Biomedical Campus	700	0	700	0	8,300	8,300
Western Cluster (focus on transport node)	-	-	-	-	-	-
Extension to Cambourne (East West Rail)	2,550	12,450	15,000	300	14,700	15,000
New settlements on public transport corridors	-	-	-	-	-	-
Additional new settlement	-	-	-	-	-	-
Expanding an existing market town - Royston	-	-	-	-	-	-
Extension to Royston	-	-	-	-	-	-
Southern Cluster (integrating jobs and homes)	-	-	-	-	-	-
Distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access	185	0	185	-	-	-
Dispersal to villages	-	-	-	-	-	-
Distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access	204	0	204	-	-	-
Rural employment locations	-	-	-	-	-	-
Babraham	-	-	-	300	300	600
B2/B8 on A14 corridor (in vicinity of Swavesey junction)	-	-	-	300	500	800
Total additional sources of supply	17,201	20,925	38,126	2,600	46,400	49,000

Total including current and additional sources of supply	55,047	28,650	83,697	N/A	N/A	N/A
Balance of total supply against Housing requirement	6,852	N/A	N/A	N/A	N/A	N/A
Balance of total supply against Housing requirement + 10% buffer	2,033	N/A	N/A	N/A	N/A	N/A
Total supply vs. Housing requirement: % oversupply	14.20%	N/A	N/A	N/A	N/A	N/A

NOTE: figures in the tables above for homes post 2045 do not include a continuing windfall allowance of 185 dwellings in Cambridge and 240 dwellings in South Cambridgeshire, which are shown in the housing trajectory for the years post 2045 up to 2060.

Table 3: Strategic Option 11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement

	Homes 2024-45	Homes Post 2045	Homes full build out	Jobs 2024 -45	Jobs post 2045	Jobs full build out
Requirement	-	-	-	-	-	-
Housing requirement (annual figure)	2,295	-	-	72,300	-	-
Local Housing Need (plan period figure)	48,195	-	-	-	-	-
Rough 10% buffer	4,820	-	-	-	-	-
Local Housing Need + 10% buffer	53,015	-	-	-	-	-
CURRENT HOUSING SUPPLY	-	-	-	-	-	-
Current supply - Housing Trajectory (1 April 2025) ⁵	37,961	7,725	45,686	-	-	-
Current supply - updates to Housing Trajectory ⁶	-115	0	-115	-	-	-
Additional homes to be identified	10,349	-	-	-	-	-
ADDITIONAL SOURCES OF SUPPLY	-	-	-	-	-	-
Densification of Cambridge	-	-	-	-	-	-
North East Cambridge	3,950	3,975	7,925	1,300	13,700	15,000
North West Cambridge	2,500	0	2,500	-	-	-
Other smaller urban sites / small sites requirement	12	0	12	-	-	-
Edge of Cambridge non-Green Belt	-	-	-	-	-	-
Cambridge Airport (safeguarded land)	3,950	4,050	8,000	100	8,900	9,000
Edge of Cambridge Green Belt	-	-	-	-	-	-

⁵ Previous strategic spatial options explicitly included increased delivery rates at existing major sites delivering beyond 2045 (Northstowe and Waterbeach). These assumptions are retained but are incorporated within the current supply row. In addition, previous strategic spatial options included an increased windfall assumption and dwelling equivalents from student and older peoples bedspaces in the updates to housing trajectory row. These are now incorporated within the current supply row.

⁶ Previous strategic spatial options explicitly included increased delivery rates at existing major sites delivering beyond 2045 (Northstowe and Waterbeach). These assumptions are retained but are incorporated within the current supply row. In addition, previous strategic spatial options included an increased windfall assumption and dwelling equivalents from student and older peoples bedspaces in the updates to housing trajectory row. These are now incorporated within the current supply row.

Edge of Cambridge Green Belt - non site specific	-	-	-	-	-	-
Cambridge Biomedical Campus	700	0	700	0	8,300	8,300
Western Cluster (focus on transport node)	-	-	-	-	-	-
Extension to Cambourne (East West Rail)	-	-	-	-	-	-
New settlements on public transport corridors	-	-	-	-	-	-
Additional new settlement	2,550	2,450	5,000	300	700	1,000
Expanding an existing market town - Royston	-	-	-	-	-	-
Extension to Royston	3150	11,850	15,000	600	1,400	2,000
Southern Cluster (integrating jobs and homes)	-	-	-	-	-	-
Distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access	185	0	185	-	-	-
Dispersal to villages	-	-	-	-	-	-
Distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access	204	0	204	300	300	600
Rural employment locations	-	-	-	-	-	-
Babraham	-	-	-	300	300	600
B2/B8 on A14 corridor (in vicinity of Swavesey junction)	-	-	-	300	500	800
Total additional sources of supply	17,201	22,325	39,526	3,500	48,800	52,300
Total including current and additional sources of supply	55,162	30,050	85,212	N/A	N/A	N/A
Balance of total supply against Housing requirement	6,967	N/A	N/A	N/A	N/A	N/A
Balance of total supply against Housing requirement + 10% buffer	2,147	N/A	N/A	N/A	N/A	N/A
Total supply vs. Housing requirement: % oversupply	13%	N/A	N/A	N/A	N/A	N/A

NOTE: figures in the tables above for homes post 2045 do not include a continuing windfall allowance of 185 dwellings in Cambridge and 240 dwellings in South Cambridgeshire, which are shown in the housing trajectory for the years post 2045 up to 2060.

Table 4: Strategic Option 11b - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne

	Homes 2024- 45	Homes Post 2045	Homes full build out	Jobs 2024- 45	Jobs post 2045	Jobs full build out
Requirement	-	-	-	-	-	-
Housing requirement (annual figure)	2,295	-	-	72,300	-	-
Local Housing Need (plan period figure)	48,195	-	-	-	-	-
Rough 10% buffer	4,820	-	-	-	-	-
Local Housing Need + 10% buffer	53,015	-	-	-	-	-
CURRENT HOUSING SUPPLY	-	-	-	-	-	-
Current supply - Housing Trajectory (1 April 2025)	37,961	7,725	45,686	-	-	-
Current supply - updates to Housing Trajectory	-115	0	-115	-	-	-
Additional homes to be identified	10,349	-	-	-	-	-
ADDITIONAL SOURCES OF SUPPLY	-	-	-	-	-	-
Densification of Cambridge	-	-	-	-	-	-
North East Cambridge	3,950	3,975	7,925	1,300	13,700	15,000
North West Cambridge	2,500	0	2,500	-	-	-
Other smaller urban sites / small sites requirement	12	0	12	-	-	-
Edge of Cambridge - non-Green Belt	-	-	-	-	-	-
Cambridge Airport (safeguarded land)	3,950	4,050	8,000	100	8,900	9,000
Edge of Cambridge - Green Belt	-	-	-	-	-	-
Edge of Cambridge Green Belt - non site specific	0	0	0	-	-	-
Cambridge Biomedical Campus	700	0	700	0	8,300	8,300
Western Cluster (focus on transport node)	-	-	-	-	-	-
Extension to Cambourne (East West Rail)	2,550	12,450	15,000	300	14,700	15,000
New settlements on public transport corridors	-	-	-	-	-	-
Additional new settlement	-	-	-	-	-	-
Expanding an existing market town - Royston	-	-	-	-	-	-
Extension to Royston	3150	11,850	15,000	600	1,400	2,000

Southern Cluster (integrating jobs and homes)	-		-	-	-	-
Distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access	185	0	185	-	-	-
Dispersal to villages	-	-	-	-	-	-
Distributed across Rural Centres, Minor Rural Centres, and Group Villages with very good Public Transport Access	204	0	204	300	300	600
Rural employment locations	-	-	-	-	-	-
Babraham	-	-	-	300	300	600
B2/B8 on A14 corridor (in vicinity of Swavesey junction)	-	-	-	300	500	800
Total additional sources of supply	17,201	32,325	49,526	2,600	46,700	49,300
Total including current and additional sources of supply	55,162	40,050	95,212	N/A	N/A	N/A
Balance of total supply against Housing requirement	6,967	N/A	N/A	N/A	N/A	N/A
Balance of total supply against Housing requirement + 10% buffer	2,147	N/A	N/A	N/A	N/A	N/A
Total supply vs. Housing requirement: % oversupply	13%	N/A	N/A	N/A	N/A	N/A

NOTE: figures in the table above for homes post 2045 do not include a continuing windfall allowance of 185 dwellings in Cambridge and 240 dwellings in South Cambridgeshire, which are shown in the housing trajectory for the years post 2045 up to 2060.

Part 2: Summary evidence base report

Introduction

- 1.21 This section summarises the opportunities, challenges and outcomes of evidence-based and sustainability testing associated with the four alternative hybrid strategies set out above in Appendix 1E - Part 1.
- 1.22 There is a substantive amount of evidence that has been developed to date that remains relevant; and a preferred hybrid strategy was established at the First Proposals, the last formal stage of the plan's progress. Consequently, the summaries provided in this appendix build on this established work. Given this necessary continuity across the stages of the plan's progress, this appendix should be read in conjunction with Appendix 1G of the Greater Cambridge Local Plan: Development Strategy Topic Paper (2021); and the Greater Cambridge Local Plan: Development Strategy Update (January 2023).
- 1.23 More specifically, the alternative hybrid strategies 9a, 10a, 11a and 11b are based firmly on Options 9 and 10, the previous hybrid strategies which were assessed in the First Proposals. Indeed, for all four options most of the component elements are unchanged from Options 9 and 10, and Options 9a and 10a are comprised of component broad locations that have all been tested via our evidence bases and Sustainability Appraisal for previous stages of strategic options testing. As such, it is appropriate to rely on this already published information to provide an understanding of the performance of the new options. The only specific evidence completed to inform these additional hybrid spatial strategies is via the Housing Delivery Study 2025, which tested options 9a and 10a in housing delivery terms.
- 1.24 The only broad location not previously tested is the expanding a market town – Royston broad location included within options 11a and 11b. While no specific evidence has been commissioned with regard to this broad location, in many instances the existing strategic options evidence bases can reasonably be used to infer the likely challenges and opportunities that will arise from it. In addition,

some issues can be taken into account at a broad strategic level from the HELAA assessments of the specific sites adjacent to Royston that comprise this spatial option. Where it is not possible to assess how this location might perform with regard to a particular topic, then this is stated as such within the summary of challenges and opportunities. In particular, no carbon or transport modelling of the performance of the Royston broad location has been undertaken.

- 1.25 The Sustainability Appraisal supporting the draft plan has been completed for all four strategic options. The individual evidence base assessments and Sustainability Appraisal supplement reports from previous stages are also available on the Greater Cambridge Shared Planning website.

Evidence base assessments

Option 9a - 2025 growth option: Hybrid spatial strategy including new settlement

- 1.26 This approach would focus new homes and jobs primarily within Cambridge at North East Cambridge, on the edge of Cambridge at Cambridge East, at an extension of Cambridge Biomedical Campus, and at an expanded Cambourne and at a new settlement, with some limited development in villages.
- 1.27 The elements of Option 9a are the same as Option 9, except for the new settlement. For this reason, the assessment below draws directly from the previous findings for Option 9 and adds the sustainability appraisal outcomes, opportunities and challenges related to new settlements.
- 1.28 The **Sustainability Appraisal** found that this option had a range of positive and negative effects relating to the blend of locations included within it.
- 1.29 Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.

- 1.30 Development would be well-located for Cambourne's existing services and facilities whilst providing new and/or expanded facilities too. It is also in a less sensitive area in terms of environmental and historic assets. This option performs relatively poorly within the plan period, as it is unlikely that the full infrastructure to support development will be provided, but it performs well when fully built out. The introduction of a new railway station and the Cambourne to Cambridge Public Transport Scheme will greatly improve sustainable transport options at this location in the long term, which are likely to be attractive to residents. However, there is some uncertainty about when these will be delivered.
- 1.31 The small element of growth at villages included in this option would have some positive social and economic effects in particular via the provision of local housing and employment opportunities which thereby may support existing services, and limited negative environmental effects associated with dispersing development.
- 1.32 The Sustainability Appraisal found that new settlements would establish a whole new town or village, providing homes, jobs and supporting infrastructure in a new location, and would need to be supported by strategic transport infrastructure connecting to Cambridge.
- 1.33 The Sustainability Appraisal concludes that the new settlements option performs well in terms of social objectives, particularly when fully built out, as all new settlements are expected to be of a size that provides for the day to day needs of residents. This includes provision of features such as schools, health care, recreation and leisure facilities. In addition, new settlements can be designed in a way that encourages walking and cycling and incorporates good green infrastructure networks.
- 1.34 However, new settlements result in large-scale landscape change and may be of a scale where it is difficult to avoid intersecting with environmental or heritage assets, areas at risk of flooding or source protection zones. In addition, new settlements have a long lead-in time this may lead to a lack of housing availability from this source earlier in the plan period and a period of disconnect

between when housing is delivered and when jobs and supporting infrastructure is delivered. In order to ensure sustainable behaviours are encouraged in new settlements, it is important to avoid the need for residents to travel for work and services at the outset, otherwise these may become ingrained travel patterns.

Option 9a - 2025 growth option: Hybrid spatial strategy including new settlement – Opportunities

- 1.35 For annual **carbon emissions** per home, this option performed similarly to the mid-range of options previously tested, reflecting the fact that it includes a blend of sources of supply.
- 1.36 With regard to **water**, this option includes the larger developments of North East Cambridge, Cambridge Airport and Cambourne, which would have good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.
- 1.37 There are however opportunities to supply Cambourne with fresh water from outside the area easing likely short term local supply shortages.
- 1.38 The North East Cambridge, Cambridge Airport and North West Cambridge strategic locations provide significant opportunities for integrating a wide range of **green infrastructure (GI)** given the larger scale of development in a single location. There is opportunity to create a GI network across these sites in an innovative and coherent manner which maximises benefits. Other locations provide the opportunity to introduce GI connectivity across the A428 corridor. There is potential to further develop active transport connections linking GI assets.
- 1.39 With regard to the effects on **landscape**, development in the Western Cluster as an extension to Cambourne is likely to result in localised changes to the character of the Wooded Clayland landscape around Cambourne, which is considered to offer potential opportunities to accommodate growth.

- 1.40 An urban and edge of Cambridge focus would promote **equality and inclusivity** by providing more people with access to a range of sustainable modes of travel. It would be more inclusive to more people as Cambridge has the broadest range of services and facilities and is the focus for many jobs; including the potential to invest and spread benefits of growth in areas of Cambridge which includes some of the most deprived wards in Cambridgeshire.
- 1.41 Locations within and close to Cambridge would provide highly accessible **employment** opportunities to a significant labour pool in the city with short and sustainable modes of commuting. Cambridge North Station provides a highly accessible access node and public transport to other locations can be enhanced.
- 1.42 Employment located at transport nodes around Cambourne will broadly enable good labour market accessibility to employment locations and support economic growth.
- 1.43 East West Rail and the Greater Cambridge Cambourne to Cambridge Public Transport Scheme are likely to significantly improve accessibility, enhancing commutability. These strategic locations as a whole would provide a good range of employment use types.
- 1.44 For **housing**, proximity to employment and the ability to provide specialist housing because of existing facilities, services and amenities are seen as positives. Densification of Cambridge and also allocations at the villages will provide early delivery post adoption until new strategic sites begin to deliver.
- 1.45 Locating homes close to jobs gives the best chance to improve walking, cycling and public transport potential. A high level of active mode travel (walking and cycling) and low car mode share is likely to be seen in this option, similar to that seen for Option 2. Given this, this option is likely to limit the need for completely new **transport** infrastructure beyond that already planned, in comparison with those spatial options that have a much more dispersed approach.

- 1.46 As noted above, these findings apply equally to Option 9a, given that the same locations and development typologies are involved. The following findings relate to the additional element of a new settlement.
- 1.47 With regard to **carbon emissions**, new settlements would result in mid-range transport carbon emissions. However, embodied carbon is high due to the need for additional supporting infrastructure and the likely predominance of larger houses rather than more efficient flats.
- 1.48 This option performs well with regard to **water**, as site selection can result in known or expected low flood risk, and large sites with good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems.
- 1.49 Establishing new settlements on public transport corridors provides an opportunity to integrate a wider range of **green infrastructure** opportunities associated with larger scale development. Landscape-led masterplanning could accommodate generous GI provision to avoid risk of impact on nearby wetland habitats and water resources.
- 1.50 New settlements, depending on their size, can be planned to be self-contained by co-locating a broad range of jobs, houses and facilities and services. This provides positive outcomes with regard to **equalities and inclusivity**. Development in new settlements or large urban extensions provide a 'clean slate' whereby new accessible buildings, streets and the public realm can be designed from the outset to cater for all abilities and needs. This option may be likely to include new healthcare services on site. New settlements (larger existing settlements) could act as a local hub for surrounding smaller communities, to avoid the need to travel longer distances to market towns or Cambridge for all their needs, provided access issues could be overcome.
- 1.51 New settlements provide opportunities for high quality and distinctive housing design that is responsive to local character and creates a strong sense of place

through a comprehensive masterplanning process. There may also be opportunities to avoid **heritage** impacts, but would depend on location.

1.52 New settlements provide opportunities to deliver new **housing** at scale towards the mid to latter parts of the plan period. The ability to provide a wide range of dwelling types and sizes is likely, supporting higher delivery rates; and provision of housing for ownership (including self / custom build) and affordable housing are all opportunities arising from this option.

1.53 New settlement development will be well suited to accommodating the full range of **employment** land uses, including offices, labs and warehousing industrial given opportunities for available land. This suggests that spatial proximity is unlikely to be a key factor in generating new economic development, although professional services offices in particular cluster near to the city. The south / south east of South Cambridgeshire has generally been more successful in developing life science related employment. The location of a new settlement may therefore have a bearing on its level of employment success.

Option 9a - 2025 growth option: Hybrid spatial strategy including new settlement – Challenges

1.54 Additional local **wastewater** treatment capacity connected to growth at Cambourne would need to be provided to enable further development at the location.

1.55 For **green infrastructure (GI)**, there is a risk that further development within Cambridge urban area will place additional recreational pressure on existing sites, and opportunities to increase the permeability of the urban area will be needed so as not to exacerbate surface water flooding and the urban heat island effect. It is also important that where development is proposed it is designed to consider the current habitat networks within the site and avoid habitat fragmentation.

- 1.56 For the strategic development locations, development presents risks to the existing GI network; particularly relating to increased recreational pressure on nearby sites, and the potential for impacts on wetland assets to the east and north-east.
- 1.57 Development focused around Cambourne has the potential for impact/s on Eversden & Wimpole SAC and the numerous SSSI (primarily woodland in character) which must be considered cumulatively. There is also a risk of development (dwellings or supporting infrastructure) extending or exacerbating existing north-south severance.
- 1.58 With regard to townscape, densification of the Cambridge urban area is likely to include the potential for additional tall buildings, which could result in changes to historic townscape characteristics and on key views towards the City across the open landscapes of the Fen Edge Claylands and Cam River Valley.
- 1.59 For **landscape**, development at Cambridge Airport on the edge of Cambridge outside the Green Belt is likely to create a new urban edge that would be a prominent feature in the landscape due to the open character of the Fen Edge Chalklands landscape context for Cambridge Airport.
- 1.60 Development in the Southern Cluster is likely to result in localised changes to the character of the River Valley, Chalk Hills and Lowland Claylands **landscape** types within this part of Greater Cambridge, and may have an impact on key views experienced from the Gog Magog Chalk Hills. Dispersal of development to the villages is likely to result in localised changes to the townscape character and landscape setting of some of Greater Cambridge's rural villages.
- 1.61 **Heritage** impacts relating to this option are categorised as low / moderate. Appropriate design responses in terms of building heights and layout at the key sites at North East Cambridge, Cambridge Airport and Cambourne will reduce risks. For other smaller dispersed sites, location and scale will be important matters. Overall, no significant risks are anticipated that cannot be addressed through mitigation.

1.62 Villages typically have fewer services and facilities and so residents are more likely to rely on car use which could negatively impact on equalities and inclusivity, particularly for younger and older people who are unable to drive or own a car.

1.63 Unless villages are located close to or on one of the radial routes into Cambridge the choice of **travel** options may be limited and/or costly. Unless jobs are also dispersed in the rural area, it would not redress the jobs/homes balance, impacting on working age people.

1.64 Spreading **employment** outside of the city to Cambourne will be contrary to prime office market preferences for the city centre and city fringe locations. However, secondary offices and lab development is likely to be successful around Cambourne with improved accessibility. Industrial and warehousing tend to have a greater reliance on strategic road access rather than public transport and would benefit from the A428 connection.

1.65 If the phasing of East West Rail and the new railway station at Cambourne is delayed, then this could delay housing completions from the Cambourne Expansion. Uncertainty over the location of the new station could also affect lead-in times. There is also a risk of potential competition between Cambourne, Bourn Airfield and the Cambourne Extension with all three under construction at the mid-latter part of the plan period, however the committed Cambourne West site would be past its peak and starting to decline before peak delivery would be reached at a new Cambourne allocation.

1.66 For the growth allocated outside of the Cambridge urban area, **transport infrastructure** improvements are required to achieve sustainable links to jobs at Cambridge, which may include highway infrastructure to overcome potential pinch points along planned public transport corridors.

1.67 New provision for **social and community infrastructure** will also be required early in the development of the growth areas. In the more rural areas, there will

be critical mass issues for social, community, sports and leisure infrastructure that may well lead to longer travel distances to access facilities.

1.68 There are likely to be existing **utilities** that cross growth areas, particularly in the urban area, that will require diverting or protecting, and this may impact on the lead-in times for the development of these sites. In time, the level of growth anticipated will exceed planned current water and power demands, and even though there are technical solutions, there are risks around timing and financing of these solutions.

1.69 These challenges related to Option 9 remain relevant with regard to Option 9a. The following additional challenges related to new settlements are relevant as this is the only different element between Options 9 and 9a.

1.70 Reliance on conventional **public transport** may not be an option for people with some disabilities. Depending on the location of new settlements and supporting infrastructure, there is an increased risk of impact on nature sites with an international designation and/or functionally linked habitat.

1.71 For **housing**, competition with existing committed new settlement sites in the mid to latter part of the plan period may flood the market with similar products in similar locations, thus reducing build-out rates. It is also unlikely to deliver sufficient small sites to meet NPPF requirements.

1.72 Under all growth options the market's preference would be to see new B1a (offices) and some B1b (R&D) **employment** space delivered in close proximity to the city.

1.73 Depending on the scale of development there could be impacts on the Greater Cambridge **landscape** – including potentially on the landscape setting of rural historic villages – as they include additional sources of supply on greenfield land. The same applies to the potential effects on heritage assets.

Option 10a - 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt

- 1.74 This approach would focus new homes and jobs within Cambridge at North East Cambridge, on the edge of Cambridge at Cambridge East, at Green Belt locations on the edge of Cambridge and at an expanded Cambourne, with some limited development in villages. Given that the majority of component elements of Option 10 have not changed in Option 10a, the findings with regard to Option 10 are directly applicable to the new alternative hybrid option, as set out below. Findings in relation to an expanded Cambourne are also included in this option.
- 1.75 The Sustainability Appraisal found that Option 10 had a range of positive and negative effects, relating to the blend of locations included within it. Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.
- 1.76 Large urban extensions on the edge of Cambridge in the Green Belt are assumed to provide new services and facilities, as well as being well-located for services, facilities and jobs within Cambridge. There is a risk however that growth around the city could put pressure on amenities within the city, and has potential for adverse impacts on the landscape and historic environment by extending the urban influence of the city and affecting views into and out of the historic centre, thereby affecting the setting of the city.
- 1.77 Development would be well-located for Cambourne's existing services and facilities whilst providing new and/or expanded facilities too. It is also in a less sensitive area in terms of environmental and historic assets. This option performs relatively poorly within the plan period, as it is unlikely that the full infrastructure to support development will be provided, but it performs well when fully built out. The introduction of a new railway station and the Cambourne to Cambridge Public Transport Scheme will greatly improve sustainable transport options at

this location in the long term, which are likely to be attractive to residents. However, there is some uncertainty about when these will be delivered.

- 1.78 The small element of growth at villages included in this option would have some positive social and economic effects in particular via the provision of local housing and employment opportunities which thereby may support existing services, and limited negative environmental effects associated with dispersing development.

Option 10a - 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt - Opportunities

- 1.79 For annual **carbon emissions** per home, this option performed similar to the mid-range of options previously tested, reflecting the fact that it includes a blend of sources of supply. Emissions per home would be very slightly higher than for Option 9a, based on the assumption that Green Belt suburbs will have marginally worse transport connections and therefore higher related emissions than growth on public transport corridors (i.e. at Cambourne or a new settlement).
- 1.80 With regard to **water**, this option includes the larger developments of North East Cambridge, Cambridge Airport and Cambourne, which would have good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems. There are however opportunities to supply Cambourne with fresh water from outside the area easing likely short term local supply shortages.
- 1.81 As with Strategic Spatial Option 9a, development at North East Cambridge, Cambridge Airport and North West Cambridge provide greater opportunities for integrating a wide range of **green infrastructure (GI)** given the larger scale of development in a single location. There is opportunity to create a GI network across these sites in an innovative and coherent manner which maximises benefits.

- 1.82 Additional supply in the Green Belt Fringe provides an opportunity for urban extensions to cater for GI deficits in neighbouring urban areas. There are also opportunities associated with the requirement of the NPPF for the release of Green Belt sites to positively enhance the remaining Green Belt.
- 1.83 With regard to the effects on **landscape**, development in the Western Cluster as an extension to Cambourne is likely to result in localised changes to the character of the Wooded Clayland landscape around Cambourne, which is considered to offer potential opportunities to accommodate growth.
- 1.84 An urban and edge of Cambridge focus would promote **equality and inclusivity** by providing more people with access to a range of sustainable modes of travel. It would be more inclusive to more people as Cambridge has the broadest range of services and facilities and is the focus for many jobs; including the potential to invest and spread benefits of growth in areas of Cambridge which includes some of the most deprived wards in Cambridgeshire.
- 1.85 Locations within and close to Cambridge would provide highly accessible **employment** opportunities to a significant labour pool in the city with short and sustainable modes of commuting. Cambridge North Station provides a highly accessible access node and public transport to other locations can be enhanced.
- 1.86 The development of a new employment offer in other edge of Cambridge - Green Belt locations is likely to be successful over time given existing sector strengths, levels of demand and forecast employment growth in Greater Cambridge, although there will be location-specific sensitivities depending on proximity to other economic activity.
- 1.87 These strategic locations as a whole would provide a good range of employment use types.
- 1.88 Employment located at transport nodes around Cambourne will broadly enable good labour market accessibility to employment locations and support economic growth.

1.89 East West Rail and the Greater Cambridge Cambourne to Cambridge Public Transport Scheme are likely to significantly improve accessibility, enhancing commutability. These strategic locations as a whole would provide a good range of employment use types.

1.90 For **housing**, proximity to employment and the ability to provide specialist housing because of existing facilities, services and amenities are seen as positives. Densification of Cambridge and also allocations at the villages will provide early delivery post adoption until new strategic sites being to deliver.

1.91 Locating homes close to jobs gives the best chance to improve **walking, cycling and public transport** potential. A high level of active mode travel (walking and cycling) and low car mode share is likely to be seen in this option, between that achieved by Options 1 and 2. Given this, this option is likely to limit the need for completely new transport infrastructure beyond that already planned, in comparison with those spatial options that have a much more dispersed approach.

Option 10a – 2025 growth option: Hybrid spatial strategy including Edge of Cambridge: Green Belt – Challenges

1.92 There may be some constraints for development in the Green Belt for this hybrid option because existing fluvial and surface **water** flood risk may make individual sites difficult to deliver, but this depends upon location.

1.93 Additional local **waste water** treatment capacity connected to growth at Cambourne would need to be provided to enable further development at the location.

1.94 For **green infrastructure** there is a risk that further development within Cambridge urban area will place additional recreational pressure on existing sites and opportunities to increase the permeability of the urban area will be needed so as not to exacerbate surface water flooding and the urban heat island

effect. It is also important that development is designed to consider the current habitat networks within the site and avoid habitat fragmentation.

- 1.95 For the strategic development locations, development presents risks to the existing **GI** network; particularly relating to increased recreational pressure on nearby sites, and potential impacts on wetland assets to the east and north east. Development focused around Cambourne has the potential for impact/s on Eversden & Wimpole SAC and the numerous SSSI (primarily woodland in character) which must be considered cumulatively. There is also a risk of development (dwellings or supporting infrastructure) extending or exacerbating existing north-south severance.
- 1.96 With regard to townscape, densification of the Cambridge urban area is likely to include the potential for additional tall buildings, which could result in changes to historic townscape characteristics and on key views towards the City across the open landscapes of the Fen Edge Claylands and Cam River Valley.
- 1.97 There is some sensitivity within Green Belt corridors that protrude into urban areas where assets are at greatest risk of fragmentation or severance.
- 1.98 With regard to **townscape**, densification of the Cambridge Urban Area is likely to include the potential for additional tall buildings, which could result in changes to historic townscape characteristics and on key views towards the City across the open landscapes of the Fen Edge Claylands and Cam River Valley.
- 1.99 For **landscape**, development at Cambridge Airport on the edge of Cambridge outside of the Green Belt is likely to create a new urban edge that would be a prominent feature in the landscape due to the open character of the Fen Edge Chalklands landscape context for Cambridge Airport.
- 1.100 Development in the Southern Cluster is likely to result in localised changes to the character of the River Valley, Chalk Hills and Lowland Claylands **landscape** types within this part of Greater Cambridge, and may have an impact on key views experienced from the Gog Magog Chalk Hills. Dispersal of development to

the villages is likely to result in localised changes to the townscape character and landscape setting of some of Greater Cambridge's rural villages

1.101 Development within the Green Belt could result in **landscape** changes that would alter the setting of the City, particularly in relation to the historic core. Depending on the location of development, this could include impacts on the character of the Fens, Cam River Valley, Western Claylands, Lowland Claylands and Gog Magog Chalk Hills landscapes, and potentially on key views of the City such as from the Gog Magog Hills and Wimpole Ridge. It may also contribute to an increased sense of coalescence with some of the rural villages in close proximity to the City.

1.102 **Heritage** impacts relating to this option are categorised as moderate.

Appropriate design responses in terms of building heights and layout at the key sites at North East Cambridge, Cambridge Airport and Cambourne will reduce risks for these sites. For other smaller dispersed sites, location and scale will be important matters to managing risk. Green Belt development has a higher risk of policy conflict. Given this, it is considered that there are significant risks that are unlikely to be addressed through mitigation.

1.103 Villages typically have fewer services and facilities and so residents are more likely to rely on car use which could negatively impact on **equalities and inclusivity**, particularly for younger and older people who are unable to drive or own a car.

1.104 Unless villages are located close to or on one of the radial routes into Cambridge the choice of travel options may be limited and/or costly. Unless jobs are also dispersed in the rural area, it would not redress the jobs/homes balance, impacting on working age people.

1.105 Spreading **employment** outside of the city to Cambourne will be contrary to prime office market preferences for the city centre and city fringe locations. However, secondary offices and lab development is likely to be successful around Cambourne with improved accessibility. Industrial and warehousing tend

to have a greater reliance on strategic road access rather than public transport and would benefit from the A428 connection.

- 1.106 If the phasing of East-West Rail and the new railway station at Cambourne is delayed, then this could delay housing completions from the Cambourne Expansion. Uncertainty over the location of the new station could also affect lead-in times. There is also a risk of potential competition between Cambourne, Bourn Airfield and the Cambourne Extension with all three under construction at the mid-latter part of the plan period, however the committed Cambourne West site would be past its peak and starting to decline before peak delivery would be reached at a new Cambourne allocation.
- 1.107 Lead-in times are extended for the Edge of Cambridge site(s) compared to other options due to the requirement to release Green Belt land through an adopted plan before applications can be approved (i.e. applications cannot be “twin-tracked” during plan-making unless “very special circumstances” can be demonstrated). The lead-in times are dependent on the size and complexity of the sites allocated.
- 1.108 There is also potential for the Green Belt site allocations to compete with North East, North West Cambridge and Cambridge Airport and reduce delivery rates under this scenario as they would be delivering a similar product in a similar location concurrently at scale.
- 1.109 The additional homes on the edge of Cambridge would require support from either new or improved **transport infrastructure** connecting this growth to jobs and local amenities. New provision for **social and community infrastructure** will also be required early in the development of the growth areas. In the more rural areas, there will be critical mass issues for social, community, sports and leisure infrastructure that may well lead to longer travel distances to access facilities.
- 1.110 There are likely to be existing **utilities** that cross growth areas, particularly in the urban area, that will require diverting or protecting, and this may impact on

the lead-in times for the development of these sites. In time, the level of growth anticipated will exceed planned current water and power demands, and even though there are technical solutions, there are risks around timing and financing of these solutions.

Option 11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement

- 1.111 This approach would focus new homes and jobs primarily within Cambridge at North East Cambridge, on the edge of Cambridge at Cambridge East, at an extension of Cambridge Biomedical Campus, at an expanded Royston and at a new settlement, with some limited development in villages.
- 1.112 The elements of Option 11a are the same as Option 9a, except that development at Royston replaces expansion of Cambourne, given that both involve expansion of an existing settlement. For this reason, the assessment below draws directly from the previous findings for Option 9a and adds the sustainability appraisal outcomes, opportunities and challenges related to the expansion of Royston.
- 1.113 The **Sustainability Appraisal** found that this option had a range of positive and negative effects relating to the blend of locations included within it.
- 1.114 Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.
- 1.115 Development at Royston is expected to bring new services and facilities while benefiting from some existing infrastructure within the town. As Royston is an established market town with a rail station, housing expansion here would likely not require entirely new transport infrastructure.

- 1.116 The creation of a new settlement presents an opportunity to deliver a substantial number of homes across various types and tenures, alongside a wide range of services and facilities. Thoughtful design of such a settlement can promote positive outcomes in terms of accessibility, equality, health, climate change mitigation, and air quality. Over time, the settlement is expected to achieve a degree of self-containment.
- 1.117 New settlements located along strong public transport corridors are likely to benefit from excellent connectivity to services, facilities, and employment centres beyond their immediate area. Additionally, concentrating development in a new settlement can help protect the broader setting of Cambridge, including its heritage assets.
- 1.118 Careful planning of the new settlement could ensure it avoids areas of higher flood risk. Although its development would require significant greenfield land, it offers the chance to integrate substantial green spaces, supporting climate resilience. The site could also be chosen to avoid impacts on Minerals Safeguarding Areas and Minerals Consultation Areas. Furthermore, the settlement could include high-quality employment space designed to attract investment.
- 1.119 Housing development on the edge of Royston, within the South Cambridgeshire district, would be relatively far from Cambridge. As a result, it may be more aligned with serving the Stevenage Housing Market Area rather than contributing to Cambridge's housing needs.
- 1.120 New development areas around Royston would be less connected to the existing town centre, as they would be separated by the A505. This physical barrier could limit convenient access to existing town facilities and make commuting to employment centres in Cambridge or southern towns such as Stevenage or Hertford more likely, potentially increasing car dependency and reducing sustainability.

Option 11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement – Opportunities

- 1.121 For annual **carbon emissions** per home it is not possible directly to compare this hybrid strategy with others as no specific assessment of the performance of the Royston spatial option has been undertaken.
- 1.122 With regard to **water**, this option includes the larger developments of North East Cambridge and Cambridge Airport, which would have good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems. These opportunities could equally apply to strategic scale development at Royston.
- 1.123 The North East Cambridge, Cambridge Airport and North West Cambridge strategic locations, as well as establishing new settlements on public transport corridors, all provide significant opportunities for integrating a wide range of **green infrastructure (GI)** given the larger scale of development in a single location. There is opportunity to create a GI network across these sites in an innovative and coherent manner which maximises benefits.
- 1.124 An urban and edge of Cambridge focus would promote **equality and inclusivity** by providing more people with access to a range of sustainable modes of travel. It would be more inclusive to more people as Cambridge has the broadest range of services and facilities and is the focus for many jobs; including the potential to invest and spread benefits of growth in areas of Cambridge which includes some of the most deprived wards in Cambridgeshire.
- 1.125 Locations within and close to Cambridge would provide highly accessible **employment** opportunities to a significant labour pool in the city with short and sustainable modes of commuting. Cambridge North Station provides a highly accessible access node and public transport to other locations can be enhanced.
- 1.126 For **housing**, proximity to employment and the ability to provide specialist housing because of existing facilities, services and amenities are seen as

positives. Densification of Cambridge and also allocations at the villages will provide early delivery post adoption until new strategic sites begin to deliver.

- 1.127 Locating homes close to jobs gives the best chance to improve walking, cycling and public transport potential. A high level of active mode travel (walking and cycling) and low car mode share is likely to be seen in this option, particularly with regard to development close to Cambridge.
- 1.128 Strategic scale development at Royston could provide access to services and facilities planned within the development and existing facilities in the town, including promoting walking and cycling.
- 1.129 New settlements and larger urban extensions, depending on their size, can be planned to be self-contained by co-locating a broad range of jobs, houses and facilities and services. This provides positive outcomes with regard to **equalities and inclusivity**.
- 1.130 New settlements and larger urban extensions, including strategic development at Royston, provide opportunities to deliver new **housing** at scale towards the mid to latter parts of the plan period. The ability to provide a wide range of dwelling types and sizes is likely, supporting higher delivery rates; and provision of housing for ownership (including self / custom build) and affordable housing are all opportunities arising from this option.

Option 11a - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston and a new settlement - Challenges

- 1.131 For **green infrastructure (GI)**, there is a risk that further development within Cambridge urban area will place additional recreational pressure on existing sites, and opportunities to increase the permeability of the urban area will be needed so as not to exacerbate surface water flooding and the urban heat island effect. It is also important that where development is proposed it is designed to consider the current habitat networks within the site and avoid habitat

fragmentation. Development at Royston could have an adverse effect on the Therfield Heath SSSI.

1.132 For the strategic development locations, development presents risks to the existing GI network; particularly relating to increased recreational pressure on nearby sites.

1.133 With regard to **townscape**, densification of the Cambridge urban area is likely to include the potential for additional tall buildings, which could result in changes to historic townscape characteristics and on key views towards the City across the open landscapes of the Fen Edge Claylands and Cam River Valley.

1.134 For **landscape**, development at Cambridge Airport on the edge of Cambridge outside the Green Belt is likely to create a new urban edge that would be a prominent feature in the landscape due to the open character of the Fen Edge Chalklands landscape context for Cambridge Airport.

1.135 Development in the Southern Cluster is likely to result in localised changes to the character of the River Valley, Chalk Hills and Lowland Claylands landscape types within this part of Greater Cambridge, and may have an impact on key views experienced from the Gog Magog Chalk Hills.

1.136 Development at Royston is likely to have an adverse impact on the rural chalklands landscape character due to extensive views of the open low-lying land. Dispersal of development to the villages is likely to result in localised changes to the townscape character and landscape setting of some of Greater Cambridge's rural villages. Dispersal of development to the villages is likely to result in localised changes to the townscape character and landscape setting of some of Greater Cambridge's rural villages.

1.137 Some **heritage** impacts can be addressed through appropriate design responses in terms of building heights and layout at the key sites at North East Cambridge and Cambridge Airport. For the Royston option, development in

some locations is likely to affect one or more scheduled monuments. For other smaller dispersed sites, location and scale will be important matters.

1.138 Villages typically have fewer services and facilities and so residents are more likely to rely on car use which could negatively impact on equalities and inclusivity, particularly for younger and older people who are unable to drive or own a car.

1.139 Unless villages are located close to or on one of the radial routes into Cambridge the choice of **travel** options may be limited and/or costly. Unless jobs are also dispersed in the rural area, it would not redress the jobs/homes balance, impacting on working age people.

1.140 Development at Royston would be some distance from the town's rail station and town centre services. As an expansion of an existing market town that has a rail station, housing at this strategic location would likely not need completely new transport infrastructure, although the expansion sites would be relatively distant from the station which would likely limit the number of trips made by sustainable modes. This is likely to place reliance on car travel for longer journeys, with resultant adverse effects on carbon emissions and on equalities and inclusivity, particularly for younger and older people who are unable to drive or own a car.

1.141 Under all growth options the market's preference would be to see new B1a (offices) and some B1b (R&D) **employment** space delivered in close proximity to Cambridge. Therefore, spreading employment outside of the city to more dispersed locations such as the Royston option and villages will be contrary to prime office market preferences for the city centre and city fringe locations.

1.142 For the growth allocated outside of the Cambridge urban area, **transport infrastructure** improvements are required to achieve sustainable links to jobs at Cambridge, which may include highway infrastructure to overcome potential pinch points along planned public transport corridors.

1.143 New provision for **social and community infrastructure** will also be required early in the development of the growth areas. In the more rural areas, there will be critical mass issues for social, community, sports and leisure infrastructure that may well lead to longer travel distances to access facilities.

1.144 There are likely to be existing **utilities** that cross growth areas, particularly in the urban area, that will require diverting or protecting, and this may impact on the lead-in times for the development of these sites. In time, the level of growth anticipated will exceed planned current water and power demands, and even though there are technical solutions, there are risks around timing and financing of these solutions.

1.145 For **housing**, competition with existing committed new settlement sites in the mid to latter part of the plan period may flood the market with similar products in similar locations, thus reducing build-out rates. It is also unlikely to deliver sufficient small sites to meet NPPF requirements.

1.146 Housing provided at Royston would be relatively distant from Cambridge, serving at least in part the Stevenage Housing Market Area.

Option 11b - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne

1.147 This approach would focus new homes and jobs within Cambridge at North East Cambridge, on the edge of Cambridge at Cambridge East, at an extension of Cambridge Biomedical Campus, at an expanded Cambourne and at Royston, with some limited development in villages.

1.148 The component parts of Option 11b are the same as Option 10a, except that development at Royston replaces a new settlement option to create a reasonable alternative to the other hybrid strategies.

- 1.149 The **Sustainability Appraisal** found that this option had a range of positive and negative effects relating to the blend of locations included within it.
- 1.150 Development at North East Cambridge and Cambridge East would result in development well located to access local services, facilities and jobs and would likely minimise the need to travel by car. These sites would also provide benefits as larger developments providing new services and facilities.
- 1.151 Development at North East Cambridge and Cambridge East would be well positioned to provide convenient access to local services, facilities, and employment opportunities. This strategic location is likely to reduce the need for car travel, supporting more sustainable transport choices. Additionally, these sites, being larger in scale, offer the potential to introduce new services and facilities, enhancing the overall sustainability of the developments.
- 1.152 Cambourne already benefits from a range of existing services and facilities. The proposed level of growth in this area means that further infrastructure improvements would be delivered over time, supporting the needs of a growing population and contributing to long-term sustainability.
- 1.153 Development at Royston is also expected to bring new services and facilities, while benefiting from partial access to existing infrastructure within the town.
- 1.154 Housing development on the edge of Royston, within the South Cambridgeshire district, would be relatively far from Cambridge. As a result, it is more likely to serve the Stevenage Housing Market Area rather than meeting Cambridge's housing needs.
- 1.155 New development areas around Royston would be less integrated with the existing town, as they would be separated from the town centre by the A505. This physical barrier could limit easy access to existing facilities and services, and may encourage commuting to employment hubs in Cambridge or southern towns such as Stevenage or Hertford, potentially increasing car dependency.

1.156 In Cambourne, a significant number of residents currently commute to Cambridge for work. Therefore, further development in the area is expected to lead to an increase in carbon emissions. However, this impact is anticipated to be mitigated through planned improvements to public transport infrastructure, which would support more sustainable travel options.

Option 11b - 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne - Opportunities

1.157 As with Option 11a, it is not possible directly to compare this hybrid strategy with others with regard to annual **carbon emissions** per home as no specific assessment of the performance of the Royston spatial option has been undertaken.

1.158 With regard to **water**, this option includes the larger developments of North East Cambridge, Cambridge Airport and Cambourne, which would have good opportunities for blue-green infrastructure, flood risk reduction and high-quality resilient water recycling systems. These opportunities could equally apply to strategic scale development at Royston. There are opportunities to supply Cambourne with fresh water from outside the area easing likely short term local supply shortages.

1.159 As with Strategic Spatial Option 11a, development at North East Cambridge, Cambridge Airport and North West Cambridge provide greater opportunities for integrating a wide range of **green infrastructure** given the larger scale of development in a single location. There is opportunity to create a GI network across these sites in an innovative and coherent manner which maximises benefits.

1.160 With regard to the effects on **landscape**, development in the Western Cluster as an extension to Cambourne is likely to result in localised changes to the character of the Wooded Clayland landscape around Cambourne, which is considered to offer potential opportunities to accommodate growth.

- 1.161 An urban and edge of Cambridge focus would promote **equality and inclusivity** by providing more people with access to a range of sustainable modes of travel. It would be more inclusive to more people as Cambridge has the broadest range of services and facilities and is the focus for many jobs; including the potential to invest and spread benefits of growth in areas of Cambridge which includes some of the most deprived wards in Cambridgeshire.
- 1.162 Locations within and close to Cambridge would provide highly accessible **employment** opportunities to a significant labour pool in the city with short and sustainable modes of commuting. Cambridge North Station provides a highly accessible access node and public transport to other locations can be enhanced.
- 1.163 Employment located at transport nodes around Cambourne will broadly enable good labour market accessibility to employment locations and support economic growth.
- 1.164 East West Rail and the Greater Cambridge Cambourne to Cambridge Public Transport Scheme are likely to significantly improve accessibility, enhancing commutability. These strategic locations as a whole would provide a good range of employment use types.
- 1.165 For **housing**, proximity to employment and the ability to provide specialist housing because of existing facilities, services and amenities are seen as positives. Densification of Cambridge and also allocations at the villages will provide early delivery post adoption until new strategic sites begin to deliver.
- 1.166 Locating homes close to jobs gives the best chance to improve walking, cycling and public transport potential. A high level of active mode travel (walking and cycling) and low car mode share is likely to be seen in this option, particularly with regard to development close to Cambridge.

1.167 Strategic scale development at Royston could provide access to services and facilities planned within the development and existing facilities in the town, including promoting walking and cycling.

1.168 Larger urban extensions, including strategic development at Royston, provide opportunities to deliver new **housing** at scale towards the mid to latter parts of the plan period. The ability to provide a wide range of dwelling types and sizes is likely, supporting higher delivery rates; and provision of housing for ownership (including self/custom build) and affordable housing are all opportunities arising from this option.

Option 11b – 2025 growth option: Hybrid spatial strategy including expanding an existing market town: Royston, and expanding Cambourne – Challenges

1.169 Additional local **wastewater** treatment capacity connected to growth at Cambourne would need to be provided to enable further development at the location.

1.170 For **green infrastructure** there is a risk that further development within Cambridge urban area will place additional recreational pressure on existing sites and opportunities to increase the permeability of the urban area will be needed so as not to exacerbate surface water flooding and the urban heat island effect. It is also important that development is designed to consider the current habitat networks within the site and avoid habitat fragmentation. Development at Royston could have an adverse effect on the Therfield Heath SSSI.

1.171 For the strategic development locations, development presents risks to the existing green infrastructure network; particularly relating to increased recreational pressure on nearby sites, and potential impacts on wetland assets to the east and north east. Development focused around Cambourne has the potential for impact/s on Eversden & Wimpole SAC and the numerous SSSI (primarily woodland in character) which must be considered cumulatively. There is also a risk of development (dwellings or supporting infrastructure) extending or exacerbating existing north-south severance.

- 1.172 With regard to **townscape**, densification of the Cambridge Urban Area is likely to include the potential for additional tall buildings, which could result in changes to historic townscape characteristics and on key views towards the City across the open landscapes of the Fen Edge Claylands and Cam River Valley.
- 1.173 For **landscape**, development at Cambridge Airport on the edge of Cambridge outside of the Green Belt is likely to create a new urban edge that would be a prominent feature in the landscape due to the open character of the Fen Edge Chalklands landscape context for Cambridge Airport.
- 1.174 Development in the Southern Cluster is likely to result in localised changes to the character of the River Valley, Chalk Hills and Lowland Claylands landscape types within this part of Greater Cambridge, and may have an impact on key views experienced from the Gog Magog Chalk Hills.
- 1.175 Development at Royston is likely to have an adverse impact on the rural chalklands landscape character due to extensive views of the open low-lying land. Dispersal of development to the villages is likely to result in localised changes to the townscape character and landscape setting of some of Greater Cambridge's rural villages.
- 1.176 Some **heritage** impacts can be addressed through appropriate design responses in terms of building heights and layout at the key sites at North East Cambridge, Cambridge Airport and Cambourne. For the Royston option, development in some locations is likely to affect one or more scheduled monuments. For other smaller dispersed sites, location and scale will be important matters.
- 1.177 Villages typically have fewer services and facilities and so residents are more likely to rely on car use which could negatively impact on **equalities and inclusivity**, particularly for younger and older people who are unable to drive or own a car.

- 1.178 Unless villages are located close to or on one of the radial routes into Cambridge the choice of travel options may be limited and/or costly. Unless jobs are also dispersed in the rural area, it would not redress the jobs/homes balance, impacting on working age people.
- 1.179 Development at Royston would be some distance from the town's rail station and town centre services. As an expansion of an existing market town that has a rail station, housing at this strategic location would likely not need completely new transport infrastructure, although the expansion sites would be relatively distant from the station which would likely limit the number of trips made by sustainable modes. This is likely to place reliance on car travel for longer journeys, with resultant adverse effects on carbon emissions and on equalities and inclusivity, particularly for younger and older people who are unable to drive or own a car.
- 1.180 Under all growth options the market's preference would be to see new B1a (offices) and some B1b (R&D) **employment** space delivered in close proximity to Cambridge. Therefore, spreading employment outside of the city to more dispersed locations such as the Royston option and villages will be contrary to prime office market preferences for the city centre and city fringe locations.
- 1.181 Spreading employment outside of the city to Cambourne will be contrary to prime office market preferences for the city centre and city fringe locations. However, secondary offices and lab development is likely to be successful around Cambourne with improved accessibility. Industrial and warehousing tend to have a greater reliance on strategic road access rather than public transport and would benefit from the A428 connection.
- 1.182 If the phasing of East West Rail and the new railway station at Cambourne is delayed, then this could delay **housing** completions from the Cambourne Expansion. Uncertainty over the location of the new station could also affect lead-in times. There is also a risk of potential competition between Cambourne, Bourn Airfield and the Cambourne Extension with all three under construction at the mid-latter part of the plan period, however the committed Cambourne West

site would be past its peak and starting to decline before peak delivery would be reached at a new Cambourne allocation.

1.183 As noted above with regard to Option 11a, housing provided at Royston would be relatively distant from Cambridge, serving at least in part the Stevenage Housing Market Area.

1.184 For the growth allocated outside of the Cambridge urban area, **transport infrastructure** improvements are required to achieve sustainable links to jobs at Cambridge, which may include highway infrastructure to overcome potential pinch points along planned public transport corridors.

1.185 New provision for **social and community infrastructure** will also be required early in the development of the growth areas. In the more rural areas, there will be critical mass issues for social, community, sports and leisure infrastructure that may well lead to longer travel distances to access facilities.

1.186 There are likely to be existing **utilities** that cross growth areas, particularly in the urban area, that will require diverting or protecting, and this may impact on the lead-in times for the development of these sites. In time, the level of growth anticipated will exceed planned current water and power demands, and even though there are technical solutions, there are risks around timing and financing of these solutions.

Appendix 2: Consideration of National Planning Policy Framework Small Sites Requirement

Introduction

1.1 To support the delivery of small and medium sized sites, paragraph 73 of the [National Planning Policy Framework \(NPPF, December 2024\)](#) sets out that local planning authorities should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved.

What does it mean for Greater Cambridge?

1.2 Based on the housing requirement of 48,195 dwellings, if the Councils were to identify land to accommodate at least 10% of this requirement on sites no larger than one hectare, this would mean the Councils would need to identify land for at least 4,820 homes.

1.3 The housing supply anticipated to deliver the housing requirement includes: existing commitments (adopted allocations and sites with planning permission) for self-contained dwellings and dwelling equivalents from student and older peoples bedspaces; proposed new allocations; and a windfall allowance. All of these elements of housing supply include sites no larger than one hectare. Each of these sources of supply has therefore been considered to understand how many dwellings are anticipated on sites no larger than one hectare.

How much of the existing supply from adopted allocations and sites with planning permission is on small sites?

1.4 Each site included in the [Greater Cambridge Housing Trajectory \(April 2025\)](#) that is anticipated to deliver dwellings in 2024-2045 has been considered to see whether it meets the NPPF 2024 paragraph 73 requirement of being no larger than one hectare. This includes the consideration of self-contained dwellings and dwelling equivalents from student and older peoples bedspaces. For the strategic

sites and adopted allocations where development is being brought forward in parcels, the overall size of the strategic site or adopted allocation has been considered rather than the size of individual parcels.

1.5 A review of existing adopted allocations has resulted in some changes to the boundary and / or dwellings anticipated on a number of adopted allocations. The revised site sizes and dwelling numbers for these allocations have been used when considering the number of dwellings anticipated on sites no larger than one hectare.

1.6 The following adopted allocations and sites with planning permission for housing are anticipated to deliver dwellings in 2024-2045 and are on sites no larger than one hectare:

Table 1: Adopted allocation and sites with planning permission

Site address	Site area (hectares)	Anticipated Completions 2024-2045 (dwellings, net)	Comments
Police Station, Parkside, Cambridge	0.48	50	-
Henry Giles House, Chesterton Road, Cambridge	0.63	50	Reflects amended allocation boundary and site capacity.
Horizon Resource Centre, 285 Coldham's Lane, Cambridge	0.73	40	-
149 Newmarket Road, Cambridge	0.08	10	Demolition of the existing dwelling was completed prior to 1 April 2024.

Site address	Site area (hectares)	Anticipated Completions 2024-2045 (dwellings, net)	Comments
185-189 Newmarket Road and 1 Godesdone Road, Cambridge	0.05	9	-
212-214 Newmarket Road, Cambridge	0.06	13	-
Aylesborough Close, Cambridge	0.62	70	Demolition of the 36 existing dwellings were completed prior to 1 April 2024.
Edward House, 8 Albion Row, Cambridge	0.07	8	Development of 16 dwellings, following demolition of 15 bed care home (equivalent to 8 dwellings).
Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge	0.84	36	Development of 138 student bedrooms (equivalent to 57 dwellings), following loss of 6 dwellings and 37 student bedrooms (equivalent to 15 dwellings).
Phase 3, Land at Colville Road, Cambridge	0.56	28	Demolition of the 18 existing dwellings and erection of 20 new dwellings were

Site address	Site area (hectares)	Anticipated Completions 2024-2045 (dwellings, net)	Comments
71-73 Fen Road, Cambridge	0.35	12	completed prior to 1 April 2024. Demolition of the 2 existing dwellings was completed prior to 1 April 2024.
6A Chapel Street, Cambridge	0.05	13	-
Buchan Street Neighbourhood Centre, Cambridge	0.46	28	-
Land at Aragon Close and Sackville Close, Cambridge	0.51	14	-
19-35 Regent Street, Cambridge	0.03	7	Development of 26 student bedrooms (equivalent to 11 dwellings), following loss of 4 dwellings.
Land off Sandy Lane and land at 51-55 Elizabeth Way, Cambridge	0.85	26	-
Cambridge - Small Sites (9 dwellings or less) already Under Construction at 31 March 2024	various	56	All 1.0 hectares or less.
Cambridge - Small Sites (9 dwellings or less) Not	various	108	All 1.0 hectares or less.

Site address	Site area (hectares)	Anticipated Completions 2024-2045 (dwellings, net)	Comments
Under Construction at 31 March 2024			
Cambridge - Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2024	various	51	All 1.0 hectares or less.
35 Milton Road, Cambridge	0.13	9	-
John Banks Honda, 444 Newmarket Road, Cambridge	0.26	58	Planning permission for 140 student bedrooms (equivalent to 58 dwellings).
Fitzwilliam College, Storeys Way, Cambridge	0.16	7	Planning permission for 17 student bedrooms (equivalent to 7 dwellings).
64 & 65 Bridge Street, Cambridge	0.02	-5	Planning permission for loss of 13 student bedrooms (equivalent to 5 dwellings).
Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College, Cambridge	0.12	5	Planning permission for 12 student bedrooms (equivalent to 5 dwellings).

Site address	Site area (hectares)	Anticipated Completions 2024-2045 (dwellings, net)	Comments
Bell School	0.38	42	Reflects amended allocation boundary and site capacity. Allocated for 100 student bedrooms (equivalent to 42 dwellings).
St Peters Nurses Home, Church Lane, Papworth Everard	0.41	10	-
The Bishops Site, Cambridge Road, Impington	0.20	38	-
26 South End, Bassingbourn	0.87	7	Demolition of the existing dwelling and erection of 3 new dwellings were completed prior to 1 April 2024.
Rear of 38 Histon Road, Cottenham	0.83	34	-
Land off Potton End, Eltisley	0.52	12	-
Land adjacent to the Green House, Cootes Lane, Fen Drayton	0.72	14	-
Telford House, 76 Cow Lane, Fulbourn	0.38	11	-

Site address	Site area (hectares)	Anticipated Completions 2024-2045 (dwellings, net)	Comments
2 Station Road, Great Shelford	0.29	39	-
Land between 66-68 Common Lane, Sawston	0.55	10	-
Land south of 1b Over Road, Willingham	0.92	26	-
South Cambridgeshire - Small Sites (9 dwellings or less) already Under Construction at 31 March 2024	various	148, revised to 146	All 1.0 hectares or less, except for two developments that would result in 2 additional dwellings: S/1692/14 (1 additional dwelling), and S/3105/20 (1 additional dwelling).
South Cambridgeshire - Small Sites (9 dwellings or less) Not Under Construction at 31 March 2024	various	291	All 1.0 hectares or less, except for five developments that would result in 24 additional dwellings: S/0515/22 (9 additional dwellings), S/1382/22 (1 additional dwelling), S/1439/22 (1 additional dwelling), S/2932/23 (4 additional dwellings),

Site address	Site area (hectares)	Anticipated Completions 2024-2045 (dwellings, net)	Comments
			and S/4153/22 (9 additional dwellings). However, 32 dwellings already discounted to take account of expected non-delivery, which could include some or all of these dwellings.
South Cambridgeshire - Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2024	various	213	All 1.0 hectares or less.
Land adjacent to School Hill, Histon	0.40	15	-
1 Edmund Close, Milton	0.08	-1	Planning permission for renovation of care home that results in loss of 6 bedrooms (equivalent to 3 dwellings) and creation of 4 new bedrooms (equivalent to 2 dwellings).
Total	-	1,610	-

How much of the supply from the proposed allocations is on small sites?

1.7 Each of the sites included as proposed new allocations have been considered to see which sites are no larger than one hectare. The following proposed new allocations are anticipated to deliver dwellings in 2024-2045 and are on sites no larger than one hectare:

Table 2: Proposed new allocations and sites no larger than one hectare

Site address	Site area (hectares)	Anticipated Completions 2024-2045 (dwellings, net)
Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge	0.10	12
1-78 Hanover Court, 1-49 Princess Court and garage at Newtown garages, Cambridge	0.76	37
Former Garage Block, East Road, Cambridge	0.11	40
1-33 Stanton House, Christchurch Street, Cambridge	0.20	-5
Total	-	84

How much of the supply from the windfall allowance is likely to be on small sites?

1.8 The [Greater Cambridge Housing Trajectory \(April 2025\)](#) includes a windfall allowance of up to 185 dwellings a year for Cambridge and up to 240 dwellings a year for South Cambridgeshire.

1.9 Analysis of the historic windfalls has been undertaken to estimate how many of the anticipated dwellings from this source of supply are likely to be on sites no larger than one hectare. The windfall allowance is anticipated to deliver the following amounts of dwellings in 2024-2045 on sites no larger than one hectare:

Table 3: Anticipated delivery of dwellings in 2024-2025 on sites no larger than one hectare

Site address	Anticipated Completions 2024-2045 (dwellings, net)	Comments
Cambridge	3,124, revised to 2,218	Analysis of the windfalls completions data used to inform the windfall allowance estimates that historically 71% of all dwellings completed on windfall sites are on sites no larger than one hectare. 71% of this windfall allowance is therefore anticipated to be delivered on sites no larger than one hectare.
South Cambridgeshire	3,979, revised to 3,064	Analysis of the windfalls completions data used to inform the windfall allowance estimates that historically 77% of all dwellings completed on windfall sites are on sites no larger than one hectare. 77% of this windfall allowance is therefore anticipated to be delivered on sites no larger than one hectare.
TOTAL	5,282	-

Conclusion

1.10 Considering all the sources of housing supply anticipated to contribute towards delivering the housing requirement results in the following supply of dwellings anticipated on sites of no larger than one hectare:

Table 4: Total housing supply, and associated anticipated **small sites** supply provided by commitments, new sites and windfall allowance

Source of supply	Total dwellings anticipated 2024-2045	Dwellings anticipated on sites no larger than one hectare 2024-2045
Existing commitments (planning permissions and adopted allocations), excluding windfall allowance but including any revisions to adopted allocations	30,762	1,610
New sites (excluding North East Cambridge)	13,463	84
Windfall allowance	7,103	5,282
Total	51,328	6,976

1.11 This shows that together the sites of no larger than one hectare within our existing commitments, proposed new sites, and 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.

1.12 The windfall allowance refers to an anticipated level of housing delivery from sites that are not yet known about, but which we expect will continue to be delivered based on historical completions and our continuation of policies within the Local Plan for windfall sites within Cambridge and our towns and villages. The windfall allowance is expected from our evidence to deliver 7,103 homes, which will be on a mix of sizes of sites, but will typically include a significant element of small sites. As detailed above, based on the proportion of the windfall allowance that has previously been delivered on small sites, we have estimated that 5,282 of the 7,103 homes from the windfall allowance will be on small sites. There is anticipated to be a good prospect that the 4,820 homes on small sites

will be met in full when small sites within the windfall allowance are taken into account.

1.13 The aim of this aspect of national policy is understood to be to ensure that there will be a good mix in the size of sites coming forward in an area to help support housing delivery. In this context, even if the full 10% of the housing requirement was not provided on small sites, the alternative approach of allocating specific sites to demonstrate that we could meet this target in full on specific identified sites, would need us to identify large numbers of small sites in the rural area. This would compromise our development strategy, by directing a significant portion of growth to less sustainable locations where levels of car use would be higher, impacting on our response to the challenges of net zero carbon and Climate Act obligations. It would also likely result collectively in requiring large amounts of land to be released from the Green Belt as the majority of the larger and better served villages are located within the Green Belt. In terms of impacts on plan-making, identifying such small sites as allocations would add significantly to the process, and would likely identify sites that would otherwise be enabled to come forward anyway via the other policies in the plan, including for example Policy S/SH: Settlement Hierarchy, and as assumed in our windfall allowance. The Councils' evidence for this windfall allowance is set out in the Greater Cambridge Housing Delivery Study: Further Addendum (2025), and 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. In summary, it is considered that existing commitments, proposed new allocations and the windfall allowance - as supported via other policies in the plan - have a good prospect of delivering the objectives 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.

Appendix 3: Review of Adopted Allocations in the Cambridge Local Plan (2018), the South Cambridgeshire Local Plan (2018) and Area Action Plans

Introduction

- 1.1 Paragraph 127 of the National Planning Policy Framework (NPPF, December 2024) sets out that planning policies need to reflect changes in the demand for land, and that they should be informed by regular reviews of both the land allocated for development and land availability. It also states that where the Council considers that there is no reasonable prospect of the site coming forwards for development, through plan updates the land should either be re-allocated for a more deliverable use or de-allocated.
- 1.2 The Councils record progress towards the delivery of their adopted allocations in the Greater Cambridge Authority Monitoring Report, which is published each year.
- 1.3 In preparing their housing trajectory and housing land supply calculations, the Councils annually undertake a review of any adopted allocations that are anticipated to include housing. The [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2025\)](#) sets out the Councils latest annual review.
- 1.4 As part of the preparation of the Greater Cambridge Local Plan, the Councils commissioned consultants to undertake an Employment Land Review. The Greater Cambridge Employment Land and Economic Development Evidence Study (GL Hearn, November 2020) includes recommendations for each of the adopted employment allocations and subsequent economic studies also consider site needs and opportunities.

- 1.5 The Councils have also considered any adopted allocations without planning permission through the Greater Cambridge Housing and Economic Land Availability Assessment (2025).
- 1.6 The Councils overall conclusions on which sites should be allocated in the draft Greater Cambridge Local Plan, taking account of all other evidence, are set out in [Appendix 7: Review of sites to inform identification of allocations at draft plan stage](#).

Approach

- 2.1 The Councils have reviewed each of the adopted allocations for housing, non-residential uses, student accommodation, and residential moorings and have recorded their planning status, and any information on their anticipated delivery.
- 2.2 Taking account of the planning status and anticipated delivery (as set out within this appendix), the judgment on whether or not a site is preferred for allocation (as set out in Appendix 7) and information included in the Sites Topic Paper, the Councils have determined whether the allocation should be carried forward into the new Local Plan, be re-allocated for an alternative use in the new Local Plan, or be de-allocated.
- 2.3 The Councils have made their conclusions for each site based on the following:
- where the Councils have recorded the development as wholly completed or wholly under construction but anticipated to be completed imminently, the Councils are proposing to **de-allocate** these allocations.
 - where the Councils have recorded the site as having planning permission or a resolution to grant planning permission, and have evidence that the development is deliverable and / or developable, but where further planning application decisions may still be needed, the Councils are proposing to **carry forwards** these allocations.
 - where the site has planning permission for an alternative mix of uses, or is considered deliverable / developable for an alternative mix of uses, the Councils are proposing to **re-allocate** these allocations for an alternative mix of uses.

- c. where the site has not yet started progressing through the planning application process but the Councils have assessed the site as being deliverable and / or developable based on evidence that the development is anticipated to be under construction or completed by 2045, the Councils are proposing to **carry forwards** these allocations.
- d. where the Councils do not have any or insufficient evidence that development will come forward on the site within the plan period (by 2045), the Councils are proposing to **de-allocate** these allocations.

Assessment of adopted allocations

- 3.1 The following sections provide an assessment of each of the adopted allocations in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018 and Area Action Plans.
- 3.2 The site reference, address and capacity are as set out in the adopted Local Plan or Area Action Plan. The conclusion captures any changes to the boundary, capacities or uses of the allocation from that included in the adopted Local Plan or Area Action Plan, and also the new site reference for any allocations being carried forwards.

Cambridge Local Plan 2018 - Appendix B: Proposals Schedule

GB1 – Land north of Worts' Causeway

Capacity

200 dwellings

Planning status (at July 2025)

20/01972/OUT (200 dwellings) – approved in January 2022.

Detailed planning application (23/04191/REM) for 200 dwellings permitted – under construction at March 2025.

Greater Cambridge Housing Trajectory (April 2025):

- Officers have assumed that the first dwelling(s) will be completed in 2025-2026 and that the development will be completed in 2028-2029.
- Housing trajectory includes 200 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/EOC/NWO as further planning application decisions may still be needed.

GB2 – Land south of Worts' Causeway

Capacity

230 dwellings

Planning status (at July 2025)

19/1168/OUT (up to 230 dwellings and up to 400 sqm of non-residential floorspace) – approved in May 2021.

Detailed planning applications (22/02646/REM and 24/01531/REM) for 230 dwellings with community and commercial floorspace permitted – some construction works had started on site at March 2024.

Greater Cambridge Housing Trajectory (April 2025):

- Officers have assumed that the first dwelling(s) on the first phase will be completed in 2025-2026 and that the phase will be completed in 2026-2027.
- The developer anticipates that the first dwelling(s) on the second phase will be completed in 2026-2027 and that the phase will be completed in 2028-2029.
- Housing trajectory includes 230 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/EOC/SWO** as further planning application decisions may still be needed.

R1 – 295 Histon Road

Capacity

32 dwellings

Planning status (at July 2025)

15/0519/OUT and 19/0718/REM (26 dwellings following demolition of existing buildings) – completed 2020-2024.

Conclusion

De-allocate as development is completed.

R2 – Willowcroft, 137-143 Histon Road

Capacity

78 dwellings

Planning status (at July 2025)

149 Histon Road

14/1254/FUL (15 dwellings following demolition of existing buildings) – completed 2016-2017.

149B Histon Road

15/1369/FUL, 17/0412/S73 and 19/1179/S73 (21 dwellings following demolition of industrial building) – completed 2021-2022.

137 Histon Road (Murketts) and 143 Histon Road (ATS Euromaster)

24/01354/FUL (70 dwellings) – approved in March 2025.

Greater Cambridge Housing Trajectory (April 2025):

- The developer advised that construction would start on the first dwelling(s) in 2025-2026, and anticipates that the development will be completed in 2026-2027.
- Housing trajectory includes 70 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for 137 and 143 Histon Road as **S/C/HTR** (with amended capacity) as further planning application decisions may still be needed. **De-allocate** 149 and 149B Histon Road as development is completed.

R3 – City Football Ground, Milton Road

Capacity

138 dwellings

Planning status (at July 2025)

14/0790/FUL (106 dwellings) – completed 2015-2017.

Conclusion

De-allocate as development is completed.

R4 – Henry Giles House, 73-79 Chesterton Road

Capacity

48 dwellings

Planning status (at July 2025)

Henry Giles House

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The agent advised that the site will become available in 2027-2028.
- The agent anticipates that construction will start on the first dwelling(s) in 2027-2028, and that the development will be completed in 2030-2031.
- Housing trajectory includes 38 dwellings in plan period (2024-2045).

Carlyle House

24/02728/FUL (external alterations) – approved in October 2024, completed in 2024-2025. Carlyle House is currently being used as an NHS healthcare facility, with the change of use from offices to medical or health services being permitted development.

Greater Cambridge Housing Trajectory (April 2025):

- The landowner advised that they intend to bring forward the site for housing, but not within the next five years.
- Officers have assumed that the development will be completed in 2033-2034.
- Housing trajectory includes 10 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for Henry Giles House as **S/C/HGH** (with amended capacity) as still to go through the planning application process. **De-allocate** Carlyle House as future development potential is uncertain.

R5 – Camfields Resource Centre and Oil Dept, 137-139 Ditton Walk

Capacity

35 dwellings

Planning status (at July 2025)

Camfields Resource Centre

23/04380/FUL (12 dwellings) – refused in July 2025.

Greater Cambridge Housing Trajectory (April 2025):

- The agent advised that they are not able to set out a delivery timetable for this development until a decision on the planning application has been made.
- There is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Oil Depot

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The landowner advised that the site is not likely to be available until 2036.
- There is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable.

R7 – The Paddocks, 347 Cherry Hinton Road

Capacity

123 dwellings

Planning status (at July 2025)

24/04859/FUL (hybrid application comprising: a. full application for Phase 1 to include the demolition of existing buildings and structures, and erection of building (Use Class E(g)), including changes to the existing access road off Cherry Hinton Road, and b. outline application for Phases 2a, 2b, 3, 4 and 5 to include the demolition of existing buildings and structures, and erection of buildings (Use Class E(g))) – submitted in January 2025, and is being considered by the Council.

Greater Cambridge Housing Trajectory (April 2025):

- The agent advised that the site is not available for housing within the adopted plan period.
- The agent advised that although the site is suitable for redevelopment for housing, there is a stronger need to retain its employment use.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable, and it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses.

R8 – 149 Cherry Hinton Road and Telephone Exchange, Coleridge Road

Capacity

33 dwellings

Planning status (at July 2025)

149 Cherry Hinton Road

20/04705/FUL (removal of Building E (Use Class B8), and extensions / alterations to existing buildings A - D (Use Class E) including first floor extension) – completed 2023-2024.

Greater Cambridge Housing Trajectory (April 2025):

- The agent has previously advised that no residential uses will be brought forward on this part of the allocation.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Telephone Exchange, Coleridge Road

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The agent advised that the site is not available until after 2031.
- The agent anticipates that construction will start on the first dwelling(s) in 2032-2033, and that the development will be completed in 2034-2035.
- Housing trajectory includes 8 dwellings in plan period (2024-2045).

Conclusion

De-allocate as 149 Cherry Hinton Road has recently been redeveloped for employment uses. Additionally, the Telephone Exchange is not available until after 2031 as it is currently in operational use, and it is not considered necessary to include a site-specific allocation should the site come forward for redevelopment during the plan period as policy requirements would be addressed through other theme based policies.

R9 – Travis Perkins, Devonshire Road

Capacity

43 dwellings

Planning status (at July 2025)

22/01982/FUL (demolition of the existing depot building and redevelopment of site to provide three new buildings comprising Class E (g) (i) / E (g) (ii) floorspace, two new residential buildings comprising 70 residential units, and one new building comprising flexible commercial space (Class E) to include a creche and flexible

community space (Class F1 / F2)) – approved in May 2023, not started at March 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The developer advised that construction had commenced on site, and that construction would start on the residential buildings in March 2025.
- The developer anticipates that the development will be completed in 2026-2027.
- Housing trajectory includes 70 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/C/TRP (with amended capacity) as further planning application decisions may still be needed.

R10 – Mill Road Depot and adjoining properties, Mill Road

Capacity

167 dwellings

Planning status (at July 2025)

17/2245/FUL, 18/1947/S73 and 19/0175/FUL (236 dwellings and mixed use building with community centre) – completed 2019-2023

Conclusion

De-allocate as development is completed.

R11 – Horizon Resource Centre, 285 Coldham's Lane

Capacity

40 dwellings

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The landowner advised that the site will become available in 5-10 years.
- Officers have assumed that the development will be completed in 2030-2031.
- Housing trajectory includes 40 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/C/HRC** as still to go through the planning application process.

R12 – Ridgeons, 75 Cromwell Road

Capacity

245 dwellings

Planning status (at July 2025)

19/0288/FUL (295 dwellings, nursery and community facility) – completed 2020-2023

Conclusion

De-allocate as development is completed.

R14 – BT telephone exchange and car park, Long Road

Capacity

38 dwellings

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The agent previously advised that the site is not available until after 2031.
- There is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate as the site is currently in operational use and there is no evidence that the redevelopment of the site for housing is deliverable and / or developable.

R16 – Cambridge Professional Development Centre, Foster Road

Capacity

67 dwellings

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The landowner advised that they are in discussions with a developer.
- Officers have assumed that the development will be completed in 2030-2031.
- Housing trajectory includes 67 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/C/PDC** (with amended capacity) as still to go through the planning application process.

R17 – Mount Pleasant House, Mount Pleasant

Capacity

270 student rooms

Planning status (at July 2025)

17/0928/FUL (college accommodation following demolition of office building) – 273 student rooms completed 2019-2020.

Conclusion

De-allocate as development is completed.

M4 – Police Station, Parkside

Capacity

50 dwellings

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The landowner advised that the site will become available in spring 2026.
- Officers have assumed that this development will be completed in 2030-2031.
- Housing trajectory includes 50 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/C/PPS** as still to go through the planning application process.

R41 – Land north of Coldham's Lane

Capacity

57 dwellings

Planning status (at July 2025)

14/0028/OUT and 16/0746/REM (57 dwellings) – completed 2018-2020.

Conclusion

De-allocate as development is completed.

R42a – Clay Farm, south of Long Road

Capacity

2,250 dwellings

Planning status (at July 2025)

07/0620/OUT (up to 2,300 dwellings, community facilities, sports and recreation facilities, retail, food and drink, financial and professional services, non-residential institutions, a nursery, health facilities, and education facilities) – approved in August 2010.

Detailed planning applications (10/1296/REM, 11/0698/REM, 12/0754/REM, 12/0794/REM, 12/0867/REM, 13/0705/FUL, 13/0751/REM, 14/0093/FUL, 14/0520/REM, 14/1201/REM, 14/1736/REM, 15/0844/REM, 15/1002/REM, 15/2397/REM, 16/2208/REM and 19/0553/FUL) for 2,188 dwellings permitted – completed in 2012-2022.

Detailed planning application (13/0105/REM) for secondary school permitted – completed in 2015-2016.

Detailed planning applications (14/0093/FUL and 14/1201/REM) for community centre, café, library and medical centre building and local centre uses permitted – completed in 2017-2018.

Detailed planning application (C/5004/16/CC) for primary school permitted – completed in 2017-2018.

Conclusion

De-allocate as development is completed.

R42b – Trumpington Meadows

Capacity

598 dwellings

Planning status (at July 2025)

08/0048/OUT (approximately 600 dwellings, and recreation and leisure uses) – approved in October 2009.

Reserved matters applications (11/0073/REM, 11/0075/REM, 14/0348/REM, 14/0624/REM, 14/2109/REM, 16/1488/REM and 16/1769/REM) for 567 dwellings permitted – completed in 2011-2024.

Conclusion

De-allocate as development is completed.

R42c – Glebe Farm 1 and 2

Capacity

Glebe Farm 1 = 286 dwellings

Glebe Farm 2 = 35 dwellings

Planning status (at July 2025)

Glebe Farm 1: 09/1140/FUL and 13/0706/FUL (287 dwellings) – completed 2012-2016.

Glebe Farm 2: 14/1792/FUL (30 dwellings) – completed 2016-2017.

Conclusion

De-allocate as development is completed.

R42d – Bell School, Babraham Road

Capacity

347 dwellings and 100 student beds

Planning status (at July 2025)

06/0795/OUT and 13/1786/REM (270 dwellings and 100 bed student accommodation) – 270 dwellings completed 2015-2020, however 100 bed student accommodation not yet started at March 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The landowner advised that they remain committed to the delivery of the 100 student bedrooms in the medium term.
- Officers have assumed that the student bedrooms will be completed in 2030-2031.
- Housing trajectory includes 100 student bedrooms (equivalent to 42 dwellings) in plan period (2024-2045).

Conclusion

De-allocate the land for new dwellings as development is completed. **Carry forwards the allocation** for student accommodation as **S/EOC/BS** as further planning application decisions may still be needed.

R43 – Land between Huntingdon Road and Histon Road

Capacity

1,696 dwellings

Planning status (at July 2025)

NIAB Frontage

C/03/0282 and 07/1124/REM (187 dwellings) – 153 dwellings completed in 2010-2014. Planning permission for non-residential development on the land where the remaining 34 dwellings would have been sited has now been built.

NIAB Main

07/0003/OUT (up to 1,593 dwellings, a primary school, community facilities and retail units) – approved in December 2013.

Detailed planning applications (15/1670/REM, 16/0208/REM, 21/04431/REM, 21/05434/REM, 21/05433/REM, 21/03619/REM and 24/00961/FUL) for 1,573 dwellings, library, community rooms, health centre and retail units permitted. Of which 331 dwellings completed in 2018-2024, and library, community rooms, health centre and retail units completed in 2022-2023.

Detailed planning application (C/5000/15/CC) for primary school permitted in February 2016, but has lapsed as required commencement of development within 3 years.

Greater Cambridge Housing Trajectory (April 2025):

- Officers have assumed that parcel BDW2 will be completed in 2031-2032.
- Officers have assumed that the first dwelling(s) on parcel BDW3 will be completed in 2026-2027 and that the parcel will be completed in 2030-2031.
- Officers have assumed that the first dwelling(s) on parcel BDW4 will be completed in 2025-2026 and that the parcel will be completed in 2031-2032.
- The housebuilder anticipates that parcels BDW5 and BDW6 will be completed in 2029-2030.
- Housing trajectory includes 1,242 dwellings in plan period (2024-2045).

Land at NIAB

21/03609/FUL (291 Build to Rent units and a 202 bed Apart-Hotel with associated facilities) – approved in February 2024, not started at March 2024.

23/04643/OUT (demolition of all buildings and structures other than Chapter House and the erection of buildings for a laboratory/office campus and associated facilities) – submitted in December 2023, and is being considered by the Council.

Greater Cambridge Housing Trajectory (April 2025):

- The agent advised the landowner will not be implementing the extant planning permission for 291 Build to Rent units and apart-hotel due to viability issues.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for NIAB Frontage and NIAB Main as **S/HHR** (with amended capacity) as further planning application decisions may still be needed. **De-allocate** land at NIAB as there is no evidence that the development of the site is deliverable and / or developable.

M44 – Betjeman House

Capacity

B1 (a) and B1 (b) employment, 156 dwellings, and retail uses

Planning status (at July 2025)

06/0552/FUL (156 dwellings, B1 office use, retail / food and drink uses including retention of 'Flying Pig' Public House, new community use, amenity space, and the re-location of the war memorial) – B1 office use completed in 2011-2012, all other uses not started at March 2024.

20/03429/FUL (demolition of Betjeman House, Broadcasting House, Ortona House, Francis House, and the rear multi-storey carpark to Francis House to allow for

construction of two new commercial buildings providing flexible B1(a), B1(b), A1, A2, A3 uses, and the refurbishment of the Flying Pig Public House) – allowed on appeal in March 2022, not started at March 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The agent has advised that the permission for new commercial buildings is being delivered.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/C/BJH for a mixed use redevelopment of the site. Whilst the site has planning permission for non-residential uses only, the policy maintains a requirement for residential uses to form part of the mix of uses should new or amended planning permissions be required.

R45 – Land north of Newmarket Road

Planning status (at July 2025)

13/1837/OUT (Demolition of buildings and hard standing and construction of tennis courts, allotments, store room and toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway links, and retention and management of woodland) – approved in December 2016.

Reserved matters application (18/0459/REM) for infrastructure works, including internal roads, landscaping and drainage as part of Phase 1 of Wing permitted in November 2018.

Conclusion

Carry forwards the allocation as S/CE as still going through the planning application process.

R47 – Land north of Teversham Drift

Capacity

780 dwellings

Planning status (at July 2025)

This planning status is for both land north of Teversham Drift and 'SS/3 – Cambridge East, land north of Cherry Hinton' which is within the list of South Cambridgeshire Local Plan 2018 allocations.

18/0481/OUT and S/1231/18/OL (a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments) – approved in December 2020.

Reserved matters applications (22/05037/REM, 22/05018/REM, and 23/03347/REM) for 487 dwellings permitted, of which 39 dwellings completed in 2023-2024.

Reserved matters application (25/01098/REM) submitted for 292 dwellings and local centre including community centre, convenience store, retail and cafe, which is being considered by the Council.

Greater Cambridge Housing Trajectory (April 2025):

- The housebuilder has advised that the development is under construction.
- Officers anticipate that the development will be completed in 2032-2033.
- Housing trajectory includes 1,161 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/CE as still going through the planning application process.

M1 – 379-381 Milton Road

Capacity

95 dwellings and 0.53 ha of employment

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The developer anticipates that a full planning application will be submitted in 2026-2027 and that the development will be completed in 2032-2033.
- Housing trajectory includes 95 dwellings in plan period (2024-2045).

Conclusion

This site currently forms part of the larger North East Cambridge allocation (**S/NEC**). If that allocation is not included in the proposed submission local plan it will need to be considered if this site warrants a standalone allocation.

M2 – Clifton Road Area

Capacity

Maximum capacity of 550 dwellings and 2 ha employment and leisure related uses

Planning status (at July 2025)

Clifton Road Industrial Estate

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The agent anticipates that a hybrid planning application will be submitted in 2027.

- The agent anticipates that the development will be completed between 2030 and 2040.
- Housing trajectory includes 180 dwellings in plan period (2024-2045).

Clifton Court

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The agent advised that the site will continue to be used for commercial uses as it has ongoing relevance as an office location, and it has redevelopment potential for higher density office or laboratory use.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Royal Mail Sorting Office

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The landowner has also advised that they have no plans to vacate the site in the medium or longer term.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Unit 2, Clifton Way

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The landowner has also advised that they are not currently considering this site for residential uses.
- There is some uncertainty regarding whether housing will be delivered on this part of the site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for Clifton Road Industrial Estate and Royal Mail Sorting Office as **S/C/CLT** (with amended capacity) as still to go through the planning application process. **De-allocate** Clifton Court and Unit 2 as there is no evidence that the development of these areas is deliverable and / or developable.

M3 – Michael Young Centre, Purbeck Road

Capacity

50 dwellings and 0.5 ha employment

Planning status (at July 2025)

13/1250/OUT, 14/1648/REM and 14/0788/REM (teaching facilities, student accommodation, 95 dwellings and commercial development) – teaching facilities, commercial development, 126 student rooms and 95 dwellings completed 2014-2016.

Conclusion

De-allocate as development is completed.

M5 – 82-88 Hills Road and 57-63 Bateman Street

Capacity

20 dwellings and 0.5 ha employment

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The agent anticipates that the site will become available before 2031.

- The agent anticipates that within the next 10 years that a planning application will be submitted, that construction will start on the first dwelling(s), and that the development will be completed.
- Officers have assumed that the development will be completed in 2033-2034.
- Housing trajectory includes 20 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Consider removing allocation given level of development already on site.”

Conclusion

De-allocate as it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses. Additionally, it is not considered necessary to include a site-specific allocation should the site come forward for redevelopment during the plan period as policy requirements would be addressed through other theme based policies.

R6 – 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road

Capacity

75 dwellings

Planning status (at July 2025)

636-656 Newmarket Road

23/04687/FUL (new community centre, library, pre-school, shops and/or café and/or commercial space and 120 dwellings, following the demolition of 18 dwellings and the bowls club) – approved in November 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The landowner anticipated that construction would start on phase 1 in March 2025.

- The landowner anticipates that phase 1 will be completed in 2027-2028.
- The landowner anticipates that construction, including demolition of existing buildings, will start on phase 2 in April 2027.
- The landowner anticipates that phase 2 will be completed in 2029-2030.
- Housing trajectory includes 102 dwellings (net) in plan period (2024-2045).

East Barnwell Community Centre

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The landowner anticipates that a planning application will be submitted in 2025-2026.
- The landowner anticipates that construction will start on the first dwelling(s) in 2027-2028, and that the development will be completed in 2029-2030.
- Housing trajectory includes 24 dwellings in plan period (2024-2045).

1-6 The Green, Newmarket Road

19/1048/FUL and 23/01850/S73 (change of use of the land for the siting of 5 temporary homes to provide accommodation for homeless people together with 1 temporary home for a warden/key worker) – these permissions allow the use to continue until March 2028.

Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, Newmarket Road

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The landowner anticipates that a planning application will be submitted in 2025-2026.
- The landowner anticipates that construction will start on the first dwelling(s) in 2027-2028, and that the development will be completed in 2029-2030.
- Housing trajectory includes 26 dwellings in plan period (2024-2045).

Cambridge Spiritualist Centre, Newmarket Road

No relevant planning application(s).

- The landowner advised that they are happy as they are and do not wish to be part of any redevelopment proposals in this area.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for 636-656 Newmarket Road, East Barnwell Community Centre, 1-6 The Green, and Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall along with additional land at the local centre and bowls club as **S/C/BRN** (with amended capacity) as still going through the planning application process. **De-allocate** Cambridge Spiritualist Centre as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable.

R21 – 315-349 Mill Road and Brookfields

Capacity

78 dwellings, up to 1 ha employment floorspace (including healthcare) and 0.6 ha for up to 270 student rooms

Planning status (at July 2025)

14/1496/FUL (student housing consisting of 270 rooms and communal areas) – “Cam Foundry” completed in 2018-2019.

Greater Cambridge Housing Trajectory (April 2025):

- The landowner advised that they are not intending to bring forward the site for redevelopment for housing.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate the land for student accommodation as development is completed. **Re-allocate** the remainder of the site as **S/C/BFS** for medical or healthcare uses.

M13 – West Cambridge Site

Capacity

Higher education, research, sports, and shared facilities

Planning status (at July 2025)

C/97/0961 (development of 66.45 ha for University academic departments, research institutes, commercial research, sports centre, shared amenities, and university residential accommodation (200 units)) – approved in October 1999.

Detailed planning applications permitted and completed or partially completed for computer sciences faculty (C/99/0042/FP), nanofabrication building (C/99/0394/FP), commercial research building (C/99/1242/RM), academic/commercial research building (C/01/0526/RM), new equine building (C/01/0247), academic research building (13/0967/REM), academic research building (C/04/0614), academic research building (07/0813/REM), sports building (11/0979/REM), residential accommodation (206 flats) and nursery (C/02/0257/RM), East Forum building – D1 use, café and B1b use (07/1061/REM), student resource centre (10/0474/REM), materials science and metallurgy building (10/0538/REM), extension to Whittle Laboratory (10/0822/FUL), chemical engineering and biotechnology (12/1138/REM), Data Centre (13/0034/REM), new research facility (14/1337/REM), extension to the Whittle Laboratory (19/1763/FUL), mixed use building including academic research, café/restaurant and retail uses (17/1896/FUL), mixed use building including academic research, café/restaurant and retail uses (17/1799/FUL), and academic research building (16/1811/FUL).

16/1134/OUT (up to 383,300 sqm of academic floorspace, commercial / research institute floorspace, nursery use, retail / food and drink uses, assembly and leisure

uses, and sui generis uses (including Energy Centre and Data Centre) following demolition of existing buildings) – approved in June 2024.

Conclusion

Carry forwards the allocation as S/WC as still going through planning application process.

M14 – Station Road West

Capacity

Mixed uses including residential, and A and B classes and other amenities

Planning status (at July 2025)

08/0266/OUT (comprehensive redevelopment of the Station Road area, comprising up to 331 residential units, 1,250 student units, Class B1a (Office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, Class D1 (art workshop) floorspace, Class D1 (community room) floorspace, Class D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either student accommodation or doctors surgery, and a hotel, along with a new transport interchange and station square, a new multi storey cycle and car park) – approved in April 2010, but now lapsed.

The following has been completed:

- office space (block E1, 10/0797/REM) – completed in 2012-2013.
- 511 student units, student recreational facilities and retail space (blocks M1-M2 and M5-M6, 10/0810/REM) – completed in 2012-2013.
- 232 student units and associated facilities (blocks M3-M4, 11/1537/REM) – completed in 2014-2015.
- 169 dwellings, retail space and a community room (blocks L1-L4, and K2, 11/0633/REM) – completed in 2013-2014.
- 354 student units (amended to 344 student units) and retail space (block H1, 12/1445/REM) – completed in 2014-2015.

- 137 dwellings (blocks C1-C2, D1 and F1, 13/1034/REM) – completed 2015-2016.
- office space (block J2, 12/1237/REM) – completed in 2015-2016.
- office space, retail space, and café/restaurant space (blocks A1-A2, 12/1608/FUL) – completed 2016-2017.
- hotel and multi-storey cycle park (block B1, 12/1622/FUL) – completed 2016-2017.
- hotel (13/1461/FUL) – completed in 2016-2017.
- 89 dwellings, office space, retail space and café/restaurant space (blocks I1 and K1, 15/1759/FUL) – completed in 2021-2023.
- office space, retail space and café space (block I2, 15/0906/FUL) – completed in 2020-2021.
- office space (block J1, 15/1522/FUL) – completed in 2020-2021.
- office space (block J3, 15/0864/FUL) – completed in 2021-2022.

The current status of the outstanding blocks with detailed planning permission is:

- office space (block J4, 15/2271/FUL) – under construction at March 2024.
- office space (blocks B2 and F2, 23/01474/FUL) – approved in March 2024.

These blocks also have a previous planning permission (21/00264/FUL) for aparthotel (block B2) and office space (block F2) – not started at March 2024.

Blocks G1 and G2 do not have detailed planning permission.

Conclusion

De-allocate land where development has been completed or is under construction.

Carry forwards the allocation for the remainder of the land as **S/C/SRW** (with amended capacity and uses) as still going through the planning application process.

M15 – Cambridge Biomedical Campus (including Addenbrooke's Hospital)

Capacity

Medical services and biomedical research

Planning status (at July 2025)

Phase 1: 06/0796/OUT (up to 215,000 sqm floorspace comprising 60,000 sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 115,000 sqm of biomedical and biotech research and development (B1(b)), 15,000 sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment), and 25,000 sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (creches/nurseries) or sui generis uses) – approved in October 2009.

Detailed planning applications permitted and completed for multi-storey car park (11/0780/REM), new Papworth Hospital (14/1411/REM), R&D centre and corporate headquarters with supporting facilities (14/1633/REM), biomedical and biotech research and development building (16/0653/REM), and heart and lung research institute (16/1523/REM).

Detailed planning applications permitted for office building with supporting facilities (20/05027/REM) and Cambridge Children's Hospital (21/04336/REM) – both not started at March 2024.

Phase 2: 16/0176/OUT (up to 75,000 sqm floorspace of Research and Development (B1b) and Clinical (C2 and/or D1), sui generis and higher education uses, including related support activities within use class B1; ancillary uses in addition (A1, A3, A4, A5, D1 and/or D2); and up to two multi storey car parks) – approved in September 2017.

Detailed planning applications permitted and completed or partially completed for Abcam building (16/0165/FUL) and five-storey, mixed-use laboratory and office building (20/03950/REM).

Detailed planning applications permitted for multi-storey car park (24/01589/REM) and two mixed-use laboratory and office buildings (24/01529/REM).

Cambridge Cancer Research Hospital: 23/00240/FUL (hospital building) - approved in August 2024.

Conclusion

Carry forwards the allocation along with additional land as **S/CBC** as still going through planning application process.

E4 – Church End Industrial Estate, Rosemary Lane

Capacity

5.77 ha employment uses

Planning status (at July 2025)

509 Coldham's Lane

20/04306/CL2PD (change of use from B1(a) (offices) to 2 studio apartments and 31 1-bed units) – completed 2021-2022.

511 Coldham's Lane

21/01137/FUL (demolition of existing buildings and erection of 2 buildings for use as a builders' merchant (sui generis)) – completed 2023-2024.

Conclusion

De-allocate as it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses.

E5 – 1 and 7-11 Hills Road

Capacity

1.40 ha employment uses

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Consider removing allocation given level of development already on site.”

Conclusion

De-allocate as it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses. There are currently limited opportunities for further intensification or redevelopment.

GB3 and GB4 – Fulbourn Road, west 1 and 2

Capacity

3.7 ha employment uses

Planning status (at July 2025)

GB3: 20/05040/FUL (erection of a new building comprising E(g) floorspace) – completed in 2024-2025.

GB4: 15/0893/FUL (demolition of ARM2 and the construction of new buildings for B1 use and two multi-storey car parking structures) – completed 2017-2018.

Conclusion

De-allocate as development is completed.

U1 – Old Press / Mill Lane

Capacity

Student accommodation - indicative capacity of 350 student rooms, up to 6,000 square metres commercial use, up to 75 bedroom hotel and up to 1,000 square metres other uses

Planning status (at July 2025)

Southern part of the allocation

18/1930/FUL (redevelopment for 94 student rooms, 1,478 sqm of college offices, 1,773 sqm of teaching space, 1,004 sqm college leisure and community space, and 363 sqm of A1/A2/A3/A4 uses) – approved in March 2021.

Greater Cambridge Housing Trajectory (April 2025):

- The landowner advised that 92 student bedrooms had been completed.
- Officers have assumed that this development will be completed in 2025-2026.
- Housing trajectory includes 2 student bedrooms (equivalent to 1 dwelling) in plan period (2024-2045).

Northern part of the allocation

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2025):

- The landowner advised that they are in on-going discussions with a college concerning the site with expectations of site disposal within the next year, which is likely to result in a development including new student accommodation.
- Officers have assumed that this development will be completed in 2031-2032.
- Housing trajectory includes 256 student bedrooms (equivalent to 107 dwellings) in plan period (2024-2045).

Conclusion

Carry forwards the allocation for the northern part of the allocation as **S/C/OPM** as still to go through the planning application process. **De-allocate** the southern part of the allocation as development is completed or will be completed imminently.

U2 – New Museums, Downing Street

Capacity

Subject to detailed proposals for university related uses

Planning status (at July 2025)

No relevant planning application(s).

Officers understand that the University of Cambridge is looking to bring forward further development on this site within the next 3-5 years. This will be kept under review as the Councils continue discussions with the University of Cambridge and the colleges as part of the preparation of the Greater Cambridge Local Plan.

Conclusion

Carry forwards the allocation as **S/C/NMD** as still to go through the planning application process.

U3 – Grange Farm off Wilberforce Road

Capacity

120 student units

Planning status (at July 2025)

21/02052/FUL (demolition of existing buildings and erection of college accommodation) – under construction at March 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The agent advised that the development is under construction.
- The agent anticipates that the development will be completed in 2024-2025.
- Housing trajectory includes 39 dwellings in plan period (2024-2045)

Conclusion

De-allocate as development is completed.

RM1 – Fen Road

Capacity

Residential moorings use, capacity to be assessed

Planning status (at July 2025)

No relevant planning application(s).

Conclusion

De-allocate as there is no evidence that the development of the site is deliverable and / or developable.

South Cambridgeshire Local Plan 2018 - Chapter 3 Strategic Sites

SS/1 – Orchard Park

Planning status (at July 2025)

Parcel Com4 is the only parcel not yet completed.

Parcel Com4

S/4243/19/FL (erection of two new private residential blocks comprising 138 student rooms and associated facilities) – approved in March 2023, not started at March 2024.

22/01632/FUL (aparthotel / hotel with the addition of mixed-use facilities) – approved in July 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The developer advised that the development is under construction.
- The developer anticipates that the development will be completed in 2026-2027.
- Housing trajectory includes 138 student bedrooms (equivalent to 58 dwellings) in plan period (2024-2045).

Conclusion

Carry forwards an amended allocation for the eastern part of Com4 only as **S/C/OPK** (with amended capacity and uses) as further planning application decisions may still be needed.

SS/2 – Land between Huntingdon Road and Histon Road

Planning status (at July 2025)

22/02528/OUT (up to 1,000 dwellings, secondary school, primary school, community facilities, retail uses, open space and infrastructure works) – allowed on appeal in September 2024.

Greater Cambridge Housing Trajectory (April 2025):

- Officers have assumed that the first dwelling(s) will be completed in 2028-2029.
- Officers have assumed that the development will be completed in 2036-2037.
- Housing trajectory includes 1,000 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/HHR** as still going through the planning application process.

SS/3 – Cambridge East

Planning status (at July 2025)

North of Newmarket Road

S/2682/13/OL (up to 1,300 homes, a primary school, a food store, and community facilities) – approved in November 2016.

Detailed applications (S/1096/19/RM, 20/02569/REM, 21/02450/REM, 23/04930/REM and 23/04936/FUL) for 1,391 dwellings and non-residential floorspace including Market Square permitted. Of which 383 dwellings completed in 2020-2024, and some retail and community facilities completed in 2021-2022.

Detailed planning application (FMW/003/20) for primary school permitted – completed in 2022-2023.

Greater Cambridge Housing Trajectory (April 2025):

- The housebuilder has advised that the development is under construction.
- The housebuilder anticipates that the development will be completed in 2032-2033.
- Housing trajectory includes 1,008 dwellings in plan period (2024-2045).

North of Cherry Hinton

The planning status of land north of Cherry Hinton is included in 'R47 – Land north of Teversham Drift' within the list of Cambridge Local Plan 2018 allocations.

Conclusion

Carry forwards the allocation as S/CE (with amended capacity) as still going through the planning application process.

SS/5 – Northstowe Extension

Planning status (at July 2025)

Part of this allocation has been completed as part of Phase 1 of Northstowe: S/0388/12/OL and S/1416/16/RM (92 dwellings) – completed in 2016-2019.

Phase 3b

20/02142/OUT (up to 1,000 dwellings, a primary school, and a secondary mixed use zone) – approved in March 2022.

Greater Cambridge Housing Trajectory (April 2025):

- The master developer anticipates that the first reserved matters application for residential uses will be submitted in 2027-2028, and the master developer anticipates that construction will start on the first dwelling(s) in 2029-2030.
- The master developer anticipates that the first dwelling(s) will be completed in 2029-2030, and that the development will be completed beyond 2045.
- Housing trajectory includes 2,523 dwellings in plan period (2024-2045) across whole of Phase 3, which consists of Phase 3a and Phase 3b.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Land west of Station Road

20/03598/OUT (demolition of an existing dwelling and the erection of up to 107 dwellings and employment and community uses) – approved in July 2022.

Reserved matters applications (25/00887/REM and 25/02600/REM) submitted for 104 dwellings, location of 3 self/custom build plots and commercial/community unit, which are being considered by the Council.

Greater Cambridge Housing Trajectory (April 2025):

- The housebuilder anticipates that construction will start on the first dwelling(s) in November 2025.
- The housebuilder anticipates that the development will be completed in 2028-2029.
- Housing trajectory includes 106 dwellings in plan period (2024-2045).

Digital Park

S/3854/19/OL (up to 80 dwellings following the demolition of existing buildings) – approved in July 2023.

Greater Cambridge Housing Trajectory (April 2025):

- The agent anticipates that a reserved matters planning application will be submitted in August 2025, and that construction will start on the first dwelling(s) in 2025-2026.
- The agent anticipates that the development will be completed in 2029-2030.
- Housing trajectory includes 80 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation with additional land at west of Station Road as **S/NS** (with amended capacity) as still going through the planning application process.

SS/6 – Waterbeach New Town

Planning status (at July 2025)

Waterbeach New Town West

S/0559/17/OL (for up to 6,500 dwellings, business, retail, community, leisure and sports uses, a hotel, and schools) – approved in September 2019.

Reserved matters applications (21/02400/REM and 21/03866/REM) for 200 dwellings permitted, of which 25 dwellings completed in 2022-2024

Reserved matters applications (25/01318/REM and 25/01016/REM) submitted for 288 dwellings and 391 sqm of retail space, which are being considered by the Council.

Greater Cambridge Housing Trajectory (April 2025):

- The housebuilders / master developer advised that the development is under construction.
- The housebuilders / master developer anticipate that the development will be completed beyond 2045.
- Housing trajectory includes 3,902 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Waterbeach New Town East

S/2075/18/OL (up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools, and sixth form centre) – approved in December 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The agent anticipates that the first dwelling(s) will be completed between 2028-2029 and 2030-2031.
- The agent anticipates that the development will be completed beyond 2045.
- Housing trajectory includes 1,650 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Conclusion

Carry forwards the allocation as S/WNT (with amended capacity) as still going through the planning application process.

SS/7 – Bourn Airfield New Village

Planning status (at July 2025)

S/3440/18/OL (approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space) – approved in July 2024.

20/02568/FUL (full planning application for Phase 1 and outline planning application for Phase 2 of the redevelopment of the former Gestamp Factory site for up to 26,757 sqm of light industry, research and development, and warehouse and distribution, with supplementary restaurant and cafe, day nursery/creche, and gym) – approved in January 2021, and phase 1 completed in 2021-2022.

22/03561/FUL (erection of 15,056 sqm of commercial floorspace for research and development, industrial processes and warehousing on Phase 2) – approved in January 2023, not started at March 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The agent anticipates that the first reserved matters application for residential uses will be submitted in 2025-2026, and the agent anticipates that construction will start on the first dwelling(s) in 2026-2027.
- The agent anticipates that the first dwelling(s) will be completed in 2027-2028, and that the development will be completed in 2042-2043.
- Housing trajectory includes 3,500 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Given the strategic location of the site, employment uses should be provided in accordance with the SPD.”

Conclusion

Carry forwards the allocation as S/BA as still going through the planning application process.

SS/8 – Cambourne West

Planning status (at July 2025)

Land north west of Lower Cambourne

S/2903/14/OL (up to 2,350 dwellings, retail, offices/light industry, community and leisure facilities, and two primary schools and a secondary school) – approved in December 2017

Reserved matters applications (S/4537/19/RM, 20/01536/REM, 20/01640/REM, 20/02543/REM, 22/04745/REM, 22/04785/REM, 24/02652/REM, 24/04021/REM, and 25/00192/REM) for 1,430 dwellings permitted, of which 556 dwellings completed in 2021-2024.

Reserved matters application (25/00126/REM) submitted for 111 dwellings, which is being considered by the Council.

No planning application(s) submitted yet for the non-residential uses.

Greater Cambridge Housing Trajectory (April 2025):

- The housebuilders advised that parcels are under construction.
- The housebuilders anticipate that the development will be completed in 2035-2036.
- Housing trajectory includes 1,794 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Retain allocation – provides a long term pipeline of employment floorspace along the A428 with planned housing and population growth.”

Land within the Business Park

23/00123/FUL (256 dwellings and the change of use of the existing marketing suite to café) – approved in April 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The developer anticipates that construction will start on the first dwelling(s) in July 2025.
- The developer anticipates that the development will be completed in 2029-2030.
- Housing trajectory includes 256 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as part of a wider Cambourne policy (**S/CB**, with amended capacity) as still going through the planning application process.

South Cambridgeshire Local Plan 2018 - Chapter 7 Delivering High Quality Homes

H/1:a – Dales Manor Business Park, Sawston

Capacity

200 dwellings and light industrial and office uses

Planning status (at July 2025)

S/1598/08/F and S/1962/10 (27 units for B1c, B2 and B8 uses and the erection of 14 metre high wind turbine) – partially completed in 2018-2019, remainder not started.

23/03654/FUL (three research and development units) – approved in July 2024.

22/03363/FUL (research and development buildings) – under construction at March 2024.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed use allocation should be considered and employment otherwise retained under the wider existing policy framework.”

Greater Cambridge Housing Trajectory (April 2025):

- The landowners are seeking to redevelop this site for employment uses and therefore there is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable, and it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses.

H/1:b – Land north of Babraham Road, Sawston

Capacity

80 dwellings

Planning status (at July 2025)

S/3729/18/FL (158 dwellings) – completed 2020-2023.

Conclusion

De-allocate as development is completed.

H/1:c – Land south of Babraham Road, Sawston

Capacity

260 dwellings

Planning status (at July 2025)

21/03955/FUL (280 dwellings) – under construction at March 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The housebuilder advised that the development is under construction.
- The housebuilder anticipates that the development will be completed in 2029-2030.
- Housing trajectory includes 263 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/RSC/SBR (with amended capacity) as further planning application decisions may still be needed.

H/1:d – Land north of Impington Lane, Histon and Impington

Capacity

25 dwellings

Planning status (at July 2025)

S/1486/18/FL (26 dwellings) – completed 2020-2021.

Conclusion

De-allocate as development is completed.

H/1:e – Land off New Road and rear of Victoria Way, Melbourn

Capacity

65 dwellings

Planning status (at July 2025)

Land south west of Victoria Way: S/2048/14/FL, S/4414/17/FL and S/0949/19/VC (69 dwellings) – completed 2015-2022.

Land at 36 New Road: S/2424/18/FL (demolition of the existing dwelling and the erection of 22 dwellings) – completed 2019-2021.

Conclusion

De-allocate as development is completed.

H/1:f – Green End Industrial Estate, Gamlingay

Capacity

90 dwellings

Planning status (at July 2025)

S/2068/15/OL and S/4085/19/RM (demolition of 5 dwellings and industrial and office units, and the erection of 90 dwellings) – completed 2020-2024.

Conclusion

De-allocate as development is completed.

H/1:g – Land east of Rockmill End, Willingham

Capacity

50 dwellings

Planning status (at July 2025)

S/2833/15/OL and S/0122/18/RM (72 dwellings and relocation of allotments) – completed 2019-2022.

Conclusion

De-allocate as development is completed.

H/1:h – Land at Bennell Farm, Comberton (in Toft Parish)

Capacity

90 dwellings

Planning status (at July 2025)

Land east of the access road

S/1812/17/OL and S/4552/17/RM (90 dwellings) – completed 2020-2023.

Land west of the access road

20/01992/FUL (41 dwellings) – allowed on appeal in September 2022, not started at March 2024.

Greater Cambridge Housing Trajectory (April 2025):

- The housebuilder advised that the site is being considered for sale.
- Officers have assumed that this development will be completed in 2026-2027.
- Housing trajectory includes 41 dwellings in plan period (2024-2045).

Conclusion

De-allocate as development is completed to the east of the access road and development to the west of the access road is within the defined development extent of Comberton should any further planning application decisions be needed.

H/2 – Bayer CropScience Site, Hauxton

Planning status (at July 2025)

S/2308/06/O (up to 380 dwellings, up to 4,000 sqm of B1a office floorspace, no greater than 250 sqm A1 retail floorspace) – lapsed.

S/1911/14/RM (phase 1, 201 dwellings) – completed 2015-2020.

S/0175/16/FL (phase 2, construction of 70 mixed tenure one and two bedroom extra care apartments with associated communal facilities and cafe) – completed 2018-2019.

S/0410/15/RM (phase 3, 14 dwellings) – completed 2019-2020.

No planning application(s) submitted for non-residential uses.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Retain allocation.”

Conclusion

Carry forwards the allocation for non-residential uses as **S/RR/CRH** as still to go through the planning application process. **De-allocate** the land for residential uses as development is completed.

H/3 – Fulbourn and Ida Darwin Hospitals

Planning status (at July 2025)

S/0670/17/OL and 20/05199/REM (203 dwellings and land for community provision) – under construction at March 2024.

Greater Cambridge Housing Trajectory (April 2025):

- Officers have assumed that the development will be completed in 2029-2030.
- Housing trajectory includes 198 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/RR/FID** as further planning application decisions may still be needed.

H/7 – Residential Moorings

Planning status (at July 2025)

No relevant planning application(s).

Conclusion

De-allocate as there is no evidence that the development of the site is deliverable and / or developable.

South Cambridgeshire Local Plan 2018 - Chapter 8 Building a Strong and Competitive Economy

E/1 – Cambridge Science Park

Planning status (at July 2025)

Plots 1-21 Cambridge Science Park: 17/1193/FUL and S/2436/17/FL (demolition of existing buildings and erection of two four storey buildings for B1 use and a multi-storey car park) – completed 2019-2020.

Cambridge Consultants Ltd: 20/05331/FUL (erection of anechoic chamber building and relocation of existing portacabin) – completed.

24 Cambridge Science Park: S/4629/18/FUL (hybrid application with full application for demolition of the gym, Trinity Centre and Innovation Centre and the construction of hotel with gym, restaurant, cafe and business suite, a three storey commercial building, a multi-storey car park, and the change of use of the Trinity Centre to B1 use and with outline application for the construction of a building up to seven stories to provide B1 use) – lapsed.

440 Cambridge Science Park: 24/01079/FUL (erection of a Research and Development / Office building (Use Class E)) – approved April 2025.

191 Cambridge Science Park: 25/00113/FUL (erection of two-storey extension to the north-west of the existing building to provide a new filling and packaging hall (B2 and B8 uses) with first-floor specialist building services plant, enclosed link to the existing warehouse at ground level and roof-mounted solar photovoltaics, along with installation of external plant, relocation of external recycling compound, and new groundsman store – approved July 2025.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Seek intensification through the AAP for employment uses.”

Conclusion

This site currently forms part of the larger North East Cambridge allocation (**S/NEC**). If that allocation is not included in the proposed submission local plan it will need to be considered if this site warrants a standalone allocation.

E/2 – Cambridge Biomedical Campus Extension

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Retain allocation for additional phase (South Cambridgeshire).”

Conclusion

Carry forwards the allocation along with additional land as **S/CBC** as still to go through planning application process.

E/3 – Fulbourn Road East

Planning status (at July 2025)

21/00772/OUT – hybrid planning application for a total of 56,473 sqm of commercial floorspace for offices, research and development, light industrial, and data centre uses, with outline application for the development of up to 44,671 sqm of floorspace, and full application for the main access, one commercial building, and a multi-decked car and cycle park – allowed on appeal in November 2022.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Retain allocation.”

Conclusion

Carry forwards the allocation as **S/EOC/FRE** as still going through the planning application process.

E/4 (1) – North of Hattons Road, Longstanton

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Given the relative isolation and length of inactivity consideration should be given to removing the allocation.”

Conclusion

De-allocate as there is no evidence that the redevelopment of the site for employment uses is deliverable and / or developable.

E/4 (2) – West of Eastern Counties Leather, Pampisford

Planning status (at July 2025)

S/2284/17/OL – outline/full planning application for comprehensive redevelopment of the Sawston Trade Park and surrounding vacant land for new business park comprising (1) an outline planning application for new business park (Use Class B1) with ancillary "hub" building (Use Classes B1/A3/D1/D2) and associated car parking and (2) full planning application for refurbishment/repurposing of Unit H – approved in April 2018, refurbishment of Unit H completed in 2023-2024.

S/1651/18/RM – reserved matters application for appearance, landscaping, layout and scale of the decked car park and surrounding land – completed.

22/00277/REM – reserved matters application for appearance, landscaping, layout and scale of buildings A1, A2 and B and surrounding land – approved in July 2022, completed in 2024-2025.

24/00862/FUL – change of use of Building B from business (use class E(g)) to flexible use for business (use class E(g)) or health centre (use class E(e)) – approved July 2024.

24/00166/OUT – demolition of existing buildings and construction of a new business/science park (Use Class E(g)) and ancillary "hub" building (Use Class E(b)(d)(f)) – approved November 2024.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: "This site should be retained as an employment site through the existing policy framework and the allocation is no longer required."

Conclusion

De-allocate as the land is within the defined development extent of Sawston should any further planning application decisions be needed.

E/5 (1) – Norman Way, Over

Planning status (at July 2025)

No relevant planning application(s).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Maintain allocation and retain as established employment area.”

Conclusion

Carry forwards the allocation as **S/RRA/NW** as still to go through the planning application process.

E/5 (2) – Ermine Street South, Papworth Everard

Planning status (at July 2025)

S/1079/13/FL – proposed development for B8 Storage and Distribution Warehouse with Ancillary Offices and Parking) – phase 1 completed 2013-2014, phase 2 completed 2019-2020.

Conclusion

De-allocate as development is completed.

Northstowe Area Action Plan 2007

Planning status (at July 2025)

The planning status of Phase 3b, land west of Station Road and Digital Park are included in ‘SS/5 – Northstowe Extension’ within the list of South Cambridgeshire Local Plan 2018 allocations.

Phase 1

S/0388/12/OL (up to 1,500 dwellings, a primary school, a mixed-use local centre, and leisure, community, residential institutions, cultural, health and employment provision) – approved in April 2014.

Detailed applications (S/1416/16/RM, S/3477/16/RM, S/2776/16/RM, S/3174/16/RM, S/3405/18/RM, S/1475/18/RM, S/1355/19/RM, S/2907/19/RM, S/0045/19/RM, S/1620/17/RM, S/3016/16/RM and S/0065/20/RM) for 1,500 dwellings permitted. Of which 1,401 dwellings completed 2016-2024.

Greater Cambridge Housing Trajectory (April 2025):

- The housebuilders anticipate that the remaining dwellings on phase 1 will be completed in 2025.
- Housing trajectory includes 99 dwellings in plan period (2024-2045) across whole of Phase 1.

Detailed application (21/03350/REM) for sports pavilion at Western Park permitted - completed in 2023-2024.

Detailed application (23/03248/REM) for community centre approved in December 2023. Not started at March 2024.

Detailed application (S/1777/14/CC) for primary school permitted – completed in 2016-2017.

Phase 2

S/2011/14/OL (up to 3,500 dwellings, two primary schools, secondary school, town centre including employment uses, formal and informal recreational space, eastern sports hub, remainder of the western sports hub (to complete the provision delivered at Phase 1)) – approved in January 2017

Detailed applications (S/3499/19/RM and 21/02310/REM) for 706 dwellings and non-residential uses permitted. Of which 79 dwellings completed in 2020-2024.

Greater Cambridge Housing Trajectory (April 2025):

- The master developer anticipates that construction will re-start on phase 2a in 2026, and that all dwellings on this parcel will be completed in 2030.
- The master developer advised that phase 2b is under construction and anticipates that this parcel will be completed in July 2029.
- The master developer anticipates that reserved matters applications for parcels 2D1, 2C and TC1 will be submitted in 2025-2026, and that the dwellings on these parcels will be completed the first dwelling(s) will be completed in 2027-2032.
- The master developer anticipates that reserved matters for further parcels will be submitted in 2028 and that construction will start on the first dwelling(s) on these parcels in 2028-2029.
- Housing trajectory includes 3,421 dwellings in plan period (2024-2045) across whole of Phase 2.

S/0092/18/CC (hybrid application with full application for part of a secondary school, a Special Educational Needs School (SEN), energy centre, indoor sports facilities, playing courts, and playing fields, and with outline application for the remaining part of a secondary school, a primary school, post 16 education college, and the remaining part of the indoor sports facilities, and playing fields) – approved in October 2018. Part of secondary school and Martin Bacon Academy completed in 2019-2020.

Detailed application (CCC/22/152/RMA) for a primary school, nursery, secondary school building, post-16 building, and sports pitches permitted. Under construction at March 2024.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Phase 3a

20/02171/OUT (up to 4,000 homes, two primary schools, a local centre, secondary mixed use zones, open space, sports pitches, retention of the existing military lake and creation of a new lake) – approved in March 2022.

Greater Cambridge Housing Trajectory (April 2025):

- The master developer anticipates that the first reserved matters application for residential uses will be submitted in 2027-2028, and the master developer anticipates that construction will start on the first dwelling(s) in 2028.
- The master developer anticipates that the first dwelling(s) will be completed in 2029, and that the development will be completed beyond 2045.
- Housing trajectory includes 2,523 dwellings in plan period (2024-2045) across whole of Phase 3, which consists of Phase 3a and Phase 3b.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Conclusion

Carry forwards the allocation as S/NS (with amended capacity) as still going through the planning application process.

Cambridge East Area Action Plan 2008

Planning status (at July 2025)

The planning status of land north of Newmarket Road is included in ‘SS/3 – Cambridge East’ within the list of South Cambridgeshire Local Plan 2018 allocations and ‘R45 – Land north of Newmarket Road’ within the list of Cambridge Local Plan 2018 allocations.

The planning status of land north of Cherry Hinton is included in 'R47 – Land north of Teversham Drift' within the list of Cambridge Local Plan 2018 allocations.

Conclusion

Carry forwards the allocation as S/CE (with amended capacity) as still going through the planning application process.

Cambridge Southern Fringe Area Action Plan 2008

Planning status (at July 2025)

S/0054/08/O (demolition of existing buildings and structures and redevelopment for approximately 600 dwellings, land for a primary school, recreation / leisure uses, community and other local facilities) – approved in October 2009.

Reserved matters applications (S/0160/11, S/0506/11, S/2998/14/RM, S/0107/16/RM, S/2646/16/RM, S/2647/16/RM, and S/2176/16/RM) for 623 dwellings, local centre uses and primary school permitted – completed in 2013-2023.

Conclusion

De-allocate as development is completed.

North West Cambridge Area Action Plan 2009

Planning status (at July 2025)

S/1886/11 & 11/1114/OUT (development comprising up to 3,000 dwellings, up to 2,000 student bedspaces, up to 40,000 sqm commercial floorspace (Class B1(b) and sui generis research uses) and at least 60,000 sqm academic floorspace (Class D1), up to 5,300 sqm gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sqm net floorspace), senior living up to 6,500 sqm (Class C2), community centre, indoor sports provision, police, primary health care, primary school, and nurseries (Class D1), hotel and energy centre) – approved in February 2013.

Detailed applications (13/1748/REM, 14/1722/REM, 13/1827/REM, 14/0109/REM, 15/1663/REM, 17/0285/REM, 22/04989/REM, 18/1195/REM, 21/04036/REM, 22/01168/REM, S/2219/15/RM, S/2766/19/RM, 20/01762/REM, 20/01549/REM, S/2766/19/RM, 20/01762/REM, 20/01549/REM, 13/1400/REM and S/2044/13/RM) for 1,848 dwellings, 325 student bedrooms, foodstore, retail space, health care centre, police office, energy centre, other D1 uses, flexible community space, and commercial uses permitted. Of which 1,121 dwellings and 325 student bedrooms completed in 2016-2024, and by March 2024 the following non-residential uses had been completed:

- energy centre,
- 200 square metres of B1(a) offices;
- 700 square metres of D1 community facilities;
- 1,322 square metres of restaurant and pub uses (A3/A4); and
- 3,472 square metres of retail space (including foodstore).

Greater Cambridge Housing Trajectory (April 2025):

- The housebuilders advised that the development is under construction.
- The housebuilders anticipate the lots with detailed planning permission will be completed by 2028.
- The landowner advised that pre-application discussions are underway with the Councils, ahead of submitting new outline planning applications in Q3 2025.
- The landowner anticipates that the first dwelling(s) to be completed on the phases covered by the new outline planning applications will be in 2028-2029 and that the development will be completed in 2037-2038.
- Housing trajectory includes 1,879 dwellings, 698 dwelling equivalents (from student bedrooms) and 39 dwelling equivalents (from older peoples accommodation) in plan period (2024-2045).

Detailed application (19/0156/FUL) for hotel and aparthotel (C1 Use Class) with ancillary uses including a restaurant, bar, cafe, co-working space and gym permitted. Completed in 2021-2022.

Detailed application (13/1828/REM) for community centre and nursery permitted. Completed in 2017-2018.

Detailed applications (14/0626/REM and S/0915/14/RM) for primary school and centre of research and teacher training permitted. Completed in 2015-2016.

Conclusion

Carry forwards the allocation as S/ED (with amended capacity) as still going through the planning application process.

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Appendix 4: Revised Greater Cambridge Local Plan Green Belt considerations review

Introduction

1.1 For the First Proposals consultation (2021), the Green Belt considerations review (Greater Cambridge Local Plan: Development Strategy Topic Paper (2021), Appendix 1D) supported the assessment of sites considered as part of the Greater Cambridge Local Plan process that are currently located within the Green Belt. Allocating them for development within the Plan would require justification of exceptional circumstances for amending the Green Belt boundaries, as set out in national policy.

1.2 The Review included two sections:

- Exceptional circumstances review: Greater Cambridge-wide exploration
- Report of national planning policy steps followed to support a conclusion of exceptional circumstances

1.3 For this Draft Plan stage, this Green Belt considerations review (2025) updates the previously published 2021 version and should be read in conjunction with it.

1.4 In line with the previous approach, this review considers the case for exceptional circumstances for releasing land from the Green Belt, including the accounting for the following changes since the First Proposals consultation 2021:

- changes to Green Belt policy set out within the updated National Planning Policy Framework (NPPF) in December 2024, and supplemented by Planning Practice Guidance in March 2025
- new caselaw relevant to assessing exceptional circumstances
- the updated need for new homes and jobs identified at the Draft Plan stage
- new information submitted to the plan relating to sites proposed for development in the Green Belt (including new sites submitted and updated information relating to sites previously submitted).

Approach to Green Belt review

Updated national policy context

1.5 Since the First Proposals 2021 consultation, the following changes have been made to national Green Belt policy in the National Planning Policy Framework:

- Strengthened requirement to review Green Belt boundaries ‘where an authority cannot meet its identified need for homes, commercial or other development through other means’. In such cases, ‘authorities should review Green Belt boundaries...and propose alterations to meet these needs in full, unless...[it]...would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan’ [Paragraph 146].
- When Green Belt is to be released [Paragraph 148]:
 - First, plans should give priority to previously developed (brownfield) land in the Green Belt; and
 - Then, plans should consider grey belt which is not previously developed; and
 - Then, plans should consider other Green Belt locations
 - But must consider how plan would promote sustainable patterns of development, with particular reference to paragraphs 110 and 115 of the Framework.
 - 110. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

- **115.** In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
 - (a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;...
 - (d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

1.6 The NPPF Glossary defines grey belt, referenced above, as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of the following Green Belt purposes set out in paragraph 143:

- A: to check the unrestricted sprawl of large built up areas
- B: to prevent neighbouring towns merging into one another
- D: to preserve the setting and special character of historic towns

1.7 The Glossary also identifies that 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

1.8 [Planning Practice Guidance](#) was updated in March 2025 to guide consideration of Grey Belt as referenced in the NPPF above.

Approach responding to updated national policy context

1.9 While the above changes to national planning policy for Green Belt are significant, the following core national Green Belt principles remain unchanged since the First Proposals:

- that government attaches great importance to Green Belts (NPPF 142)

- that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans (NPPF 145).
- That before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development (NPPF 147).

1.10 The introduction of Grey Belt as set out in NPPF paragraph 148 does not alter the nature of the planning judgement involved in weighing up the evidence and justification for exceptional circumstances (see below under legal framework), but would be a factor in prioritising areas for potential release should overarching exceptional circumstances exist for changes to the Green Belt boundaries, for example, to meet needs if these cannot be met elsewhere. As such, the starting point for this review is exploring the case for exceptional circumstances, to determine whether NPPF paragraph 146 referred to above applies to the Greater Cambridge Local Plan, before considering whether a site could be identified as grey belt.

1.11 Drawing on the above, this review maintains the overall approach to examining the case for exceptional circumstances set out below under Updated legal framework, incorporating the findings from the Green Belt Study Update within test iv - The nature and extent of the harm to this Green Belt (or those parts of it which would be lost if the boundaries were reviewed).

Caselaw supporting exceptional circumstances assessment

1.12 In the Green Belt Considerations Review undertaken for the First Proposals (2021), the existence of exceptional circumstances was considered based on caselaw in *Calverton Parish Council v Greater Nottingham Councils* (2015).

1.13 The *Calverton* case set out a number of matters or ‘tests’ that provide a framework to ascertain whether exceptional circumstances exist to justify releasing land from the Green Belt, namely:

- i. The acuteness/intensity of the objectively assessed need (matters of degree may be important);
- ii. The inherent constraints on supply/availability of land prima facie suitable for sustainable development;
- iii. (on the facts of this case) the consequent difficulties in achieving sustainable development without impinging on the Green Belt;
- iv. The nature and extent of the harm to this Green Belt (or those parts of it which would be lost if the boundaries were reviewed); and
- v. The extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent.

1.14 Since the First Proposals, a further case law example [Keep Bourne End Green v Buckinghamshire Council & Anor \[2020\] EWHC 1984 \(Admin\) \(23 July 2020\) \(bailii.org\)](#), has added to understanding of appropriate ways of considering the case for exceptional circumstances, including the following points:

- Exceptional circumstances is a matter of planning judgement that may comprise one or more factors - Whether a factor is *capable* of being an exceptional circumstance may be a matter of law, as an issue of legal relevance. But whether it amounts to such a circumstance in any given case is a matter of planning judgment.
- Calverton provides an "ideal" structure for considering exceptional circumstances but is not the only approach to take - a more discursive, or open-textured approach would suffice

1.15 Drawing on the above, to ensure consistency through the plan-making process, the below approach to considering exceptional circumstances continues to use the Calverton tests set out above.

1.16 On an additional point, while both Calverton and Keep Bourne End predate the 2024/2025 updates to national planning policy and guidance discussed above, the Councils consider that those updates do not affect the in principle

nature of exceptional circumstances, and as such do not affect the validity of the principles identified in these legal cases.

Assessment of case for exceptional circumstances

Calverton tests at a Greater Cambridge-wide level

(i) The acuteness/intensity of the objectively assessed need (matters of degree may be important);

2.1 For homes, the objectively assessed need of 2,295 homes per year (considering Greater Cambridge as one area), or 48,195 homes over a 21 year period, is in excess of the current adopted annual target of 1,675 homes per year. It represents a 36% increase on the average level of annual completions over the period 2011/12 to 2023/24 of 1,683 homes as calculated in the Housing Delivery Study for Greater Cambridge: Further Addendum (AECOM, 2025).

2.2 AECOM note that there has been a reduction in housing market activity nationally since 2020/21 due to challenging market conditions, and that the overall fall in annual completions is almost entirely due to a drop in new-build completions. Additionally, the number of housing starts on site continues to lag behind the volume of permissions granted. However, AECOM consider that this recent fall in annual housing completions is a short-term impact within Greater Cambridge and will not be a permanent reduction over the plan period as planning reforms and interventions from the Government are aimed at restoring confidence and certainty to the development industry and the Councils have taken this slow-down into account in their housing trajectory for the Local Plan.

2.3 In relation to the emerging housing requirement (local housing need calculated using the standard method), the further addendum to the Housing Delivery Study (AECOM, 2025) has confirmed that the housing requirement is achievable and deliverable with either of the spatial options tested. The two spatial options are both considered to be realistic and deliverable by AECOM as they bring forward a

blended supply of sites that would 'top up' existing commitments in the mid-latter part of the plan period to meet the housing requirement.

2.4 Within their further addendum (2025), AECOM have also confirmed that the housing trajectory for the draft Local Plan shows sustained delivery throughout the plan period, both with and without North East Cambridge.

2.5 The Greater Cambridge Housing Needs of Specific Groups (Iceni Projects, 2025) sets out the net need for affordable housing, with the overall local housing need calculated using the standard method. The update concludes that there is a net need for 928 affordable dwellings per annum in Cambridge and 708 affordable dwellings per annum in South Cambridgeshire. The update outlines that the relationship between affordable housing need and overall housing need is complex, and therefore that the two assessments should not be arithmetically linked. However, the analysis identifies an acute need for affordable housing, and the update recommends that affordable housing delivery should be maximised where opportunities arise, but that ultimately the amount of affordable housing delivered will be limited to the amount that can viably be provided.

2.6 Taking into account existing supply, to meet the identified housing need the number of new homes needing to be delivered through new allocations between 2024 and 2045 is 10,330. In comparison, the adopted Cambridge Local Plan and South Cambridgeshire Local Plan 2018 found new sites for 8,316 homes of all kinds.

2.7 Taking the above aspects of housing need together, it is considered that the overall objectively assessed need for homes is moderately acute. The need for affordable housing is very acute.

2.8 For jobs, the significant supply of employment land for office and laboratory space means that in quantitative terms there is not a very substantial need for additional land to be found in the new Plan. There is a substantial need for additional industrial and warehousing. Taken together, with respect to all jobs therefore it is not considered that the objectively assessed need is acute.

(ii) The inherent constraints on supply/availability of land prima facie suitable for sustainable development;

2.9 The inherent constraints on supply/availability of land within Greater Cambridge which is prima facie suitable for sustainable development is very low. Including the Sites information update 2025, around 1000 sites have been assessed through the HELAA, coming through Call for Sites and a desk top review of other sources of supply.

2.10 Drawing on the findings of the Housing and Economic Land Availability Assessment (2025), over 150 sites comprising over 3,000 hectares of land were considered to be potential reasonable alternatives for consideration as allocations and for sustainability appraisal.

2.11 We consider that a development strategy focused on the sites outside the Green Belt located on public transport corridors, in particular around Cambourne and at a new settlement adjacent to A11 and A1307 south of Cambridge, is likely to provide an appropriate and sustainable alternative to locating development on the edge of Cambridge within the Green Belt.

2.12 Various evidence base studies, including the sustainability appraisal, have supported the identification and assessment of the different spatial options, including comparing the relative sustainability performance of a strategy focused on Green Belt around the Edge of Cambridge against other alternatives. Strategic spatial options identified (see Strategy topic paper Appendix 1) include those previously identified in 2020 and 2021 to support the First Proposals consultation (2021), as well as newly identified 2025.

2.13 The findings of these studies suggest that in transport terms, the preferred option development strategy performs well in comparison to other options. See the main body of the Strategy Topic Paper for more details.

2.14 Furthermore, the preferred option development strategy meets our identified need for development such that NPPF paragraph 146 is not relevant to the Draft Plan.

(iii) (on the facts of this case) the consequent difficulties in achieving sustainable development without impinging on the Green Belt;

2.15 Drawing on the above, while the acuteness of housing need is moderate, the inherent constraints on the supply of land within Greater Cambridge is very low and as such it is considered that in relation to meeting objectively assessed needs for jobs and homes, sustainable development is likely to be achieved in principle without impinging on the Green Belt.

(iv) The nature and extent of the harm to this Green Belt (or those parts of it which would be lost if the boundaries were reviewed)

2.16 Further to the above the Greater Cambridge Green Belt Assessment (2021) has shown that any release of Green Belt would result in harm. The study splits the Green Belt into parcels and provides an assessment of the contribution of each parcel to the Cambridge Green Belt purposes and the degree of harm if it was to be released for development.

(v) The extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent

2.17 This is a site-specific test, not applicable to consideration of exceptional circumstances at a Greater Cambridge level.

Conclusion

2.18 Drawing on the assessment, it is considered that on the basis of the Calverton tests, our objectively assessed needs for homes and jobs would not justify a strategic exceptional circumstances case for releasing land in the Cambridge Green Belt for development. On this basis, NPPF paragraph 146 does not apply,

as the Councils consider that they can meet the identified need for homes, commercial or other development through means other than the Green Belt.

Consideration of grey belt

2.19 Noting the lack of a strategic exceptional circumstances case for green belt review based on NPPF paragraph 146, further consideration around whether certain areas in Greater Cambridge are grey belt has not been undertaken at this time. However, notwithstanding this, to inform the Councils' understanding of the impact of grey belt designations within Greater Cambridge (including for decision making), an updated Green Belt Study will be completed in due course taking into consideration the revised Planning Practice Guidance on Green Belt and grey belt.

Consideration of site-specific arguments for exceptional circumstances

2.20 Noting our position in relation to a strategic exceptional circumstances for the plan as a whole, we have considered site specific arguments for exceptional circumstances proposed on the edge of Cambridge.

2.21 27 sites were submitted to the Call for Sites on the edge of Cambridge within the Green Belt prior to the First Proposals 2021 consultation. Of sites submitted in this broad location, 23 have not submitted updated evidence since then; these have not been reconsidered. Since the First Proposals four sites submitted new information, and five new sites were submitted. Accounting for all sites submitted prior to the draft plan consultation, these have been reviewed as follows:

- 20 sites did not seek to justify exceptional circumstances – given our conclusions to the previous section of this review we did not review these sites in detail
- 4 sites sought to justify exceptional circumstances on the basis of high jobs and housing need and the sustainability benefits of locating development on the edge of Cambridge – given our conclusions to the previous section of this review we do not support this argument.
- 3 sites provided bespoke economic arguments for exceptional circumstances: these arguments are considered and responded to at Appendix 8.

2.22 As set out in the main body of the Strategy Topic Paper, at First Proposals stage only the Cambridge Biomedical Campus was identified as potentially being able to demonstrate such exceptional circumstances reflecting its significance to the life-science key sector and to the national economy. This case is re-examined in the Sites Topic Paper.

2.23 Beyond sites submitted to the Local Plan process in the Green Belt on the edge of Cambridge, other sites were submitted within or on the outer edge of the Green Belt. The most significant of these is Babraham Research Campus to respond to its unique employment characteristics. The individual case for exceptional circumstances is explored in the Sites Topic Paper at S/BRC Babraham Research Campus.

Report of national planning policy steps followed to support a conclusion of exceptional circumstances

Introduction

3.1 This section reports on activity by the Councils relating to the steps set out in the NPPF paragraph 147 that need to be followed to inform a decision about whether exceptional circumstances exist to justify changes to Green Belt boundaries.

These steps include considering whether the strategy:

- makes as much use as possible of suitable brownfield sites and underutilised land;
- optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
- has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

3.2 This section considers each aspect in turn in relation to the Preferred Option development strategy, in order to help support justification for removing land from the Green Belt.

Analysis

Does the strategy make as much use as possible of suitable brownfield sites and underutilised land?

3.3 Yes, the preferred strategy in the draft plan is not materially different in this regard to the strategy included in the *First Proposals* and, therefore, the findings at the previous plan-making stage remain relevant.

3.4 The strategy seeks to maximise development within Cambridge urban area and on the edge of Cambridge on brownfield land, including at North East Cambridge and Cambridge East in particular, as well as encouraging redevelopment of Cambridge urban area locations via Opportunity Areas, where there is less certainty of delivery.

3.5 It also carries forward allocations for new settlements on brownfield land at Northstowe, land north of Waterbeach and at Bourn Airfield, as well as proposing a new settlement at Grange Farm south of Cambridge, which will make a significant contribution to housing supply during the new plan period and indeed beyond.

Does the strategy optimise the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport?

3.6 Yes. Throughout the strategy, allocations seek to optimise the density of development, in particular in urban locations and others well served by public transport. Examples of such locations where we are proposing higher densities include at North East Cambridge and North West Cambridge.

Has the strategy been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground?

3.7 Yes. In our early Duty to Cooperate discussions with our neighbouring authorities we raised the NPPF requirement to discuss this issue if we were to explore Green Belt release. Further to this, as set out in our draft Duty to Cooperate Statement of Compliance, in June 2021 we sent letters to our neighbouring authorities to ask them whether there were any opportunities in their area that could accommodate any of the housing need identified in Greater Cambridge, and if so where those were. No authorities replied affirmatively to this question. In advance of the draft plan consultation we repeated this exercise; again no authorities replied affirmatively to this question.

Conclusion

3.8 We consider that we have addressed the steps in NPPF paragraph 147 which need to be followed before concluding whether exceptional circumstances exist to justify changes to Green Belt boundaries.

Summary of Green Belt considerations

4.1 Drawing on the assessment, it is considered that on the basis of the Calverton tests, our objectively assessed needs for homes and jobs would not justify a strategic exceptional circumstances case for releasing land in the Cambridge Green Belt for development. On this basis, the preferred option development strategy meets our identified need for development such that NPPF paragraph 146 is not relevant to the emerging plan. As there are no strategic exceptional circumstances for Green Belt release, the Councils have not identified grey belt land although there is an intention to do so in due course.

4.2 Notwithstanding the conclusions at the plan level, consideration of site specific arguments for exceptional circumstances resulted in the identification of two sites potentially being able to demonstrate exceptional circumstances for Green Belt

boundary amendments: Cambridge Biomedical Campus and Babraham Research Campus. Their cases are explored further in the Sites Topic Paper.

4.3 We consider that we have addressed the steps in NPPF paragraph 147 which need to be followed before concluding whether exceptional circumstances exist to justify changes to Green Belt boundaries. Drawing on the considerations above, this enables us to confirm our position regarding the case for exceptional circumstances at the sites referred to above.

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Appendix 5: Review of “new” new settlement opportunities

Outline approach

Evidence based sifting of new settlement proposals

1.1 The Councils identified a long list of new settlement proposals from the Housing and Employment Land Availability Assessment. Review of these potential new settlement options has drawn on a range of previously completed evidence referenced below to identify 1) reasonable alternatives, and 2) potential preferred option/s.

Key points to note regarding new settlements review approach

In scope

Approach to new settlement proposals with direct cross-boundary implications

1.2 Two proposals for new settlements submitted to the Call for sites either straddled the boundary of South Cambridgeshire and a neighbouring district, or adjoined land that has been submitted to the respective neighbouring authority that combined could create a larger new settlement. A further new settlement proposal was within 400m of the boundary of South Cambridgeshire and a neighbouring district.

1.3 We included these sites within the review below. The cross-boundary nature of these sites has been identified but has not affected the conclusions regarding their suitability for allocation.

Approach to new settlement proposals that would result in coalescence with one or more existing settlement

1.4 We included in the new settlements review new settlement proposals that would result in coalescence with one or more existing village. The impacts of this is discussed further below where relevant to specific proposals.

Out of scope

1.5 This new settlement opportunities review considers only new settlement proposals that could not reasonably form part of an expanded Cambourne, or an expanded Royston. Sites that could form part of an expanded Cambourne have been considered via the Cambourne-specific evidence base.

Sustainability Appraisal

1.6 The Sustainability Appraisal accompanying the First Proposals 2021 consultation noted at [Appendix E, paragraph E.20](#) that “No sites were identified as potential development options through the HELAA, and further new settlements do not form part of the preferred option for the plan following consideration of new settlements through the strategic options testing process. Therefore no sites were included for site specific sustainability appraisal.” Given the updated evidence base position set out in the main body of the Draft Plan Strategy Topic Paper, this position has now changed. As above, to inform the Draft Plan consultation, where the long list sifting described above has identified reasonable alternative new settlements, these sites have been subject to site specific consideration for allocation and Sustainability Appraisal.

Identifying reasonable alternatives

Key factors informing identification of reasonable alternatives

Location on High Quality Public Transport (HQPT) corridor

1.7 Our [Strategic spatial options appraisal: implications for carbon emissions](#) (p19) identified that “Once outside the most dense and walkable / cyclable urban area, the key to the difference between [the carbon performance of spatial options] is the number of homes that are specified to be on public transport”. Further to this, the emerging Local Plan vision, in line with NPPF paragraph 105, seeks to minimise reliance on the private car.

1.8 Additional analysis of GCLP transport evidence modelling undertaken at the strategic spatial options and Preferred Options stages confirmed this point,

identifying that car mode shares and car trips per dwelling are lower at new settlements located on a high quality public transport route (i.e.) rail or a stop on a Greater Cambridge Partnership corridor scheme. It also identified that new settlement locations closer to Cambridge perform better for the same metrics, noting that such locations offer greater opportunities for faster journeys into the city by public transport and also by cycle. This latter point is picked up in section 2 below.

1.9 In conclusion, to maximise opportunities for sustainable travel, we identified as reasonable alternatives only new settlement opportunities that were located at or very close to a hub/node (i.e. station or stop) on a high quality public transport route (as above being rail or a Greater Cambridge Partnership corridor scheme) that exists now, or has a reasonable prospect of delivery to enable development within the plan period.

Scale

1.10 Our Sustainable Settlement Sizes Study (LUC, 2020) identified the following key conclusions:

- a. Overall, we recommend that a settlement of around 4,500 homes would be the minimum to be sustainable in Greater Cambridge and that the most sustainable option is to provide settlements of at least this size even in proximity to Cambridge. This is because a settlement of this size would generate a critical mass of residents that would support everyday services and facilities such as local shops, early years provision, a primary and secondary school, employment, green space, community meeting space, public transport infrastructure, a GP surgery or health centre and recreation facilities, which are required to provide the opportunity to meet needs locally without having to travel elsewhere (i.e. a measure of self-containment). This in turn can help to foster community cohesion and identity.
- b. However, it is acknowledged that the location and pattern of development of new communities will influence the appropriate size and smaller developments may be appropriate in certain circumstances.

- c. Larger settlements with an appropriate mix of uses – including employment - are likely to be more sustainable to an extent, as they are likely to be more self-contained, although the goal of self-containment needs to be approached with a degree of realism.

1.11 Supporting the above conclusion, as reported in the First Proposals Strategy topic paper, our Transport Evidence Report: Preferred Options Update, August 2021 identified that larger developments accommodating a wide mix of uses allow for more ‘internalisation’ of trips within the site. They are also generally easier to provide viable mitigation for, essentially because more people equals more demand. In terms of trip internalisation within a particular site, the largest freestanding new settlements perform best, with sites adjacent to Cambridge and in the villages not performing as well.

1.12 Further to the above, noting that the LUC study did not involve engagement with local infrastructure providers that might determine the level of development that would be required to support essential services such as education and healthcare, Cambridgeshire County Council confirmed that to ensure flexibility of provision on standalone new settlements, their preference would be for a minimum of 7FE secondary with post 16 provision on-site, which aligns with a minimum of 4,200 dwellings.

1.13 In conclusion, to support viable provision of onsite infrastructure and services which thereby support internalisation of trips within the site, and to support provision of viable offsite transport infrastructure, we identified as reasonable alternatives only new settlement opportunities that met a 4,200 homes minimum threshold.

1.14 To identify sites meeting the minimum threshold we reviewed the number of units proposed by the promoter and the HELAA capacity assessment. For sites meeting the location on High Quality Public Transport corridor requirement above we also considered sites’ potential to reach the minimum threshold capacity by integrating a proposal with one or more adjacent strategic scale development proposals (including cross boundary sites), and by considering whether suitable

adjacent land that has not been proposed through the Call for Sites could enable this minimum to be met. Where adjacent sites were physically separated (e.g. by existing roads, rail, watercourses), we considered whether these barriers could be physically and feasibly overcome to deliver a comprehensive and integrated new settlement that would enable good placemaking.

1.15 Further to the above, noting the in principle sustainability of locating development at existing railway stations, we completed a high level review of site opportunities at such locations, including:

- considering integrating proposals together as a package of sites to meet the minimum size threshold as above
- the impacts of promoting scales of development below the minimum size threshold.

Absolute site-specific constraints

1.16 The HELAA assesses all sites submitted to the GCLP to consider whether they are suitable, achievable and available. Given the inherent scale of new settlement proposals, in terms of suitability the HELAA scored many of them as being unsuitable given their impact on landscape or townscape. However, despite this the Councils recognise that the benefits of an overall spatial strategy placing development in such locations might outweigh some local environmental impacts.

1.17 As such, we used the HELAA findings at this point in order to identify whether any new settlement proposals were affected by absolute constraints that would render such proposals wholly unsuitable for development.

1.18 For this new settlement opportunities review, absolute constraints rendering a site unsuitable for development were defined as per the [Housing & Employment Land Availability Assessment 2021](#) methodology as follows:

- Either absolute constraint on development - sites wholly or mostly (>50%) containing a Site of Special Scientific Interest (SSSI), SAC, SPA, Registered Park & Garden, and / or ancient Woodland (p21-22); or

- Flood risk score of red - The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3 (p32).

Summary of criteria informing the identification of reasonable alternative new settlement opportunities

1.19 Drawing on the above, the Councils reviewed the [Site Submissions](#) map and the HELAA database to identify reasonable alternative new settlement options that met the following criteria:

- a) Located on or close to an existing or proposed high quality public transport route
- b) Could provide 4,200 or more homes
- c) Not rendered unsuitable by an absolute planning constraint

Summary of review of long list

Location

1.20 From the call for sites we identified ten new settlement proposals that were on or close to an existing or proposed high quality public transport route (as defined above).

Scale

1.21 Of these ten, four (including one being a variation of the same site) met the minimum size threshold. For locations on or close to an existing or proposed high quality public transport route we also considered whether the minimum threshold could be met by bringing together submitted sites with one or more adjacent strategic scale development proposals (including cross boundary sites), or with suitable adjacent land that had not been proposed through the Call for Sites. We did not identify any clear opportunities that could provide reasonable alternatives through this consideration.

Considering development opportunities at existing rail stations

1.22 As explained above, noting the in principle sustainability of rail stations, we completed a focused review of development opportunities at existing rail stations within rural South Cambridgeshire beyond the Green Belt (ignoring Waterbeach, for which a relocated train station will serve Waterbeach New Town). The findings are set out below:

- **Foxton:** The largest site proposed adjacent to Foxton station is for up to 1,500-2,000 homes, and a limited amount of employment space (40084). A further site in close proximity could provide up to 500 homes (59399). Even taken together the scale of development here would be below the minimum threshold established above. County Council Highways advice is that capacity issues on adjacent links and the A10 railway crossing may bring forward the need for an A10 bridge across the level crossing; the site promoters are proposing to fund this. County Council Education advice is that the site is too small to justify an on-site secondary school. The nearest secondary school is Melbourn Village College. This may have some surplus capacity and could be expanded by 1FE (150 places). However the school is outside the 3 mile safe route to school and would require most of the journey to be along the A10. For this reason the County Council does not consider the secondary education demands of the development can be adequately satisfied. As a result this option was rejected.
- **Shepreth:** A single strategic scale site has been proposed close to Shepreth station for up to 2,300 homes, and a limited amount of employment space (40147). County Council Education advice is that the site is too small to justify an on-site secondary school. While there is potential to expand the nearest secondary school at Melbourn Village college, its expansion capacity is insufficient to meet the needs generated by this proposal, and is at the margins of the 3 mile secondary limit for walking to school. As a result this option was rejected.
- **Meldreth:** given the configuration of existing development at Meldreth and Melbourn, there are no opportunities for additional strategic scale development adjacent or very close to Meldreth rail station. As a result this option was rejected.

- **Ashwell and Morden:** a single 10,000 home new settlement proposal was submitted to the Site Submissions Update 2025. It is adjacent to the existing Ashwell and Morden railway station, and the promoters propose to move it along the existing line to be more central to the proposed development. This proposal therefore meets the scale threshold but has significant cross-boundary implications for Royston within North Hertfordshire in that the proposal would be less than 0.5km from, and would be ~1.5 times the size of the existing town. Given that this proposal meets the location and scale tests the site was taken forward for further testing; noting its proximity to Royston we have also explored the cross-boundary implications with North Hertfordshire District Council.
- **Whittlesford Parkway:** considered cumulatively, development proposals adjacent to each other submitted to the Local Plan could reach the minimum scale threshold identified above, including land within 200m of Whittlesford Parkway station. However, to achieve this scale, and making best use of land closest to the station, would require the coalescence of Whittlesford, Whittlesford Parkway and Duxford villages, which would have significant landscape, townscape and heritage impacts that would be challenging to mitigate. In addition, the majority of the available land close to the station lies within the Green Belt. As a result this option was not considered to form a clear reasonable option for further assessment.

Absolute planning constraints

- 1.23 No sites reviewed were rendered unsuitable by an absolute planning constraint.

Conclusions: reasonable alternative new settlement opportunities

- 1.24 The four sites (with one being a variation of the same site) that met the reasonable alternative criteria comprise:
- 40317 Land to the west of Scotland Road, Dry Drayton - described below as Scotland Farm (smaller)
 - 56252 Scotland Farm (East & West), Scotland Road, Dry Drayton - described below as Scotland Farm (larger)

- 59401 Land at Grange Farm, east of A11 & north of A1307 - described below as Grange Farm
- 200785 Land north of A505 between Royston and Ashwell and Morden - described below Ashwell and Morden Garden Town proposal

DRAFT

Identifying potential preferred options

Summary of approach to identifying potential preferred options

2.1 We drew on the HELAA, the Sustainability Appraisal, and our wider evidence base to review the reasonable alternative options and identify a preferred option. The following analysis is structured around the headings of economic/strategic location issues, environmental and delivery issues.

Review of reasonable alternative options

Economic/strategic location issues

Public transport connectivity

2.2 All of the reasonable alternative options are located at or close to a stop on a proposed or potential high quality public transport route, as follows:

- Scotland Farm (smaller and larger) is located at the proposed Park and Ride associated with the Greater Cambridge Partnership's Cambourne to Cambridge route. A Transport and Works Act Order application for the Cambourne to Cambridge scheme was submitted to the Department for Transport on 12 November 2024 and it an Examination is being held in Autumn 2025.
- Grange Farm is located across the A11 from the proposed Park and Ride for the Cambridge South East Transport Scheme (CSET). A Transport and Works Act Order application for CSET was submitted to the Department for Transport on 9 January 2025 and it is anticipated an Examination will held in late 2025.
- Ashwell and Morden Garden Town proposal is adjacent to the existing Ashwell and Morden railway station, and the promoters propose to move it along the existing line to be more central to the proposed development.

Accessibility to existing employment locations

2.3 In terms of accessibility to existing employment locations, including drawing on the above information:

- Scotland Farm (smaller and larger) would have direct access to the West Cambridge campus via the proposed Cambourne to Cambridge Transport Scheme, with onward connections to other employment locations within Cambridge.
- Grange Farm is situated within walking or cycling distance of Granta Park and Babraham Research Campus. If a segregated connection were to be provided across the A11, it would have direct access to Cambridge Biomedical Campus via the proposed Cambridge South East Transport Scheme with onward connections to other employment locations within Cambridge.
- Ashwell and Morden Garden Town proposal would have a direct rail connection to employment at Royston, Melbourn and Cambridge Biomedical Campus and central Cambridge via a proposed relocated Ashwell and Morden rail station. It would also be on the rail line to London.

Ability to support internalisation of trips: Opportunity for scale

2.4 Our transport evidence shows that larger sites which can provide a wider range of services and facilities can better meet the day to day needs of the population and reduce the need and distance to travel, resulting in more short journeys remaining within the site.

2.5 All the reasonable alternative new settlement options are large enough to accommodate a good range of services and facilities for people of all ages, including community, sports and leisure facilities, education and health services, cultural uses and informal open space.

2.6 Differences between the sites include:

- Scotland Farm (larger) could accommodate a mix of 6,200 dwellings and 100,000 square metres employment (site area is 387 hectares)

- Scotland Farm (smaller) is a residential-led proposal for 8,000 dwellings; no employment space is proposed, which would result in external trips to access employment (site area is 267 ha)
- Grange Farm could accommodate a residential-led 6,000 dwellings and a limited amount of employment (site area is 185 ha)
- Ashwell and Morden Garden Town Proposal could accommodate a mix of 10,000 dwellings and 20,000 square metres employment space (site area is 895 ha).

Active travel access to services in Cambridge

2.7 While the reasonable alternative new settlement options would be of a scale to include a range of services and facilities for day to day needs, other needs would be served by major service locations, primarily Cambridge.

2.8 Our transport evidence identified that locations closer to Cambridge generate fewer car trips as these locations can be accessed by active travel modes.

- Scotland Farm (smaller and larger) is around 8km from central Cambridge – the Cambourne to Cambridge scheme would provide an off-road route to the edge of the city;
- Grange Farm is around 9km from central Cambridge - the CSET scheme would provide an off-road route to the edge of the city;
- Ashwell and Morden Garden Town is around 32km from central Cambridge. The proposed Melbourn Greenway would provide a direct active travel route between Royston and the edge of the city.

Environmental issues

Landscape and townscape

2.9 All the of the reasonable alternative new settlement options, by virtue of their scale, have been assessed as having significant negative landscape and townscape impacts (and scored RED).

2.10 Differences between the sites include:

- Scotland Farm (smaller and larger) is located within rolling landscape with wide and local views due to a lack of intervening vegetation and development would result in urbanisation of the rural landscape. The site is adjacent to Dry Drayton with potential for impacts on the setting of the village. The larger Scotland Farm site is located partly within the Cambridge Green Belt.
- Grange Farm would be visible in long views from the south east. The site is close to Great Abington with potential for impacts on the setting of the village. This location is outside of the Cambridge Green Belt.
- Ashwell and Morden Garden Town would potentially form an extension to Royston and have a negative impact on the existing landscape. This location is outside of the Cambridge Green Belt.

Historic Environment

2.11 All sites would impact on the historic environment and have archaeological potential.

2.12 Differences between the sites include:

- Scotland Farm (smaller and larger) is within 100m of a Listed asset and an extensive settlement of Iron Age and Roman date is recorded in the area, but impact could be reasonably mitigated.
- Grange Farm would potentially impact two conservation areas to the west and south, a scheduled monument (Roman Road) along the north eastern boundary, archaeological features in the southern part of the site, and The Grange farmstead (within the centre of the site) has potential for local heritage significance, but impact could be reasonably mitigated.
- Ashwell and Morden Garden Town site forms the setting of a listed farmhouse and a number of Non Designated Heritage Assets. The quantum of development proposed would harm both the immediate and wider setting of these assets. Development of the site would cause harm to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.

Flood Risk

2.13 All the of the reasonable alternative new settlement options have been assessed as having some flood risk but this is a small proportion of the available site area such that this does not impact on consideration of development potential.

Biodiversity

2.14 The HELAA assessed all of the reasonable alternative new settlement options as having a detrimental impact on a designated site(s) for biodiversity and geodiversity.

2.15 Differences between the sites include:

- Scotland Farm (smaller and larger) does not contain designated sites. However, there are habitats (including priority deciduous woodland and water features) which require further assessment for protected species.
- Grange Farm is adjacent to the Roman Road SSSI which is under recreational pressure. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
- Ashwell and Morden Garden Town is within 500m of Therfield Heath SSSI within North Hertfordshire. This site is under recreational pressure; North Hertfordshire District Council have agreed with Natural England a [Therfield Heath SSSI Mitigation Strategy](#) sets out the details of the recreational pressures that can impact on the SSSI and the measures that could be used to help change those pressures in the future. Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.

Green Infrastructure

2.16 Our Green Infrastructure evidence identifies the existing green infrastructure network and a number of strategic initiatives intended to enhance it. All of the reasonable alternative new settlement options are close to strategic GI initiative areas, thereby providing opportunities for a new settlement to contribute to initiative objectives.

2.17 Differences between the sites include:

- Scotland Farm (smaller and larger) lies between the West Cambridge GI buffer – Coton Corridor and Western Gateway multifunctional GI Corridors strategic GI initiative areas
- Grange Farm is close to the Gog Magog and Chalkland Fringe strategic GI initiative area.
- Ashwell and Morden Garden Town lies within the Pollinator Corridor strategic GI initiative area.

Transport: site access and strategic road network capacity

2.18 Given the potential scale of development at each of the reasonable alternative locations, development would have impact on the surrounding road network, and would be expected to provide mitigation to address this. Initial assessments regarding safe access and road network capacity varies as below. Given current uncertainties these have not been used to rule out any of the sites:

- Scotland Farm (smaller and larger): Safe access confirmed in principle. There are capacity issues on the adjacent A428 links and junction but impacts on the road network could reasonably be mitigated
- Grange Farm: Safe access confirmed in principle. Potential issues on the A1307 and A11 and A505 which will require mitigation either stand alone or as part of the A505 corridor study.

- Ashwell and Morden Garden Town would need further investigation including with Hertfordshire County Council and Cambridgeshire County Council to confirm the acceptability of the vehicular access from the A505. There are no sustainable transport links to existing sustainable transport infrastructure around the site but development is proposed to be centred upon a relocated Ashwell and Morden rail station; further engagement would be needed with Network Rail and with Hertfordshire County Council and Cambridgeshire County Council to confirm the potential to deliver this, and to reassess the acceptability of transport network impacts in that revised context.

Delivery issues

2.19 All reasonable alternative new settlement options would help to meet local housing needs within Greater Cambridge to a greater or lesser extent.

2.20 Differences between the sites include:

- Scotland Farm (smaller and larger) is wholly within Greater Cambridge.
- Grange Farm is wholly within Greater Cambridge and close to the rural southern cluster, providing homes close to jobs, in a location that has been identified as an area within Greater Cambridge with significant ongoing growth in jobs but less planned growth in housing provision.
- Ashwell and Morden Garden Town lies on the edge of Greater Cambridge and is on the boundary of the Cambridge Housing Market Area and Stevenage Housing Market Area ([Housing Market Areas in Bedfordshire and surrounding areas Report of Findings, December 2015 e.g. see Figure 38](#)). It is likely that housing provided here would contribute functionally, at least in part, to meeting housing need within North Hertfordshire. In the same way, housing provided here would not contribute solely to meeting Greater Cambridge's housing needs. In particular, housing provided here would not be well located to provide homes for those taking up the forecast jobs, upon which Greater Cambridge housing need is based.

2.21 Our [Housing Delivery Study](#) highlighted that locating significant development sites close to each other can negatively impact on housing delivery rates, as nearby sites may be competing for the same market, and/or they may be reliant on the same infrastructure improvements.

- Scotland Farm (smaller and larger) is in close proximity to strategic scale allocations in the adopted Local Plan 2018 at Bourn Airfield New Village and Cambourne West that are yet to be built out, and the proposed expansion of Cambourne in the emerging Local Plan, all of which are reliant on the Cambourne to Cambridge transport scheme.
- Grange Farm is close to the committed 1,500 homes at Wellcome Genome Campus expansion, but those homes are specifically for staff at Wellcome such that there shouldn't be the same level of impact on delivery rates were both sites to be for market housing. Grange Farm is reliant on the Cambridge South East transport scheme; the homes at Wellcome are not reliant on this scheme.
- Ashwell and Morden Garden Town is distant from any strategic scale development within Greater Cambridge. It is very close to Royston, but there is no strategic scale expansion proposed here.

Conclusion

2.22 Having explored the planning merits of the reasonable alternative sites as above, the Council's preferred location for a new settlement is at Grange Farm. Providing homes within the Rural Southern Cluster area of significant existing and ongoing growth in employment, will enable more people to live close to their work, in a part of South Cambridgeshire that has not seen significant housing provision in recent plans. More specifically, Grange Farm's location is within walking or cycling distance of established employment locations at Granta Park and Babraham Research Campus, and will be connected by the Cambridge South East transport scheme - providing public transport and active travel opportunities - to Cambridge Biomedical Campus, where a very significant number of jobs will be focused. None of the other reasonable alternative potential new settlements share this feature. Grange Farm is of sufficient scale to provide a wide range of services and facilities within the development to better meet the day to day needs of the population, and CSETS will also enable faster journeys to central Cambridge for other services, which is within cycling distance of the site. There are no nearby strategic scale open market housing sites that would impact on delivery of housing at Grange Farm. Notwithstanding the above benefits, large scale development at Grange Farm would have harmful environmental impacts, in particular on the Roman Road SSSI and Scheduled Ancient monument, which will require mitigation through careful master-planning. Successful delivery of Grange Farm would be reliant on full delivery of CSETS plus a direct connection from CSETS to the site.

2.23 In relation to the reasonable alternatives that are not preferred:

- Scotland Farm (smaller and larger) is located at the proposed Park and Ride associated with the Greater Cambridge Partnership's Cambourne to Cambridge route, that would provide direct access to the West Cambridge campus via the proposed Cambourne to Cambridge Transport Scheme, with onward connections to other employment locations within Cambridge. This location is not preferred because it does not have the strategic benefit of Grange Farm, i.e. locating jobs close to homes in a part of South Cambridgeshire that has not seen significant housing provision in recent plans. In addition, Scotland Farm is in close proximity to strategic scale allocations in the adopted Local Plan 2018 at Bourn Airfield New Village and Cambourne West that are yet to be built out, and the proposed expansion of Cambourne in the emerging Local Plan, all of which are reliant on the Cambourne to Cambridge transport scheme. As such, focusing housing development beyond Cambridge at four separate strategic development sites in close proximity (including Cambourne West, Bourn Airfield, expanded Cambourne and Scotland Farm) would present a risk to delivery, and would likely impact negatively on annual housing delivery on all of these sites.
- Ashwell and Morden new town proposal would have a direct rail connection to employment at Royston, Melbourn and Cambridge Biomedical Campus and central Cambridge. It is also on the rail line to London. It is not preferred because it is distant from jobs close to Cambridge, such that housing here would not meet Greater Cambridge's housing needs alone. It would also dwarf Royston - the settlement to which it most closely relates. The Councils cannot currently demonstrate that the site is deliverable, noting that North Hertfordshire District Council have not confirmed their support for such a proposal, for which housing here would - in part - meet their own housing need. Development here would also likely have significant effects on the adjacent Therfield Heath SSSI, which is under pressure; this impact could be difficult to mitigate.

Appendix 6: Review of sites for industrial and warehousing space

Introduction

1.1 This appendix reviews the following alternative sites for meeting the identified industrial and warehousing space needs for Greater Cambridge within the plan period 2024-45:

- Brickyard Farm, Boxworth (HELAA ref: 47353) is an 85 hectare site to the south of the A14 and north of Boxworth Road mainly agricultural land and recently partially used as a site compound for the A14 improvements. The site submission suggests that up to approximately 150,000 square metres of B8 uses could be accommodated on the site.
- Land at Junction 25 of A14, Bar Hill (HELAA Ref: 40248) is an 100 hectare site to the north of the A1307 and A14 currently predominantly in agricultural use. The site submission suggests that 232,000 square metres of B2, B8 uses and mid-tech floorspace could be accommodated on the site.
- Land North of A14, J25, Bar Hill (HELAA Ref: 40121) is an 121 hectare site to the north of junction 25 of the A14 and A1050 to Longstanton. It is currently in agricultural use. The site submission suggests that 250,000 square metres of B2, B8 and Class E uses could be accommodated on site.
- Land to the south of the A14 Services, Boxworth (HELAA Ref: 45107) is an 25 hectare site to the south of the A14 and adjacent to the A14 Services at junction 24A. An allocation for a majority of the site was included in the First Proposals. A subsequent submission added an additional 6 hectares to the north east of the original which includes 2.25 hectares of lorry parking. A significant portion of the site was used as a site compound for the A14 improvement works. The remainder is currently in agricultural use. We have estimated a site capacity of 90,000 square metres.

1.2 The sites were compared drawing on HELAA assessments and information in the site submissions under the following headings:

- Meeting development needs
- Environmental issues

- Transport

Site assessments

Meeting development needs

2.1 As above, our evidence shows that we have a need for 289,000m² for industrial and warehousing space, but also recommends that we identify two locations to ensure occupier choice and competitiveness.

Industrial and warehousing needs

- The **Brickyard Farm, Boxworth** submission proposed 150,000 square metres of B8 floorspace. Shifting the use to B2 and B8 uses. The site would meet over 51% of the need identified for Greater Cambridge.
- The **Land at Junction 25 of A14, Bar Hill** proposed 232,000 square metres of B2, B8 and mid tech floorspace. This would meet over 80% of the need identified for Greater Cambridge.
- The **Land North of A14, J25, Bar Hill** site submission suggests that it could accommodated 250,000 of B2, B8 and class E floorspace. This would meet over 86% of the need identified for Greater Cambridge.
- An assessment of **Land to the south of the A14 Services**, Boxworth suggests that the site could accommodate around 90,000 square metres of B2 and B8 floorspace. This would meet just over 31% of the need identified for Greater Cambridge.

HGV parking needs

2.2 The A14 is a primary HGV route from the west and Felixstowe. The 2017 [National Survey of Lorry Parking](#) categorised the Extra Services lorry park at A14 Junction 24a as at a Critical Utilisation of 132%. The [2022 survey](#) found that the East of England is at a critical utilisation level across all on-site parking facilities, ranging from 92 to 100 per cent utilised.

- **Land at Junction 25 of A14, Bar Hill** provides 2.25 hectares of additional lorry parking space adjacent to an existing lorry park and the services provided by the Extra Services.
- Additional provision of lorry parking outside that which meets the needs generated by the site itself is not currently identified at **Brickyard Farm, Land North of A14, J25, Bar Hill** and **Land at Junction 25 of A14, Bar Hill**

Economic/strategic location issues

2.3 The Draft Local Plan is seeking to minimise carbon emissions and reliance on the private car. Our site selection is seeking to maximise a) the number of employees who commute each day from the larger centres of population at Cambridge, Northstowe, and Bar Hill and surrounding villages by bus, cycle or walking and b) the frequency of deliveries to these places by electric vehicles or cycle. Therefore, proximity and connectivity by sustainable means for employees and businesses to centres of population forms a key element of the selection process.

Public transport connectivity to centres of population

2.4 All of the reasonable alternative options are located within walking distance to a stop on a public transport route albeit the number of buses from these stops varies and further infrastructure would be required to provide a connection to stops in a number of cases.

- **Brickyard Farm** is located within 1 km of the nearest bus stop, which is served by a twice daily service to Cambridge. An additional bus stop is around 2 km away, offering services throughout the day to St. Ives. Improved infrastructure would be needed to connect Brickyard Farm directly to the A14 crossing for walking access to these bus stops.
- **Land at Junction 25 of A14, Bar Hill** is around 1 km from a Bar Hill bus stop served throughout the day by services to Cambridge and St. Ives. Bus stops in Bar Hill can be accessed via a pedestrian/cycle bridge across the A14.
- **Land North of A14, J25, Bar Hill** is around 1 km from a Bar Hill bus stop served throughout the day by services to Cambridge and St. Ives. There is a pedestrian and cyclist connection across the A14 albeit no direct crossing of the B1050.

- **Land to the south of the A14 Services, Boxworth** is located within 1 km of the nearest bus stop, which is served by a twice daily service to Cambridge. An additional bus stop is around 2 km away, offering services throughout the day. Improved infrastructure would be needed to connect Brickyard Farm directly to the A14 crossing for walking access to these bus stops.

Proximity and active travel access (for walkers and cyclists) from and to Cambridge, Northstowe and other population centres.

2.5 Brickyard Farm is approximately 14 km from central Cambridge by bicycle and approximately 16km by car. Subject to additional infrastructure to connect to it, the A14 pedestrian and cycle crossing provides a connection across the A14 to the A1307 off-road cycle/pedestrian route which in turn connects to Huntingdon Road and then on to central Cambridge. The site is around 9 km by car and bicycle to Northstowe Secondary School (as a proxy for the future town centre), and around 3-4 km from the centre of Swavesey.

2.6 Land at Junction 25 of A14, Bar Hill is around 9 km from central Cambridge by bicycle and approximately 11-12km by car. The primary entrance to the site is on the A1307 cycle route which connects to Huntingdon Road and then on to central Cambridge. A bridleway runs through the site and provides a direction connection to the Northstowe with the site vehicle entrance around 5 km by bicycle and car from Northstowe Secondary School and around 1-2km from the centre of Bar Hill.

2.7 Land North of A14, J25, Bar Hill is around 10 km from central Cambridge by bicycle and approximately 12-13 km by car. Cyclists and pedestrians would be able to reach Cambridge via the off-road cycle route which connects to the segregated cycle route along Huntingdon Road. The site is around 4 km by bicycle and car from Northstowe Secondary School and around 1-2 km from the centre of Bar Hill.

2.8 Land to the south of the A14 Services, Boxworth is approximately 14 km from central Cambridge by bicycle and approximately 16km by car. Subject to additional infrastructure to connect to it, the A14 pedestrian and cycle crossing provides a connection across the A14 to the A1307 off-road cycle/pedestrian route which in turn connects to Huntingdon Road and then on to central

Cambridge. The site is around 9 km by car and bicycle to Northstowe Secondary School (as a proxy for the future town centre) and around 3-4 km from Swavesey.

Environmental issues

Archaeology

2.9 At **Brickyard Farm, Land North of A14, J25, Bar Hill** and **Land to the south of the A14 Services, Boxworth** there is known archaeology of significance which could not be mitigated through design or conditions (HELAA assessment score: RED).

2.10 Differences between the sites include:

- **At Brickyard Farm** a linear pattern of landscape division and enclosure traverse the proposal area. This is likely to date from the middle Iron Age. There is also some evidence for Saxon activity in the area. Further information would be necessary to determine the suitability of this site for development but based on the updated Historic Environment Records (HER) data, the assessment score has been amended to RED.
- **At Land North of A14, J25, Bar Hill** extensive evidence of Iron Age and Roman activity is recorded within, and in the vicinity of the proposed area.
- **At Land to the south of the A14 Services, Boxworth**, linear arrangement of landscape division and enclosure is recorded to the east of the proposal area. This is likely to date from the middle Iron Age. There is also some evidence for Saxon activity in the vicinity. Further information would be necessary to determine the suitability of this site for development but based on the updated HER data, the assessment score has been amended to RED.
- **At Land at Junction 25 of A14, Bar Hill** extensive evidence of Iron Age and Roman activity is recorded within, and in the vicinity of the proposed area. This includes evidence for structures of Roman date possibly relating to a Villa estate. Development of the site could have a detrimental impact to archaeology. Further information regarding the extent and significance of archaeology would be required. Archaeological works could be secured by condition of planning permission (AMBER).

Landscape and townscape

2.11 Land North of A14, J25, Bar Hill has been assessed as having significant negative impacts on the landscape (RED). It is in a very open, exposed area of agricultural landscape next to the A14 and so the proposed development for large-scale logistics buildings will have significant negative impacts on the landscape. Much more significant mitigation would be required to integrate such a large-scale development on this site.

2.12 **Brickyard Farm, Land at Junction 25 of A14, Bar Hill and Land to the south of the A14 Services, Boxworth** have been assessed as having a detrimental impact which could be satisfactorily mitigated (AMBER). All sites would require a full Landscape and Visual Impact Assessment to guide proposals, including height, massing, screening and integration with the receiving landscape..

2.13 Differences between the sites include:

- The submitted documents for **Brickyard Farm** indicate that the scale of development could be integrated into the site if reasonably mitigated.
- **Land at Junction 25 of A14, Bar Hill** is in an area of exposed, open farmland. The scale of the proposed development will make it highly visible and bring significant change to the landscape. However, the existing framework of small woodlands, tracks, field boundary trees and hedgerows will be retained and incorporated into the proposed layout and provide some mitigation for the development. Retention of a large swathe of green space on the east of the site will also mitigate the impacts on landscape.
- Some harm to landscape and views is likely to arise from **Land to the south of the A14 Services, Boxworth** development but local receptors are of low sensitivity, particularly around the A14. Development should be landscape-led, with strong screening, biodiversity gains, and context-appropriate height and massing.

Historic Environment

2.14 Development of **Land at Junction 25 of A14, Bar Hill and Land to the south of the A14 Services, Boxworth** could have a detrimental impact on a

designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated (AMBER).

- **Land at Junction 25 of A14, Bar Hill** surrounds Slate Hall Farm (a potential non-designated heritage asset) which has been excluded from the red line of the site. The applicants have assessed the site for archaeological remains and have concluded that there are some on the site.
- **Land to the south of the A14 Services, Boxworth** sits to the north of Boxworth village and its various heritage assets. The landscape is very open with long views from the main road. Tree belts partly screen the site but views of any potential development from the village would need to be provided.

2.15 Development of **Brickyard Farm** and **Land North of A14, J25, Bar Hill** would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets (GREEN).

Flood Risk

2.16 **Land North of A14, J25, Bar Hill** is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3 (RED).

2.17 **Brickyard Farm, Land at Junction 25 of A14, Bar Hill** and **Land to the south of the A14 Services, Boxworth** contain areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land outside these areas to accommodate substantial employment floorspace (AMBER).

2.18 Differences between the sites include:

- **Brickyard Farm** is wholly in Flood Zone 1. For surface water flooding, 8% of the site lies in a 1 in 30 year event, 6% lies in a 1 in 100 year event and 10% lies in a 1 in 1,000 year event.
- Whilst a proportion of **Land at Junction 25 of A14, Bar Hill** is within flood risk zone 1, the site contains an area at high risk of fluvial and surface water flooding around Oakington Brook. Additionally, the hydraulic modelling

information referenced was not supplied to the local planning authority so it is not possible to verify its suitability.

- **Land to the south of the A14 Services, Boxworth** lies wholly in Flood Zone 1. For surface water flooding of the northern area of the site, 14% lies in a 1 in 30 year event, 7% lies in a 1 in 100 year event and 14% lies in a 1 in 1,000 year event. In the southern area, 4% lies in a 1 in 30 year event, 7% lies in a 1 in 100 year event and 14% lies in a 1 in 1,000 year event.

Biodiversity

2.19 Development of all four sites may have a detrimental impact on a designated site or those with a regional or local protection, but the impact could be reasonably mitigated or compensated (AMBER).

2.20 Differences between the sites include:

- **Brickyard Farm** is likely to be of low ecological value (compound / arable), although it may support farmland bird populations. Drains may have ecological value and support protected or notable species. Adjacent woodland may qualify as Habitat of Principal Importance.
- **Land at Junction 25 of A14, Bar Hill** may contain priority habitat which will require assessment and possible compensation if removed. Hedgerows, woodland, mature trees and watercourses may qualify as priority habitat / Habitats of Principal Importance and support protected / notable species. Otherwise likely to be of low ecological value (arable). Buildings and mature trees may support roosting bats (if suitable). Records of bats (including barbastelle), water vole and otter within site. Farmland bird populations may be present. A development of the size and scale described would not provide any specific ecological risks to statutory or non-statutory designated sites. However, this does not remove the likelihood of protected and priority species being impacted.
- At **Land North of A14, J25, Bar Hill** there are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. Development would also need to be managed to ensure it does not present any ecological risks to statutory or non-statutory designated sites.

- **Land to the south of the A14 Services, Boxworth** is likely to be of low ecological value, although adjacent woodland may qualify as Habitat of Principal Importance / be of high ecological value and support protected or notable species. Great crested newt has been recorded within 1 km, although there may be dispersal barriers. A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts on statutory protected sites. A development of the type described would likely be eligible for mandatory biodiversity net gain.

Green Infrastructure (GI)

2.21 None of the sites sit within one of the area-specific strategic green infrastructure initiatives identified via the Local Plan process. As strategic scale sites these proposals all have opportunity to provide GI within the site.

Contamination

2.22 **Brickyard Farm** and **Land at Junction 25 of A14, Bar Hill** are likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues (AMBER).

2.23 Differences between the sites include:

- **Brickyard Farm** has landfill to its southern aspect with the potential for historic contamination and planning conditions will be required.
- **Land at Junction 25 of A14, Bar Hill** has potential for historic contamination and planning conditions will be required.

2.24 **Land North of A14, J25, Bar Hill** and **Land to the south of the A14 Services, Boxworth** are capable of being developed as there are unlikely to be any contamination / ground stability issues (GREEN).

Noise, Vibration, Odour and Light Pollution

2.25 All four sites are capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour / Light Pollution after

careful site layout, design and mitigation (AMBER). They will all be affected by road traffic noise from nearby main roads but are acceptable in principle subject to appropriate detailed design considerations and mitigation.

Transport: site access and strategic road network capacity

2.26 Development on each of the sites would have an impact on the surrounding road network and would be expected to provide mitigation to address this. Initial assessments regarding safe access and road network capacity varies as below. A Transport Assessment and a Travel Plan will be required for all of the sites. A vehicle trip budget for the development of this site is also expected to be required.

- At **Brickyard Farm** there are potential access constraints, but these could be overcome through development. Links will be required into local Non-Motorised User facilities such as the existing A1307 cycleway. The site will potentially impact on the A14, associated junctions and local links.
- At **Land at Junction 25 of A14, Bar Hill** a significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. Development of the site will likely cause severe junction capacity issues at the Bar Hill Interchange due to the reduction in lanes originally proposed on the northbound off-slip as part of the A14 highways works. There are constraints which mean that additional required capacity cannot be easily implemented hence the reliance on the reduction of car trips through modal shifts to public and active travel.
- Access to **Land North of A14, J25, Bar Hill** is acceptable, subject to greater detail and consultation. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use.
- At **Land to the south of the A14 Services, Boxworth** there are some concerns relating to how the increase in HGV traffic would impact the Swavesey Interchange, which is now known to suffer from capacity issues on

the A1307 approach. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use.

Conclusion

3.1 Having explored the planning merits of the reasonable alternative sites, the Councils' preferred locations for the provision of B2/B8 space are **Land at Junction 25 of A14, Bar Hill** and **Land to the south of the A14 Services, Boxworth**.

3.2 Whilst the access to **Land North of A14, J25, Bar Hill** is relatively close to that of Land north of A1307, Bar Hill (Slate Hall Farm), it is not preferred as it has been assessed as a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3 and significant negative impacts on the landscape. In conclusion, while at a strategic level this location is well located for access to centres of population, the site itself is unsuitable for development.

3.3 The site **Land at Junction 25 of A14, Bar Hill** is located closest to Cambridge and close to Northstowe, next to existing active travel infrastructure, such as the A1307 cycleway, which would provide reasonable opportunities for residents from these two areas, and from Bar Hill which is also nearby, to commute to and from the site sustainably. Businesses in the manufacturing / advanced manufacturing and general industrial sub sectors are seeking locations which are readily commutable from Cambridge and on the edge of the City with good network access for both workers and customers. As such, given its location, **Land at Junction 25 of A14, Bar Hill** meets this need to a greater degree than the other suitable sites. This location closer to Cambridge and its surrounding villages will also optimise the ability of logistics companies to use sustainable modes of transport such as electric vehicles and bicycles for final mile deliveries.

3.4 Land at Junction 25 of A14, Bar Hill surrounds a much smaller 3.14 hectare site - Slate Hall Industrial Estate, Lolworth (200800) which was submitted in the recent call for sites for smaller scale industrial uses. Given the proximity of the two sites, the Councils proposed to combine these to create a large 113 hectare allocation to be called Land north of A1307, Bar Hill (Slate Hall Farm). The dry island issue identified in the HELAA for the smaller site would be addressed by this merging with more scope to mitigate the AMBER issues raised on site.

3.5 Land to the south of the A14 Services, Boxworth and Brickyard Farm are not as well located as Land at Junction 25 of A14, Bar Hill with distances from Cambridge and Northstowe potentially prohibitive to substantial active travel to and from these major centres of population. The two sites are similarly located, accessing the road network at a similar points. Both sites have been identified as having significant archaeological concerns however it is considered that given their scale, this has the potential to be mitigated. Based on the above assessment the Councils prefer the Land to the South of the A14 Services site for the following reasons:

- A significant portion of **Land to the south of the A14 Services, Boxworth** was used as a site compound for the A14 improvement works. Whilst part of the **Brickyard Farm** site has also been used for as similar purpose, the development of unused greenfield land would form a much larger area of this site. Taking forward Land at Junction 25 of the A14, given that this scale of development would not be required to meet our needs, the smaller A14 Services site is considered less impactful.
- **Land to the south of the A14 Services, Boxworth** lies adjacent to the Extra A14 Services which would provide services for workers on the site. The site would provide additional lorry parking spaces adjacent to an existing lorry park and the services provided by Extra Cambridge. Brickyard Farm is not proposed for uses to meet to meet this need.

3.6 Both Land at Junction 25 of A14, Bar Hill and Land to the south of the A14 Services, Boxworth will need to address through mitigation: air quality: biodiversity and geodiversity: contaminated land: historic environment;

landscape; flood risk; noise, vibration, odour and light pollution; site access and strategic road network capacity. Archaeology will also need to be mitigated on both sites but particularly on **Land to the south of the A14 Services, Boxworth.**

DRAFT

Appendix 7: Review of sites to inform identification of allocations at draft plan stage

Appended separately.

DRAFT

Appendix 8: Review of issues raised by promoters of employment sites

Introduction

- 1.1 More detailed economic cases were included by the promoters of a number of employment-led sites as part of their Call for Sites submissions. These cases are assessed below. The assessments draw on input from Iceni Projects where it relates to the evidence they have prepared to inform the development of the Greater Cambridge Local Plan.
- 1.2 This appendix supersedes Greater Cambridge Local Plan First Proposals Strategy topic paper Appendix 2C. It includes responses to updated proposals submitted during and following the First Proposals consultation.

Review of issues raised by promoters of employment sites

Cambridge urban area

Site: Land on north side of Station Road, Cambridge (id: 40133)

Summary of employment land proposals

- 2.1 Three scenarios are presented in the vision document. One is do nothing and the other 2 are different scales of redevelopment. Scenario 1: Retention of the Salisbury Villas with new development to the rear. Scenario 2: Demolition and redevelopment of the Salisbury Villas.

Wider economic case provided in submission

- 2.2 The Employment Needs Appraisal highlights importance of AI to national and local economy and Cambridge's key role on this. Analyses business sectors represented in the Core City District (around Cambridge Station) and highlights growing specialisms in legal and accounting, computer consultancy, publishing

and HQs. Supports the CPIER higher growth forecasts and cites the CPCA doubling growth commitment.

- 2.3 Highlights the growth in Grade A office stock in Cambridge but also the constraint in the Cambridge Station area with increases in space only available from densification. Reports research indicating the main draws for knowledge intensive businesses are: recruitment; connectivity; availability of property to grow; local amenities. Key connections to London area key. Cambridge Station area hosts major cluster of R&D, AI and business space. Demand for space is high and to maintain its position more space is required. Station area best due to clustering; supports expansion of productive industries; sustainable location and strategic approach to infrastructure development.

Response to economic case

- 2.4 The Employment Land Review 2020 highlights the ICT and Professional Services sectors as key sectors for the Greater Cambridge economy. It also highlights the increasing draw for this sector to be located close to a train station with connectivity to London.
- 2.5 The Employment and Housing Evidence 2025 (EHEU 2025) and Greater Cambridge Growth Sector Study 2024 identify that with commitments there is no overall quantitative need in the plan period 2024-45 for additional office/R&D space for use by businesses in the ICT and professional services sectors, albeit there is a need for smaller scale space. Additional office/dry lab supply for ICT and Professional Services is identified in the plan at North East Cambridge, with direct access to Cambridge North Station, and at other sites including Cambridge East.
- 2.6 It is considered that there are potential alternative locations beyond Cambridge Train Station that would be attractive to knowledge-based businesses where they are in a sustainable location that would also enable clustering. The Housing and Employment Land Availability Assessment identifies concerns

with the proposals with regard to the impact of the development on a designated heritage asset.

- 2.7 It is proposed that the site continue to be part of the Hills Road and Regent Street Corridor PR1A area (S/PR1A/HRRS).

Edge of Cambridge: Green Belt

Site: Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East (id: 40058)

Summary of employment land proposals

- 2.8 The proposals include:

Option 1: 7.5ha incremental expansion of Peterhouse Technology Park

Option 2: 18.5ha Peterhouse Technology Park Strategic Expansion

Other options are for mixed use development.

Wider economic case provided in submission

- 2.9 The submission states that the success of the Cambridge economy is built on a spatial concentration of activity in the centre and fringe of Cambridge City itself: a pattern typical of clusters of high value, knowledge- based activities. Employment growth has been less effective where the attempt has been made to disperse it to locations outside Cambridge beyond the Green Belt. The Council's spatial strategy for growth needs to work with the grain of the local economy. Many existing premises are full and there is high demand for additional floorspace (evident through waiting lists); businesses typically wish to be located close to Cambridge to take full advantage of links to the University, labour market and other businesses - supported by the fact that virtually all research organisations in the Cambridge cluster are found within the city centre. Few research organisations are located outside of Cambridge. Limited housing is affordable within walking/cycling distance.

2.10 Research by Bidwells: companies want to grow and remain in Cambridge and office space in the city centre is being increasingly converted for residential use, including student accommodation, further increasing demand for floorspace which is available for commercial use. To maximise the benefits that companies gain from being located in or near Cambridge, including access to a highly skilled labour force, other businesses and the university, employment land needs to be located if not in the city then as close as possible, i.e. on the edge of Cambridge.

Response to economic case

2.11 The Employment and Housing Evidence 2025 (EHEU 2025) and Greater Cambridge Growth Sector Study 2024 identify that with commitments there is no overall need in the plan period 2024-45 for additional office/R&D space, albeit there is need for smaller scale space. It also states that the sites identified within the emerging plan will be able to meet the identified needs, including for example CB1, North East Cambridge (notwithstanding the uncertainty regarding its delivery) and Cambridge East.

2.12 Given the Councils' supply position for office and R&D, and that the draft plan provides further supply focused in locations outside of the Green Belt that would be attractive to knowledge-based businesses where they are in a sustainable location and support cluster development, it is considered that general development needs for employment space do not provide the justification for exceptional circumstances required for Green Belt release. The Housing and Employment Land Availability Assessment also highlights environmental impacts, which have been considered separately.

Site: Land at South Trumpington, Employment and housing needs case, Volterra, for British Land (id: 40048)

Summary of employment land proposals

2.13 The submission presents three scenarios:

- Scenario 1 – 260,000 sqm commercial, c. 400 homes

- Scenario 2 – 225,000 sqm commercial, c.400 homes
- Scenario 3 – 130,000 sqm commercial, c. 1000 homes

2.14 The submission states the site will deliver a mixed use urban extension, mix of uses including floorspace for a wide range of jobs (Offices, Science & Technology, Research & Development, Mid-tech), a range of housing types including affordable and/or essential worker housing, community facilities, mobility hubs and complementary retail and workspace. 3,800 to 6,700 new jobs on completion.

Wider economic case provided in submission

2.15 The submitted 'Employment and housing needs case 2025' (Volterra) argues that suppressed demand has not been considered as a factor in future R&D needs in the EHEU 2023.

2.16 The representation evidence considers that the EHEU 2023 estimates focus on net additional floorspace but overlooks the need for gross completions to replace ageing or converted stock. The supply side is also considered overly optimistic.

Response to economic case

2.17 The EHEU 2023 and EHEU 2025 draw on PPG compliant modelling techniques to arrive at future estimates of need, including labour supply, demand, floorspace completions and market trends. This includes a 'policy on' set of growth scenarios for R&D growth that are substantially above the baseline, being influenced by past labour trends.

2.18 Iceni is aware of the suppressed demand model. In Iceni's view this is most practically applied to industrial markets, which have structural / population related demand, whereas labs see greater demand volatility subject to research funding and cyclical events; and are considered to link more directly to employment growth, as modelled in the EHEU 2023 / EHHU 2025. Suppressed

demand calculations are also highly sensitive to the inputs used (as noted by Volterra in their Economic and Employment Needs Assessment for Huntingdonshire District Council 2025 para 20.5, which ultimately does not pursue this model). During 2020-22 labs supply fell considerably short of demand, however at 2025 the availability rate has risen to over 12%, of which 10% are Grade A (Bidwells Cambridge Offices and Labs Market Databook July 2025).

2.19 Regarding the replacement of stock, the R&D gross and net figures are within 15% of each other (EHEU 2023 table on pg 89), suggesting losses are relatively limited, and the difference between them is less than the flexible margin and vacancy adjustment applied (EHEU 2023 pg 90). Planning solely for a gross model ignores the potential of on-site recycling. The EHEU 2023 also notes the inclusion of hospital related R&D space in the trend, which uniquely increase the figures. A proliferation of older R&D space has not been raised through research undertaken by Iceni in recent years, for example, through the Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs 2024. It is not clear to stock age in the Volterra Employment and housing needs case March 2025 para 4.12 are for R&D or wider stock counts.

2.20 Regarding supply, the EHEU 2023 and EHEU 2025 make a 2 year allowance for flexibility which is in part to allow for delays in sites coming forward. In addition, the EHEU 2025 reports (table 5.7) a R&D supply surplus of 107,144 sqm plus a further 229,000 sqm of additional R&D and office space permitted since the April 2024 monitoring. Therefore, there is considerable headroom in the supply side.

2.21 Given the Councils' supply position for office and R&D, and that the draft plan provides further supply focused in locations outside of the Green Belt that would be attractive to knowledge-based businesses where they are in a sustainable location and support cluster development, it is considered that general development needs for employment space do not provide the justification for exceptional circumstances required for Green Belt release. The

Housing and Employment Land Availability Assessment also highlights environmental impacts, which have been considered separately.

Site: Land north of A14 and south of Milton Road, Impington (id: 40096)

Summary of employment land proposals

2.22 Cambridge Science Park North (CSN) would be an expansion of the Cambridge Science Park (CSP) up to around 185,000 m² to principally provide Mid-tech space.

Wider economic case provided in submission

2.23 The submission states that the site would create world leading centre of excellence in skilled manufacturing & development, and jobs in industry sectors needed to expand and diversify Cambridge economy. It would create well paid jobs in local companies that do not require a university education. It is close to CRC and more deprived areas of Greater Cambridge and has significant scope for apprenticeships.

2.24 There is a need to be able to foster and promote new areas of science to maintain Cambridge's worldwide reputation. Proximity to CSP would enable benefits of clustering/ agglomeration – supply chain, market access, collaboration – key ingredients to success of tech clusters. CSP has the supporting infrastructure to facilitate cluster benefits. Clusters needs to be created planned way to enable growth. The site would benefit from close links and global brand of CSP. It would need to remain close to Cambridge for proximity to University and other like-minded businesses.

2.25 Growing numbers of companies in science and tech sectors require manufacturing and prototyping space – mid tech space. This larger flexible footplate is not available at CSP or within the local market with land lost to residential and denser employment uses. Mid-tech space is under supplied but in high demand. Generally, on city fringes, existing sites in Cambridge do not

meet requirements. High and mid tech sectors highly productive and strong exporters. 3 scenarios of growth modelled based on previous growth indicate need of between 80,000m² and 450,000 m².

Response to economic case

- 2.26 The Employment and Housing Evidence 2025 (EHEU 2025) and Greater Cambridge Growth Sector Study 2024 identify that with commitments there is no overall quantitative need in the plan period 2024-45 for additional office/R&D space for use, albeit there is need for smaller scale space. The Greater Cambridge Warehouse and Industrial Space Needs report WISN (2025) notes Mid-Tech is an emerging sector, with a notional space need of less than 50,000m².
- 2.27 The WISN reports that to meet this need there is planned additional provision at Cambridge Research Park and Bourn and some elements at Sawston. It also note that an additional edge of centre location with closer city proximity and links would be preferable, or ensuring enhanced connectivity to current and future proposals, and that emerging plans for mid-tech at Eddington (as identified in the draft plan) meet this sub sector's broad locational requirements as far as identified in the study.
- 2.28 Iceni's research has not highlighted sufficient need for the scale of development proposed at Cambridge Science Park North, and there are other more appropriate sites that can meet the identified need. Therefore it is considered that there is no justification for exceptional circumstances required for Green Belt release. The Housing and Employment Land Availability Assessment also highlights environmental impacts, which have been considered separately.

Rural Southern Cluster

Site: Land east of M11, west of Duxford (id: 40095)

Summary of employment land proposals

- 2.29 AvTech1 (phase 1), a smaller site that crosses the western boundary of the Imperial War Museum site, which includes 45,000 to 52,000 sqm specialist employment space, plus up to 13,000 sqm IWM LAB space, with an overall range between 58,000 and 65,000 sqm of specialist employment space.
- 2.30 AvTech2 (phase 2), which lies to the east of the M11 and the south of the A505 and is part of a sustainable extension of Duxford Village for 800 new homes, associated social infrastructure, green links from Whittlesford Parkway to IWM Duxford and a new 40 ha country park, with the updated submission amended to also deliver circa 70,000 sqm specialist employment space.
- 2.31 The two sites form part of an overall plan for a mixed-use development to the East of the M11. It is proposed that the new jobs will be largely within a proposed centre of excellence for UK aviation research and development. Representations note the strategic importance of the proposed Duxford AvTech economic cluster. AvTech as a whole is considered a golden opportunity for Cambridge and the UK to be a global leader and innovator.

Wider economic case provided in submission

- 2.32 The submission states that there is a clear gap in the market with no established centre for excellence for firms developing new technologies in the General Aviation and Urban/Advanced Mobility sectors that specialise in sustainable and carbon friendly forms of affordable aviation in the UK. There are however centres abroad therefore this is an urgency for similar in the UK. Avtech at Duxford is a special case as there is already a strong concentration of aviation and aerospace businesses in and surrounding Cambridge and in the surrounding region however, the new proposal would provide a currently unfulfilled focus for clustering, with the recognition of aerospace cluster in the

new Modern Industrial Strategy. It would also be close to key supporting tech sector businesses. The IWM and Cambridge brands would be attractive to potential tenants. The University of Cambridge would be interested in locating some R&D there and there is business support for the proposal. The Government has identified aviation as a key sector. There is synergy between the AvTech and IWM proposals, aiding the protection of the future of IWM Duxford.

Response to economic case

- 2.33 The EHEU 2025 reports a combined need of 317,000 sqm of industrial space for the 2024-45 plan period based on past take up. According to the Greater Cambridge Warehouse and Industrial Space Needs 2025 report, this notionally should include around 48,000 sqm of manufacturing / advanced manufacturing and 32,000 sqm mid tech (table 0.3). The Duxford proposals would potentially fall into the former category, but given the uniqueness of the proposal, are unlikely to be captured in past take up. If the facility is largely dedicated to a sole form of specific R&D / testing, and not a wider market, then it would largely not be reflected in the 317,000 sqm of past take up derived need.
- 2.34 The proposals appear to be a unique R&D / advanced manufacturing and testing facility in aviation technology. This includes 58,000 - 65,000 sqm of specialist employment space in phase 1 and c.70,000 sqm in phase 2.
- 2.35 Following consideration of the proposals, the Councils consider that the Avtech aviation related employment uses could be complementary to the existing Imperial War Museum, being a major tourist / visitor attraction, educational, commercial and aviation facility and an important employment site for aviation. As such, it is considered that there is merit in expanding the boundary of Policy S/AMC/IWM: Imperial War Museum to include the Avtech 1 site (the western parcel), to enable proposals to come forward via a policy compliant detailed planning application, if a firm proposal was developed. However, the Councils note that the proposed aviation technology cluster is extremely nascent and it is not considered that there is a sufficiently strong economic case to allocate

Avtech 2 land which lies to the east of the A14. The Housing and Employment Land Availability Assessment also highlights environmental impacts, which have been considered separately.

2.36 Policy S/AMC/IWM: Imperial War Museum, Duxford recognises the Imperial War Museum as a major tourist / visitor attraction, educational, commercial and aviation facility and an important employment site for aviation. It states that additional facilities for this specific use would complement the role and function of the airfield and businesses within the site. The policy area boundary has also been expanded from that included in the South Cambridgeshire Local Plan 2018 to include Site 1 AvTech. This will provide support for potential Avtech development in this location if it were to come forward.

Site: Land to east of A1301, Hinxton and north of A505, near Whittlesford (id: 40441 (in total), 52057 (Option 1), 52058 (Option 2) and 52059 (Option 3))

Summary of employment land proposals

2.37 The development of an AgriTech technology park comprising up to 112,000 m² (gross) employment floorspace including office, laboratory and workshop space, central facilities, demonstration plots and field trial facilities.

Wider economic case provided in submission

2.38 The site submission directs the reader to the submitted planning application S/4099/17/OL. AgriTech is key growth sector in UK. An enabling sector in tackling global challenges e.g. malnutrition, food security. The UK and East of England are well known for world class research base in food and drink sector but poor at commercialisation – not fully exploiting a potential market.

2.39 Proposed site creates potential to increase technology exports and reduce need for imports. It would be UK's first bespoke AgriTech Technology Park and help to deliver local and national policies. Location within area of internationally renowned science parks would help to generate innovation as opportunities to bring together life science and AgriTech companies. Also, within East of

England, with significant concentration of crops and plant science excellence, and within several innovation corridors and an area with the highest concentration of farmland in the UK.

2.40 Co-location/clustering is key to delivering collaboration and commercialisation. Knowledge transfer and research collaboration strongly influenced by distance. Campus environment with central facilities fosters informal networks and knowledge sharing. A critical mass is required to maximise opportunities for open innovation.

2.41 An assessment of sites does not identify alternative site of this nature and scale within South Cambridgeshire or the region.

Response to economic case

2.42 The Employment Land Review considers key economic clusters within Greater Cambridge. It concludes that whilst there are Agri-Tech strengths across the wider region, the concentration is less distinctive in Greater Cambridge and clustering is less apparent compared to other sectors.

2.43 It refers to the Inspector's findings from the appeal on planning application S/4099/17/OL where it is considered and accepted that AgriTech businesses occupy a range of existing business parks or locations and the cluster is dispersed throughout the area, which is not dependent on, nor does it require, co-location on a single site.

2.44 The ELR does not identify a need for an additional site in Greater Cambridge to enable the clustering of AgriTech businesses. The Employment and Housing Evidence 2025 (EHEU 2025) and Greater Cambridge Growth Sector Study 2024 do not alter this position.

2.45 The Inspector for the planning appeal found that that the benefits of the proposed AgriTech park could only be realised if an effective user restriction was imposed to ensure the occupiers complied with specified AgriTech

requirements so that the development did not become a general business park, which would be of limited benefit. They went on to find that none of the proposed conditions to restrict occupation would meet the tests of necessity, reasonableness and precision, and that the absence of an appropriate mechanism to control occupation of the park diminishes the weight that can be given to the claimed benefits of the development. The need for and expected benefits of the development would be of minor significance.

2.46 The proposed development would have an adverse effect on the character and appearance of an area of substantial significance. There would also be harm to both designated and non-designated heritage assets and the loss of best and most versatile (BMV) agricultural land.

Rest of Rural Area

Site: Land north of A14, Bar Hill (id: 40244), same location also most recently submitted as Noon Folly Farm - Land North of A14 J25, Bar Hill, Bidwells for Tritax (id: 40121)

Summary of employment land proposals

2.47 Tritax Park - a mixed employment development offering commercial space and amenities to be shared with Bar Hill. The almost 300 acre site supports 250,000m² floorspace. The diversity of unit size with B2, B8 and class E provision for a range of occupiers, providing up to 4,000 on site, skilled jobs.

Wider economic case provided in submission

2.48 Tritax Park - a mixed employment development offering commercial space and amenities to be shared with Bar Hill. The almost 300 acre site supports 250,000m² floorspace. The diversity of unit size with B2, B8 and class E provision for a range of occupiers, providing up to 4,000 on site, skilled jobs.

2.49 The Tritax Park Vision Document states that there is very significant market demand for logistics space in Greater Cambridge and along the A14 corridor. Many industrial sectors are increasing the size of their units to drive efficiencies and accommodate the automation and robotics that speed their processes and secure their business. Very large sites to accommodate these modern facilities are rare nationally and in Greater Cambridge specifically, there are no sites which could welcome a large employer.

2.50 For industrial and manufacturing uses, the Vision quotes Bidwells research which shows a current demand of around 1.2 million square feet in Greater Cambridge which requires approximately 75 acres (30 ha) to be delivered, assuming a 40% plot ratio. Additionally for storage and distribution uses, Bidwells have demonstrated current demand of around 1.5 million square feet in Greater Cambridge which requires a further 90 acres (36 ha) to be delivered.

Response to economic case

2.51 The Employment and Housing Evidence Update 2025 (EHEU 2025) recognises an increased demand for industrial and warehouse uses and recommends a future plan need of 317,000 sqm or around 79 ha at a 0.4 plot ratio, which substantially exceeds the estimates of current requirements by Bidwells, albeit for a full plan period rather than 'point in time'. However, market demand based enquiries are not always translated to take up, so there is potential for over estimation in the requirements. Take up is the primary input to the EHEU 2025 requirement, which goes on to reflect a shortfall in the current (2024 monitoring year) provision.

2.52 The EHEU 2025 work is supported by the Greater Cambridge Warehouse and Industrial Space Needs 2025 report, which looks at the typologies of demand in more detail. This recognises a requirement in the wider property market for the largest types of warehouse units, but that this is not a Cambridge specific need.

2.53 Accommodating regional and national serving operations adds further land supply pressure in an area already facing significant land supply pressures to

meet the need of specialist sectors, such as the area's key life science and technology sectors, as well as increasing pressure on transport networks. As such, a policy position has been taken that proposals for larger warehouse spaces should not be accommodated in Greater Cambridge, but that the local plan should provide land for industrial and smaller warehousing space meeting Cambridge-specific needs.

2.54 This site was assessed through the Housing and Employment Land Availability Assessment, and was taken forward for further consideration as a strategic site in a priority location for this sector. The site was not preferred, noting its archaeology and landscape impacts, flooding and access issues.

Site: S/SHF Land north of A1307, Bar Hill (Slate Hall Farm) (id: 40248)

Summary of employment land proposals

2.55 The proposal is for a major (100+ ha) industrial development of a range of approximately 230,000 sqm of employment floorspace for E(g), B2 and B8 uses, and to include a mobility hub and country park. The site lies outside the Green Belt to the north of the A14 between the Bar Hill and Oakington junctions, and close to Northstowe.

Wider economic case provided in submission

2.56 The economic case is made that the industrial market is characterised by a lack of stock in part due to a lack of previous allocations and as a result of the conversion of sites in Cambridge to residential uses. There is positive demand for this space, although this has been tempered by lack of availability, particularly of larger premises. Much of the growth is driven by growth in knowledge-based businesses that need a supply chain operating from E(g), B2 and B8 premises. The CPIER report is cited indicating that growth is actually going to be higher than ONS forecasts. Sites within clusters should be prioritised for knowledge intensive businesses with sites outside these areas allocated for more footloose businesses. The A14 is cited as a favoured

location due to motorway connections and access to a labour close by. Considers that the allocation of this site would support the CPIER target. Updated submissions from Lichfields indicate the need a further increase in the requirement for warehousing with significantly greater levels of provision needing to be identified.

2.57 Additionally, the submission critiques the Employment and Housing Evidence Update 2023 (EHEU 2023) in suggesting it does not consider strategic distribution requirements across the Functional Economic Market Area (FEMA) or the Property Market Area (PMA) within which Greater Cambridge is located and where there is further need for B8. It focuses solely on the “indigenous” requirements of Greater Cambridge. Lichfields considers the absence of logistics space and distribution-based sectors as a “key sector” is considered to represent a major omission.

Response to economic case

2.58 The latest evidence for the Local Plan being the EHEU 2025 sees an increased need for industrial and warehouse premises for Greater Cambridge for the 2024-45 plan period being a need of 317,000 sqm derived from an absorption based model. This is broadly central to the Lichfields range of 276,000 sq.m and 342,500 sq.m for a 21 year period.

2.59 The EHEU 2025, EHEU 2023 and preceding studies have examined the key sectors driving the Greater Cambridge economy in detail through analysis and engagement. Logistics space and distribution-based sectors have not been identified as one of these.

2.60 It is recognised that the Planning Practice Guidance (PPG) sets out how authorities can assess the need for and allocate space for logistics (Paragraph: 031 Reference ID: 2a-031-20190722). As per guidance, the EHEU 2023 reports on the engagement with stakeholders and market signals analysis; and suitable and considerable provision has been recommended for industrial and warehousing space for Greater Cambridge in the EHEU 2025. A wider study

has not been undertaken across the FEMA as a whole to consider the future need and potential distribution of strategic facilities.

2.61 Accommodating regional and national serving operations adds further land supply pressure in an area already facing significant land supply pressures to meet the need of specialist sectors, such as the area's key life science and technology sectors, as well as increasing pressure on transport networks. As such, a policy position has been taken that proposals for strategic facilities should not be accommodated in Greater Cambridge, but that the local plan should provide land for industrial and smaller warehousing space meeting Cambridge-specific needs.

2.62 This site was assessed through the Housing and Employment Land Availability Assessment, and was taken forward for further consideration as a strategic site in a priority location for this sector. It is included as an allocation in the draft plan, noting in particular its access to labour market and to Cambridge.

Site: Brickyard Farm, Boxworth Farm, Boxworth, Stantec on behalf of Newlands (JDI id: 47353, Placemaker id: 115237)

Summary of employment land proposals

2.63 North west of the A14 Services site is being promoted for development for an increase in floorspace density from the original submission's Class B8 Storage and Distribution, and increased area of green and blue infrastructure/open space. A green logistics cluster of up to 1.5 million sq.ft of floorspace, with support for over 1,900 FTE jobs per annum.

Wider economic case provided in submission

2.64 Representations note that, over the last 10 years, job growth in logistics has been two times faster than that of the wider economy. Logistics is also a fundamental enabler of growth. Advanced manufacturing, life sciences, R&D and construction are all identified as key growth sectors in the Cambridgeshire

and Peterborough Local Industrial Strategy (July 2019) with all requiring supply chain support as part of their operations.

- 2.65 Savills confirmed that there are 43% less large units in Greater Cambridge compared to the national average with a 0% availability rate for large units (>100,000 sq ft). The need to allocate more land for storage and distribution uses in the right locations in Greater Cambridge is reinforced by several existing employment sites, which contain these uses, either being re-developed for residential/life sciences.
- 2.66 Need is considered to be far greater than stated in Icen's 2023 report, much of the supply of which has been consumed for alternative employment uses. There is a very significant unmet need to be allocated for.

Response to economic case

- 2.67 The latest evidence for the Local Plan being the EHEU 2025 sees a substantially increased need for industrial and warehouse premises for Greater Cambridge for the 2024-2045 plan period compared with the EHEU 2023, driven largely by market signals for industrial and warehousing premises (take up based). This is also in recognition of the importance of the sector as a facilitator of supporting growth in other sectors, and encompasses warehousing, distribution, mid tech and manufacturing. It takes into account detailed market research in a separate study Greater Cambridge Warehouse and Industrial Space Needs 2025 which highlights the need for more industrial spaces across Greater Cambridge, although this also reflects that the need for the largest warehouse spaces is not Greater Cambridge specific.
- 2.68 Accommodating regional and national serving operations adds further land supply pressure in an area already facing significant land supply pressures to meet the need of specialist sectors, such as the area's key life science and technology sectors, as well as increasing pressure on transport networks. As such, a policy position has been taken that proposals for larger warehouse spaces should not be accommodated in Greater Cambridge, but that the local

plan should provide land for industrial and smaller warehousing space meeting Cambridge-specific needs.

2.69 This site was assessed through the Housing and Employment Land Availability Assessment, and was taken forward for further consideration as a strategic site in a priority location for this sector. It was not preferred because it would not provide additional land for HGV parking in a location that is well located for the adjacent A14 Services, and development of unused greenfield land would form a large area of this site. There are other sites considered more appropriate in the area.

Site: Scotland Farm, Dry Drayton (id: 51607)

Summary of employment land proposals

2.70 10,000m² of flexible employment space alongside a petrol filling station with associated ancillary uses in connection with proposed Scotland Farm Park and Ride Facility, together with open space and associated infrastructure.

Wider economic case provided in submission

2.71 The devolution commitment to doubling the economic output of the area (over 25 years) needs to be a factor at the heart of the Plan. A wide variety of space by location, size, function and price needs to be available. Flexible commercial space in urban and rural areas to support growth of local businesses and strengthen opportunities for local supply chains. Cambridge lacks a distribution hub where goods are consolidated into loads for last mile (5 mile) delivery, thereby reducing the volume of HGVs moving in and through the city and reducing air pollution. Locations with high levels of public transport access should be identified for businesses with high employment densities. Non-knowledge intensive businesses are more footloose and typically locate where premises are rather than building bespoke premises, while some companies expand from humbler often rural beginnings in converted buildings. Deeper

networks on smaller clusters on the periphery of Cambridge could help to spread the Cambridge effect.

Response to economic case

2.72 The Employment and Housing Evidence 2025 (EHEU 2025) and Greater Cambridge Growth Sector Study 2024 identify that with commitments there is no need in the plan period 2024-45 for additional office/R&D space, albeit there is need for smaller scale space. Preferred locations for industrial sites are both in reasonable proximity to the city itself, enabling commuting and potential access to customers, as well as in the wider city hinterland, with good accessibility.

2.73 A number of site allocations have been proposed that fulfil these needs, therefore it is not considered that the exceptional circumstances exist to remove this site from the Green Belt.

2.74 This site was assessed through the Housing and Employment Land Availability Assessment, but it was not taken forward for further consideration. Factors considered in this assessment include landscape and heritage impacts, flooding and accessibility.

Site: Land to the west of Stirling Way, Papworth Everard (Parcel C) (id: 40429)

Summary of employment land proposals

2.75 The submission comprises 3 parcels of land in Papworth. Site C is proposed as an extension to the Business Park with B1, B2 and B8 uses. The site area is 4.28ha. The other 2 parcels are proposed for residential and an extension to the primary school.

Wider economic case provided in submission

2.76 With the relocation of Papworth Hospital there is a need to redress the balance between housing and jobs. There is a market demand to increase the amount of employment floorspace in the submitted location. The business park is an

attractive area for businesses with the greatest demand being for light industrial uses. The business park should continue to be protected but should also include land to the east to provide for its expansion.

- 2.77 Flexible commercial space in urban and rural areas supports the growth of local businesses and local supply chains. It can provide opportunities for different jobs. Availability of suitable sites and premises in excellent locations outside of Cambridge is a key factor in spreading the economic growth. Sites which support clusters are necessary and could be urban, edge of town or rural. Locations with high levels of public transport access should be identified for businesses with high employment densities. Non-knowledge intensive businesses are more footloose and typically locate where premises are rather than building bespoke premises. Would help to spread Cambridge effect.

Response to economic case

- 2.78 It is proposed to continue the Papworth Hospital Policy that seeks healthcare uses for a marketing period of no less than 2 years and, if this is not successful, other business uses compatible with this location. It is expected therefore that alternative job opportunities will become available on the former hospital site.
- 2.79 The latest evidence in the Employment and Housing Evidence Update 20205 (EHEU 2025) sees a substantially increased need for industrial and warehouse premises for Greater Cambridge for the 2024-2045 plan period compared with the EHEU 2023, driven largely by market signals for industrial and warehousing premises (take up based). This is also in recognition of the importance of the sector as a facilitator of supporting growth in other sectors, and encompasses warehousing, distribution, mid tech and manufacturing. There are also other employment sites coming forward in the area, and an allocation proposed at Cambourne. Development in this location would not be able to provide a substantive amount of the identified needs for industrial and warehousing, and might also compete with the potential economic success of the allocation.

2.80 This site was assessed through the Housing and Employment Land Availability Assessment, but it was not taken forward for further consideration. Factors considered in this assessment include landscape and site access.

Site: Land adjacent to A10 and Royston Road, Melbourn (id: 40262)

Summary of employment land proposals

2.81 A mixed-use scheme with a new 11 ha (approximately) Business Park (E(g) and B2 uses) as the predominant land use. Other uses include a care village, roadside services, leisure uses and battery storage.

Wider economic case provided in submission

2.82 The promoter cites strong existing office demand in Cambridge area and good demand for industrial given limited supply/designations. Cambridge is key driver of UK economy. Melbourn is considered a good location for offices due to strong public transport and highways links and existing high-tech hubs. New industrial users expected to be attracted from Royston, Cambridge and wider by the good transport links.

Response to economic case

2.83 Employment and Housing Evidence 2025 (EHEU 2025) and Greater Cambridge Growth Sector Study 2024 identify that with commitments there is no need in the plan period 2024-45 for additional office/R&D space, albeit there is qualitative need for smaller scale space; these would need to be located in locations that are well connected and within Cambridge's urban area as preference. The latest evidence for the Local Plan being the EHEU 2025 sees a substantially increased need for industrial and warehouse premises for Greater Cambridge for the 2024-2045 plan period compared with the EHEU 2023, driven largely by market signals for industrial and warehousing premises (take up based). Preferred locations for industrial sites are both in reasonable proximity to the city itself, enabling commuting and potential access to customers, as well as in the wider city hinterland, with good accessibility.

2.84 Melbourn has two existing active employment sites identified in the ELR providing the village and its surrounding areas with a good mix of employment types.

2.85 Other sites identified in the plan are better located to meet the identified floorspace needs. The proposed site was assessed through the Housing and Employment Land Availability Assessment, but it was not taken forward for further consideration. Factors considered in this assessment include landscape and heritage impacts, flooding and accessibility.

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Appendix 9: Housing Trajectory for the Local Plan

Introduction

- 1.1 Anticipated housing delivery within the plan period (2024-2045) and beyond (post 2045) referred to within the Local Plan is taken from the housing trajectory for the Greater Cambridge Local Plan. This housing trajectory is set out within this appendix, and demonstrates delivery of the housing requirement for the plan period.
- 1.2 The housing trajectory for the Greater Cambridge Local Plan starts with the existing supply as identified in the [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2025\)](#). Some amendments have been made to the anticipated delivery from some of the existing adopted allocations, to take account of the review of these sites through the preparation of this draft Greater Cambridge Local Plan.
- 1.3 The housing trajectory then adds on the anticipated delivery from the proposed new allocations. Anticipated delivery for the proposed new allocations takes account of the Councils typical assumptions for lead-in times and build out rates, the timing of the delivery of water supply and transport infrastructure, and any further information from discussions relating to the site.
- 1.4 The housing trajectory only records the anticipated housing supply from the proposed new allocations, it does not include any anticipated housing supply from other sites identified in the draft Greater Cambridge Local Plan that would enable the delivery of housing but where no specific number of homes has been identified, except where there are already extant planning permissions and these are captured as part of the existing supply.

Councils' typical assumptions for lead-in times and build out rates

- 2.1 The [Housing Delivery Study 2021](#) sets out recommended lead-in times and build out rates for strategic and non-strategic sites within Greater Cambridge,

based on a series of different typologies. The study highlights that the assumptions can be refined as they are applied to individual sites, taking into account site-specific circumstances and the aspirations of individual landowners/developers. The latest update to the Housing Delivery Study (Further Addendum, 2025) has concluded that the recommended lead-in times and build out rates for strategic and non-strategic sites remain appropriate for use in Greater Cambridge.

- 2.2 For **strategic sites** (assumed to be 200 dwellings or more), the Housing Delivery Study concludes that it will take 4 years from the submission of the outline application to approval of the first detailed residential planning permission and then that it will take a further 2 years to the first dwelling(s) being completed. For these same sites, the Housing Delivery Study recommends the typical build out rates set out in Figure 1 below.

Table 1: Build out rates for Strategic Sites

Site Size	Peak build out rate (dwellings a year)	Gradual build up to or down from peak?
200-499 dwellings	50	No.
500-999 dwellings	100	Yes, first and last year at reduced rate of 50 dwellings.
1,000-1,499 dwellings	150	Yes, initial two years and final two years at reduced rates of 50 and 100 dwellings.
1,500-1,999 dwellings	200	Yes, initial three years and final three years at reduced rates of 50, 100 and 150 dwellings.
2,000 + dwellings at a new settlement	300	Yes, initial five years and final five years at reduced rates of 50, 100, 150, 200 and 250 dwellings.

2,000 + dwellings at an urban extension	350	Yes, initial three years and final three years at reduced rates of 50, 150 and 250 dwellings.

Source: Table 18, Housing Delivery Study 2021

2.3 For **non-strategic sites** (assumed to be less than 200 dwellings), the Housing Delivery Study concludes that it will take 3 years from the submission of a full application to the first dwelling(s) being completed or 4 years from the submission of an outline application to the first dwelling(s) being completed. The study assumes that a full application will be used for sites of up to 50 dwellings, and that an outline application will be used for sites of over 50 dwellings. For these same sites, the Housing Delivery Study recommends the typical build out rates set out in Figure 2 (below).

Table 2: Build out rates for Non-strategic Sites

Location	Housing Mix	Build out rate for flats (dwellings a year)	Build out rates for houses (dwellings a year)
Urban	Flats	all flats completed in the same year	-
Suburban	Houses and flats	75, in total across houses and flats	75, in total across houses and flats
Suburban	Houses	-	50
Rural	Houses and flats	all flats completed in the same year	40

Source: Table 21, Housing Delivery Study 2021

Amendments to the anticipated delivery of adopted allocations included within existing supply

3.1 The Councils have undertaken a review of all their adopted allocations that are included within the existing supply, and as a result have amended the deliverability and / or developability assessment and / or the anticipated site capacity of some of these allocations. This results in amendments to the following sites:

- **379-381 Milton Road** (adopted Cambridge Local Plan allocation M1): **removed 95 dwellings** from the existing supply, and instead this is counted within the North East Cambridge allocation,
- **Willowcroft, Histon Road** (adopted Cambridge Local Plan allocation R2): a reassessment of the site capacity results in an **additional 30 dwellings**,
- **Henry Giles House, Chesterton Road** (adopted Cambridge Local Plan allocation R4): **removed 10 dwellings** from the existing supply, as the Carlyle House part of this allocation is not being carried forwards into the Greater Cambridge Local Plan, however, a reassessment of the site capacity for Henry Giles House part of this allocation results in an **additional 12 dwellings**, which therefore overall results in an additional 2 dwellings for this allocation,
- **149 Cherry Hinton Road and Telephone Exchange, Coleridge Road** (adopted Cambridge Local Plan allocation R8): **removed 8 dwellings** from the existing supply, as this allocation is not being carried forwards into the Greater Cambridge Local Plan,
- **Cambridge Professional Development Centre, Foster Road** (adopted Cambridge Local Plan allocation R16): a reassessment of the site capacity results in **removal of 27 dwellings**,
- **Clifton Road Area** (adopted Cambridge Local Plan allocation M2): a reassessment of the site capacity results in an **additional 20 dwellings**,
- **82-88 Hills Road and 57-63 Bateman Street** (adopted Cambridge Local Plan allocation M5): **removed 20 dwellings** from the existing supply, as this allocation is not being carried forwards into the Greater Cambridge Local Plan, and

- **636-656 Newmarket Road, Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, East Barnwell Community Centre and Cambridge Spiritualist Centre, Newmarket Road** (adopted Cambridge Local Plan allocation R6): a reassessment of the site capacity for the remainder of the allocation results in an **additional 2 dwellings**.

3.2 Where a reassessment of capacity has resulted in additional dwellings, the additional dwellings have generally been added to the last year of anticipated completions within the existing supply and this is consistent with the information provided by the landowner / agent / developer as part of preparing the Greater Cambridge Housing Trajectory and Housing Land Supply Report (April 2025). However, for Willowcroft on Histon Road the additional dwellings are anticipated on land currently occupied by ATS, and development of this land was not considered as part of the existing supply.

3.3 Delivery of the additional 30 dwellings at Willowcroft is anticipated to be in 2032/33 when water pipeline is due to be completed, which is a year later than possible assumed first completions would be based submission of a full planning application after adoption of the Local Plan in 2028/29 and 3 years from submission of full planning application to first completions. Assumes submission of a full planning application as development of less than 50 dwellings, and assumes all completions in same year as located within the urban area.

3.4 The following adopted allocations (with no planning permission) are either being de-allocated or are being carried forwards into the Greater Cambridge Local Plan but for non-residential uses only, and these changes have no implications on existing supply as it already assumes no dwellings will be delivered on these sites:

- **The Paddocks Trading Estate, Cherry Hinton Road** (adopted Cambridge Local Plan allocation R7),
- **BT telephone exchange and car park, Long Road** (adopted Cambridge Local Plan allocation R14),

- **Betjeman House, Hills Road** (adopted Cambridge Local Plan allocation M44),
- **Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk** (adopted Cambridge Local Plan allocation R5),
- **315-349 Mill Road and Brookfields** (adopted Cambridge Local Plan allocation R21), and
- **Dales Manor Business Park, Sawston** (adopted South Cambridgeshire Local Plan – Policy H/1a).

3.5 The indicative residential capacity of some adopted allocations has been amended in the Greater Cambridge Local Plan to reflect planning permissions, and these changes have no implications on existing supply as it already assumes the number of dwellings with planning permission will be delivered on these sites.

Assessment of anticipated delivery for each new allocation

4.1 The anticipated delivery for each new allocation, and any assumptions relating to delivery, is set out below.

North East Cambridge (Policy S/NEC):

- Assumes first completions in 2032/33 when the Grafham water supply transfer is due to be completed and that either the lead-in time from submission of outline planning application to first completions is shorter than the typical assumption of 6 years (if wait for adoption of the Local Plan in 2028/29 before submission of outline planning application), or that as pre-application discussions have already started that submission of the outline planning application will be ahead of adoption of the Local Plan.
- Assumes annual build out rates consistent with typical assumptions for an urban extension.
- 3,950 dwellings anticipated in 2024-2045, which is in addition to 425 dwellings anticipated in 2024-2045 on Land north of Cambridge North Station that are included within existing supply.

- 8,350 dwellings anticipated in total within this allocation, consisting of 425 dwellings at Land north of Cambridge North Station (within existing supply) and 7,925 dwellings on the remainder of this allocation (new allocation).

Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge (Policy S/LAC / Site S/C/SMS):

- Assumes first completions in 2032/33 when the Grafham water supply transfer is due to be completed, which is a year later than possible assumed first completions would be based on typical assumptions of 3 years from submission of full planning application to first completions (if wait for adoption of the Local Plan in 2028/29 before submission of full planning application).
- Assumes submission of a full planning application as development of less than 50 dwellings, and assumes all completions in same year as located within the urban area.
- 12 dwellings anticipated in 2024-2045.
- 12 dwellings anticipated in total within this allocation.

North Cambridge Academy, 108 Arbury Road, Cambridge (Policy S/LAC / Site S/C/NCA):

- Assumes first completions in 2032/33 based on typical assumptions of 4 years from submission of outline planning application to first completions, and assuming submission of outline application is immediately after adoption of the Local Plan in 2028/29. Consistent with when the Grafham water supply transfer is due to be completed.
- Assumes submission of an outline planning application as development of more than 50 dwellings, and assumes up to 75 dwellings completed each year as located within a suburban area.
- 150 dwellings anticipated in 2024-2045.
- 150 dwellings anticipated in total within this allocation.

1-99 Ekin Road and 1-8 Ekin Walk, Cambridge (Policy S/LAC / Site S/C/ER):

- Pre-application discussions undertaken, and officers understand that a full planning application will be submitted in 2025/26.
- Assumes first completions in 2028/29 based on typical assumptions of 3 years from submission of full planning application to first completions, with demolition a year ahead of first completions.
- Assumes submission of a full planning application even though the development is over 50 dwellings, as the developer is known to use full planning applications for all development sizes.
- Assumes up to 75 dwellings completed each year as located within a suburban area.
- 26 dwellings (net) anticipated in 2024-2045.
- 26 dwellings (net) anticipated in total within this allocation.

2-28 Davy Road and garage blocks, Cambridge (Policy S/LAC / Site S/C/DR):

- Initial pre-application discussions undertaken, and officers understand that a full planning application will be submitted in 2025/26.
- Assumes first completions in 2028/29 based on typical assumptions of 3 years from submission of full planning application to first completions, with demolition a year ahead of first completions.
- Assumes submission of a full planning application even though the development is over 50 dwellings, as the developer is known to use full planning applications for all development sizes.
- Assumes up to 75 dwellings completed each year as located within a suburban area.
- 48 dwellings (net) anticipated in 2024-2045.
- 48 dwellings (net) anticipated in total within this allocation.

1-78 Hanover Court, 1-49 Princess Court and garage at Newtown garages, Cambridge (Policy S/LAC / Site S/C/HPC):

- Pre-application discussions undertaken, and officers understand that a full planning application will be submitted in 2025/26.

- Assumes first completions in 2028/29 based on typical assumptions of 3 years from submission of full planning application to first completions, with demolition a year ahead of first completions.
- Assumes submission of a full planning application even though the development is over 50 dwellings, as the developer is known to use full planning applications for all development sizes.
- Assumes all completions in same year as located within the urban area.
- 37 dwellings (net) anticipated in 2024-2045.
- 37 dwellings (net) anticipated in total within this allocation.

Former Garage Block, East Road, Cambridge (Policy S/LAC / Site S/C/GER):

- Garages have already been demolished.
- Some pre-application discussions undertaken, and therefore officers have assumed that a full planning application will be submitted in 2026/27.
- Assumes first completions in 2029/30 based on typical assumptions of 3 years from submission of full planning application to first completions.
- Assumes submission of a full planning application as development of less than 50 dwellings, and assumes all completions in same year as located within the urban area.
- 40 dwellings anticipated in 2024-2045.
- 40 dwellings anticipated in total within this allocation.

1-33 Stanton House, Christchurch Street, Cambridge (Policy S/LAC / Site S/C/SH):

- No pre-application discussions undertaken, and therefore officers have assumed that a full planning application will be submitted in 2026/27.
- Assumes first completions in 2029/30 based on typical assumptions of 3 years from submission of full planning application to first completions, with demolition a year ahead of first completions.
- Assumes submission of a full planning application as development of less than 50 dwellings, and assumes all completions in same year as located within the urban area.

- -5 dwellings (net) anticipated in 2024-2045.
- -5 dwellings (net) anticipated in total within this allocation.

Cambridge Junction and Cambridge Leisure, Hills Road, Cambridge (Policy S/LAC / Site S/C/CJ):

- Assumes first completions in 2032/33 based on typical assumptions of 4 years from submission of outline planning application to first completions, and assuming submission of outline application is immediately after adoption of the Local Plan in 2028/29. Consistent with when the Grafham water supply transfer is due to be completed, and officers understand that there are existing leases in place such that the site is not available until 2029/30.
- Assumes submission of an outline planning application as development of more than 50 dwellings, and assumes up to 75 dwellings completed each year as located within a suburban area.
- 100 dwellings anticipated in 2024-2045.
- 100 dwellings anticipated in total within this allocation.

Cambridge East (Policy S/CE):

- Assumes first completions in 2032/33 when the Grafham water supply transfer is due to be completed and that either the lead-in time from submission of outline planning application to first completions is shorter than the typical assumption of 6 years (if wait for adoption of the Local Plan in 2028/29 before submission of outline application), or that as discussions have already started that submission of the outline planning application will be ahead of adoption of the Local Plan.
- Assumes annual build out rates consistent with typical assumptions for an urban extension.
- 3,950 dwellings anticipated in 2024-2045, which is in addition to 1,008 dwellings anticipated in 2024-2045 at Marleigh and 1,161 dwellings anticipated in 2024-2045 at Springstead Village that are included within existing supply.

- 10,591 dwellings anticipated in total within this allocation, consisting of 8,000 dwellings on Cambridge airport (new allocation), 1,391 dwellings at Marleigh (within existing supply or completed) and 1,200 dwellings at Springstead Village (within existing supply or completed).

North West Cambridge (Policy S/ED):

- New outline planning applications, including for the additional dwellings through densification, are anticipated to be submitted in 2025/26. Landowner anticipates that all new homes at Eddington will be completed by 2037/38.
- Delivery from existing supply already anticipated up to 2031/32. However, assumed first completions for additional supply above previously planned and committed development through densification in 2032/33 when water pipeline is due to be completed, which is a year later than possible assumed first completions would be based on typical assumptions of 6 years from submission of outline planning application to first completions.
- Assumes as delivery already anticipated from existing supply, that no gradual build-up in annual completions, but that there is a gradual decrease in line with typical assumptions. Therefore delivery for additional dwellings through densification assumed between 2032/33 and 2040/41.
- 2,500 dwellings anticipated in 2024-2045, which is in addition to 2,616 dwellings (including dwelling equivalents from student and older peoples bedspaces) anticipated in 2024-2045 that are included within existing supply.
- 5,500 dwellings anticipated in total within this allocation, consisting of 2,500 dwellings (new allocation, densification) and 3,000 dwellings (within existing supply or completed). Additionally, this allocation is anticipated to deliver 2,000 student bedspaces (all of which are within existing supply or completed) and 75 older peoples bedspaces (which are within existing supply).

Cambridge Biomedical Campus (Policy S/CBC):

- Assumes first completions in 2034/35 based on lead-in time of 6 years from submission of outline planning application to first completions, and assuming submission of outline application is immediately after adoption of the Local Plan in 2028/29.

- Assumes annual build out rates consistent with typical assumptions for a strategic site of 1000-1499 dwellings.
- 1,000 dwellings anticipated in 2024-2045.
- 1,000 dwellings anticipated in total within this allocation.

Cambourne North (Policy S/CBN):

- Assumes first completions in 2034/35 based on lead-in time of 6 years from submission of outline planning application to first completions, and assuming submission of outline application is immediately after adoption of the Local Plan in 2028/29. First completions are therefore also consistent with opening of railway station (anticipated to be completed in 2034) and after completion of water pipeline.
- Assumes annual build out rates consistent with typical assumptions for a new settlement.
- 2,550 dwellings anticipated in 2024-2045.
- 13,000 dwellings anticipated in total within this allocation.

Cambourne (Policy S/CB) – Town Centre:

- Full planning application for 127 dwellings and commercial uses submitted in April 2024, and is being considered by the Council. However, assumes first completions in 2032/33 when water pipeline is due to be completed, which is a year later than possible assumed first completions would be based on typical assumptions of 3 years from submission of full planning application to first completions (if wait for adoption of the Local Plan in 2028/29 before re-submission of full planning application).
- Assumes submission of a full planning application even though the development is over 50 dwellings, as full planning application currently being considered.
- Assumes annual build out rates of 50 dwellings a year, consistent with an outlet within a new settlement.
- 120 dwellings anticipated in 2024-2045, which is in addition to 1,794 dwellings anticipated in 2024-2045 at West Cambourne and 256 dwellings anticipated in

2024-2045 at Cambourne Business Park that are included within existing supply.

- 2,726 dwellings anticipated in total within this allocation, consisting of 120 dwellings at Town Centre (new allocation), 2,350 dwellings at West Cambourne (within existing supply or completed) and 256 dwellings at Cambourne Business Park (within existing supply).

Grange Farm New Settlement (Policy S/GF):

- Assumes first completions in 2034/35 based on lead-in time of 6 years from submission of outline planning application to first completions, and assuming submission of outline application is immediately after adoption of the Local Plan in 2028/29. First completions are therefore also after completion of water pipeline.
- Assumes annual build out rates consistent with typical assumptions for a new settlement.
- 2,550 dwellings anticipated in 2024-2045.
- 6,000 dwellings anticipated in total within this allocation.

Babraham Research Campus (Policy S/RSC/BRC):

- Assumes first completions in 2032/33 based on typical assumptions of 4 years from submission of outline planning application to first completions, and assuming submission of outline application is immediately after adoption of the Local Plan in 2028/29, with demolition a year ahead of first completions. Consistent with when water pipeline is due to be completed.
- Assumes submission of an outline planning application as development of more than 50 dwellings, and assumes up to 40 dwellings completed each year as located within the rural area.
- 120 dwellings anticipated in 2024-2045.
- 120 dwellings anticipated in total within this allocation.

Land at Maarnford Farm, Hunts Road, Duxford (Policy S/RSC / Site S/RSC/MF):

- Assumes first completions in 2032/33 based on typical assumptions of 4 years from submission of outline planning application to first completions, and assuming submission of outline application is immediately after adoption of the Local Plan in 2028/29. Consistent with when water pipeline is due to be completed.
- Assumes submission of an outline planning application as development of more than 50 dwellings, and assumes up to 40 dwellings completed each year as located within the rural area.
- 60 dwellings anticipated in 2024-2045.
- 60 dwellings anticipated in total within this allocation.

The Moor, Moor Lane, Melbourn (Policy S/RRA / Site S/RRA/ML):

- Assumes first completions in 2032/33 when water pipeline is due to be completed, which is a year later than possible assumed first completions would be based on typical assumptions of 3 years from submission of full planning application to first completions (if wait for adoption of the Local Plan in 2028/29 before submission of full planning application).
- Assumes submission of a full planning application as development of less than 50 dwellings, and assumes up to 40 dwellings completed each year as located within the rural area.
- 20 dwellings anticipated in 2024-2045.
- 20 dwellings anticipated in total within this allocation.

Land at Highfields (phase 2), Caldecote (Policy S/RRA / Site S/RRA/H):

- Full planning application for 64 dwellings submitted in September 2022, and is being considered by the Council. However, assumes first completions in 2032/33 when Grafham water supply transfer is due to be completed, which is a year later than possible assumed first completions would be based on typical assumptions of 3 years from submission of full planning application to first completions (if wait for adoption of the Local Plan in 2028/29 before re-submission of full planning application).

- Assumes submission of a full planning application even though the development is over 50 dwellings, as full planning application currently being considered.
- Assumes up to 40 dwellings completed each year as located within the rural area.
- 65 dwellings anticipated in 2024-2045.
- 65 dwellings anticipated in total within this allocation.

Land to the west of Cambridge Road, Melbourn (Policy S/RRA / Site S/RRA/CR):

- Assumes first completions in 2032/33 based on typical assumptions of 4 years from submission of outline planning application to first completions, and assuming submission of outline application is immediately after adoption of the Local Plan in 2028/29. Consistent with when water pipeline is due to be completed.
- Assumes submission of an outline planning application as development of more than 50 dwellings, and assumes up to 40 dwellings completed each year as located within the rural area.
- 120 dwellings anticipated in 2024-2045.
- 120 dwellings anticipated in total within this allocation.

Housing Trajectory

- 5.1 The housing trajectory for the Greater Cambridge Local Plan is illustrated in the graphs provided as Figures 1a and 1b below and is formed from the tables provided as Figures 2, 3, 4a and 4b below.
- 5.2 The tables show that the existing commitments (adopted allocations, extant planning permissions and the windfall allowance) account for a significant proportion of the supply within the plan period, particularly at the start of the plan period. They also show that our proposed new allocations, including strategic sites with longer lead-in times that require infrastructure to be provided or existing uses to be relocated, increase supply in the latter part of the plan period, when anticipated existing supply starts to reduce as sites are

completed. Therefore, the graphs show that together our existing supply and anticipated delivery from our proposed new allocations will create a fairly smooth housing trajectory across the plan period.

DRAFT

Figure 1a: Housing Trajectory for Greater Cambridge Local Plan 2024-2045, including North East Cambridge

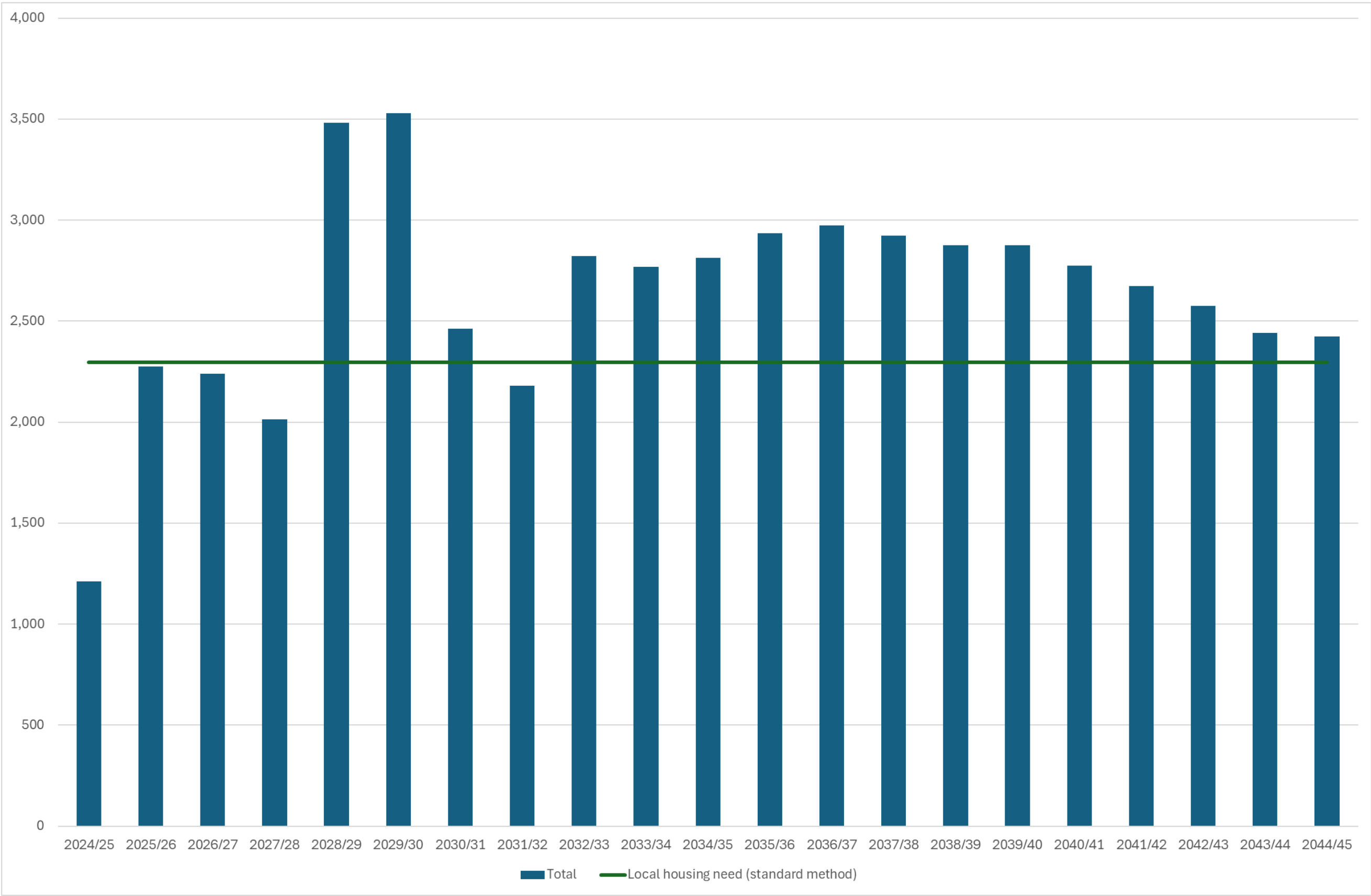
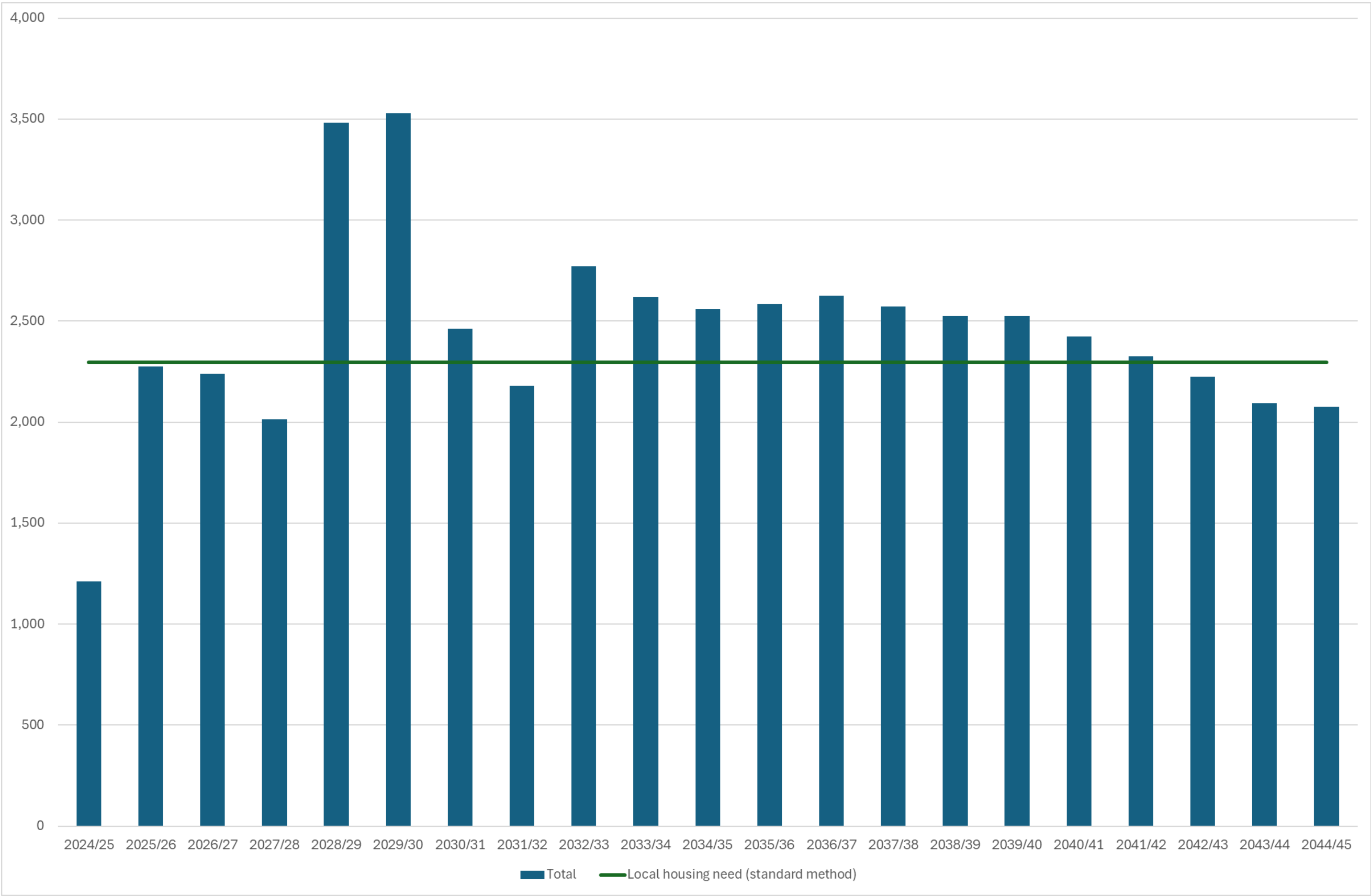


Figure 1b: Housing Trajectory for Greater Cambridge Local Plan 2024-2045, excluding North East Cambridge



Housing Trajectory for Greater Cambridge Local Plan, 2024-2045

Figure 2: Existing supply (from adopted allocations, sites with planning permission or a resolution to grant planning permission, and windfall allowance) plus updates from a review of adopted allocations

Site / Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	Plan period (2024-2045)	Post 2045
Existing supply, excluding specific sites listed below	593	797	933	498	651	614	555	532	562	525	425	425	425	425	425	425	425	425	425	425	425	10,935	0
North East Cambridge	0	0	0	0	78	347	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	0
North West Cambridge (Eddington)	50	521	78	55	305	376	350	283	100	100	100	100	100	98	0	0	0	0	0	0	0	2,616	0
Darwin Green	112	211	211	197	262	270	230	169	120	120	120	120	100	0	0	0	0	0	0	0	0	2,242	0
Cambridge East – Marleigh and North of Cherry Hinton	111	336	320	323	375	285	186	135	98	0	0	0	0	0	0	0	0	0	0	0	0	2,169	0
Land north and south of Worts' Causeway	0	90	140	125	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	430	0
Bell School	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Northstowe	147	80	160	402	473	467	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	6,229	2,477
Waterbeach New Town	93	82	68	240	376	368	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	5,727	5,248
Bourn Airfield New Village	0	0	0	50	150	200	150	150	150	200	230	252	250	250	250	250	250	250	250	118	100	3,500	0
Cambourne West	107	159	246	302	308	260	150	150	150	100	70	48	0	0	0	0	0	0	0	0	0	2,050	0
Wellcome Genome Campus	0	0	83	100	150	200	200	200	200	200	167	0	0	0	0	0	0	0	0	0	0	1,500	0
Total	1,213	2,276	2,239	2,292	3,203	3,387	2,463	2,219	1,980	1,845	1,712	1,545	1,475	1,373	1,275	1,275	1,275	1,275	1,275	1,143	1,125	37,865	7,725

Figure 3: Anticipated delivery from new allocations

Site / Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	Plan period (2024-2045)	Post 2045
North East Cambridge	0	0	0	0	0	0	0	0	50	150	250	350	350	350	350	350	350	350	350	350	350	3,950	3,975
Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12	0
North Cambridge Academy, 108 Arbury Road, Cambridge	0	0	0	0	0	0	0	0	75	75	0	0	0	0	0	0	0	0	0	0	0	150	0
1-99 Ekin Road and 1-8 Ekin Walk, Cambridge	0	0	0	-108	75	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0
2-28 Davy Road and garage blocks, Cambridge	0	0	0	-42	75	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	0
1-78 Hanover Court, 1-49 Princess Court and garage at Newtown garages, Cambridge	0	0	0	-127	164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	0
Former Garage Block, East Road, Cambridge	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
1-33 Stanton House, Christchurch Street, Cambridge	0	0	0	0	-34	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	0
Cambridge Junction and Cambridge Leisure, Hills Road, Cambridge	0	0	0	0	0	0	0	0	75	25	0	0	0	0	0	0	0	0	0	0	0	100	0
Cambridge East (airport)	0	0	0	0	0	0	0	0	50	150	250	350	350	350	350	350	350	350	350	350	350	3,950	4,050
North West Cambridge (Eddington densification)	0	0	0	0	0	0	0	0	350	350	350	350	350	300	250	150	50	0	0	0	0	2,500	0
Cambridge Biomedical Campus	0	0	0	0	0	0	0	0	0	0	50	100	150	150	150	150	150	100	0	0	0	1,000	0
Cambourne North	0	0	0	0	0	0	0	0	0	0	50	100	150	200	250	300	300	300	300	300	300	2,550	10,450
Cambourne (Town Centre)	0	0	0	0	0	0	0	0	50	50	20	0	0	0	0	0	0	0	0	0	0	120	0
Grange Farm New Settlement	0	0	0	0	0	0	0	0	0	0	50	100	150	200	250	300	300	300	300	300	300	2,550	3,450
Babraham Research Campus	0	0	0	0	0	0	0	-40	40	40	40	40	0	0	0	0	0	0	0	0	0	120	0
Land at Maarnford Farm, Hunts Road, Duxford	0	0	0	0	0	0	0	0	40	20	0	0	0	0	0	0	0	0	0	0	0	60	0
The Moor, Moor Lane, Melbourn	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20	0
Land at Highfields (phase 2), Caldecote	0	0	0	0	0	0	0	0	40	25	0	0	0	0	0	0	0	0	0	0	0	65	0
Land to the west of Cambridge Road, Melbourn	0	0	0	0	0	0	0	0	40	40	40	0	0	0	0	0	0	0	0	0	0	120	0
Total (including North East Cambridge)	0	0	0	-277	280	143	0	-40	842	925	1,100	1,390	1,500	1,550	1,600	1,600	1,500	1,400	1,300	1,300	1,300	17,413	21,925
Total (excluding North East Cambridge)	0	0	0	-277	280	143	0	-40	792	775	850	1,040	1,150	1,200	1,250	1,250	1,150	1,050	950	950	950	13,463	17,950

Figure 4a: Summary (including North East Cambridge)

Site / Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	Plan period (2024-2045)	Post 2045
Existing supply, with updates	1,213	2,276	2,239	2,292	3,203	3,387	2,463	2,219	1,980	1,845	1,712	1,545	1,475	1,373	1,275	1,275	1,275	1,275	1,275	1,143	1,125	37,865	7,725
New allocations	0	0	0	-277	280	143	0	-40	842	925	1,100	1,390	1,500	1,550	1,600	1,600	1,500	1,400	1,300	1,300	1,300	17,413	21,925
Total	1,213	2,276	2,239	2,015	3,483	3,530	2,463	2,179	2,822	2,770	2,812	2,935	2,975	2,923	2,875	2,875	2,775	2,675	2,575	2,443	2,425	55,278	29,650

Figure 4b: Summary (excluding North East Cambridge)

Site / Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	Plan period (2024-2045)	Post 2045
Existing supply, with updates	1,213	2,276	2,239	2,292	3,203	3,387	2,463	2,219	1,980	1,845	1,712	1,545	1,475	1,373	1,275	1,275	1,275	1,275	1,275	1,143	1,125	37,865	7,725
New allocations	0	0	0	-277	280	143	0	-40	792	775	850	1,040	1,150	1,200	1,250	1,250	1,150	1,050	950	950	950	13,463	17,950
Total	1,213	2,276	2,239	2,015	3,483	3,530	2,463	2,179	2,772	2,620	2,562	2,585	2,625	2,573	2,525	2,525	2,425	2,325	2,225	2,093	2,075	51,328	25,675

Appendix 10a: Meeting the accommodation needs of Gypsies and Travellers

Introduction

1.1 The Accommodation Needs Assessment (ANA) of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire (September 2024) and its Addendum (January 2025) have concluded that for 2023/24 to 2044/45 there is:

- a minimum need for 157 additional permanent pitches for Gypsies and Travellers within South Cambridgeshire, and
- 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.

1.2 The ANA reports that this identified need is distributed across the plan period as set out in Table x (below).

Table 1: Needs of Gypsies and Travellers from 2023/24 to 2044/45 in Greater Cambridge

Pitches	2023/24	2028/29	2033/34	2038/39	2041/42	Total
	-	-	-	-	-	
	2027/28	2032/33	2037/38	2040/41	2044/45	
South Cambridgeshire	41	37	30	22	27	157
Cambridge	2	0	0	0	0	2

1.3 The ANA makes the following recommendations for meeting the needs of Gypsies and Travellers in Greater Cambridge:

- For South Cambridgeshire: “The council should consider the following to help meet identified residential pitch need for Gypsies and Travellers. Firstly, **turnover on existing sites**. Secondly, **regularising of sites** that are not permanently authorised. Thirdly, **additional pitch provision using**

existing sites. Fourthly, **making pitches on existing sites available.**

Fifthly, **sites becoming vacant through household dissolution.** Finally, **new sites** for permanent pitches identified either as standalone sites or associated with major development sites. It is also recommended that the new Local Plan has a criteria-based policy to inform future planning applications for sites.” (see paragraphs 7.27 to 7.28)

- For Cambridge: “Notwithstanding evidence in this ANA on need, additional need may arise over the plan period, for instance households moving into Cambridge. It is therefore recommended that the new Local Plan has a criteria-based policy to inform future planning applications for public and private sites.” (see paragraph 7.60)

Consideration of sources of supply

2.1 Each of the recommendations included in the ANA in terms of potential sources of supply to meet the identified needs of Gypsies and Travellers have been considered by the Councils, to enable them to set out within the Local Plan how they will meet the accommodation needs of Gypsies and Travellers in Greater Cambridge. The following sections set out how each potential source of supply has been considered and how many (if any) pitches this source will provide towards meeting the identified need.

2.2 Additionally, within the following sections the Councils have considered how to ensure that existing sites or pitches are retained for their existing use, and not lost to other alternative uses, to continue to provide for the accommodation needs of Gypsies and Travellers.

A. Turnover on existing sites and pitches becoming vacant through household dissolution

2.3 The ANA outlines that turnover relates to the number of pitches that are expected to become available in future on existing sites. The ANA highlights that the turnover on the two council sites in South Cambridgeshire is very low and that although there is likely to be turnover on private sites, the ability of households to move onto private sites may be more restrictive. The ANA has

therefore assumed that no pitches will become available between 2023/24 and 2040/41 through turnover on existing sites, and the Councils accept this assumption.

- 2.4 The ANA also outlines that pitches may become available in future due to household dissolution. Household dissolution has been assumed in the ANA where there are only singles or couples aged 65 and over living on a pitch. Arc4 have calculated that there is the potential for 16 pitches to become available through household dissolution over the period to 2040/41, based on the age profile and structures of Gypsy and Traveller households in South Cambridgeshire. Any pitches that become available through household dissolution will increase the supply at the time that they become available. If all 16 pitches were to become available evenly from year 6 onwards (2028/29 to 2040/41, 13 years), this would result in 1.2 pitches becoming available each year.

B. Regularisation of pitches (or sites) that are not permanently authorised

- 2.5 The ANA identifies that there are currently 16 pitches on sites within South Cambridgeshire that are not permanently authorised:

- 2 pitches on sites with lapsed planning permission – identified as Lapsed1 (1 occupied pitch) and Lapsed2 (1 occupied pitch),
- 13 pitches on sites with planning permission pending – identified as PDP1 (2 vacant pitches), PDP2 (1 occupied pitch), PDP3 (1 occupied pitch), and PDP4 (9 occupied pitches), and
- 1 pitch on an unauthorised site – identified as Unauth1 (1 vacant pitch).

- 2.6 It is appropriate to consider whether any of the pitches on these sites can be regularised through a permanent planning permission (or an appropriate alternative planning process) such that they can contribute towards the supply of pitches necessary to meet the identified needs of Gypsies and Travellers within South Cambridgeshire. Officers have reviewed each of these sites to understand why these pitches are not already private authorised sites, given that many are already occupied and have been for some years.

2.7 The findings of this review are set out below:

- Lapsed1: Temporary planning permission for a pitch from October 2008 to November 2011. Occupied according to ANA, therefore potentially use is now lawful.
- Lapsed2: Temporary planning permission for a pitch from October 2011 to October 2012. Occupied according to ANA, therefore potentially use is now lawful.
- PDP1: Permanent planning permission secured in August 2024 for 2 pitches for applicant and resident dependents.
- PDP2: Application closed without a decision being made. A series of temporary planning permissions for a mobile home / caravan from April 1995 to June 2015. Occupied according to ANA, therefore potentially use is now lawful.
- PDP3: Permanent planning permission secured in November 2024 for 8 pitches for applicant and resident dependents.
- PDP4: Permanent planning permission secured in June 2025 for 9 pitches for Gypsies and Travellers.
- Unauth1: Temporary planning permission for a pitch from February 2011 to February 2016. Unoccupied according to ANA, therefore unlikely to be a lawful use due to passage of time.

2.8 The resulting additional supply of pitches from these sites are included in Table z below. The additional supply of pitches from these sites are anticipated to be delivered within the first five year period of 2023/24 to 2027/28.

Table 2: Review of sites that are not permanently authorised

Arc4 Site Reference	Additional supply of pitches
Lapsed1	1
Lapsed2	1
PDP1	2
PDP2	1
PDP3	8
PDP4	9
Unauth1	0
Total	22

C. Additional pitch provision using existing sites

2.9 The ANA identifies that, as a result of the discussions undertaken as part of its preparation, a further 45-60 pitches could potentially be provided through intensification or expansion of private authorised sites. This information was collected as part of the household survey, and often the aspirations of the owners exceeds what can be considered to be suitable through planning processes.

2.10 Officers have considered whether there is the potential for the intensification and / or expansion of each of the sites listed in the ANA. The findings of this review, and the resulting additional supply of pitches, are set out in Table y below.

2.11 Officers will encourage the owners of the sites considered suitable for intensification or expansion to submit a planning application(s) for the additional

pitches, and will work towards securing the relevant planning permissions. The additional supply of pitches from these sites are anticipated to be delivered within the first five year period of 2023/24 to 2027/28.

- 2.12 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).

Table 3: Review of sites considered for intensification and/or expansion

Arc4 Site Reference	Intensification?	Expansion?	Additional supply of pitches
Priv62	Yes, potential for an additional 1-2 pitches to meet family needs.	No, as this would result in encroachment of development into the countryside.	1-2
Priv54	No, as the permitted layout of the pitch utilises all available space.	Yes, permanent planning permission secured in March 2020 for 3 additional pitches, each including a mobile home, for applicant, specific occupants and resident dependents. Although some conditions have not been discharged, no enforcement action taken due to nature of conditions therefore the 3 additional pitches are considered a lawful use.	3
Priv43	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0

Arc4 Site Reference	Intensification?	Expansion?	Additional supply of pitches
Priv42	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv38	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv45	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv37	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv46 / Priv47	No, as the permitted layout of the site utilises all available space.	No, as the site is immediately surrounded by other developments and uses.	0
Priv4	Further work to be undertaken to identify whether any additional pitches can be provided through intensification.	No, as this would result in encroachment of development into the countryside.	to be confirmed

Arc4 Site Reference	Intensification?	Expansion?	Additional supply of pitches
Priv5	No, as the permitted layout of the pitch utilises all available space.	No, as this would result in encroachment of development into the countryside.	0
Priv29	No, as the permitted layout of the site utilises all available space.	No, as this would result in encroachment of development into the countryside and also into the separation between pitches/sites.	0
Priv30	Further work to be undertaken to identify whether any additional pitches can be provided through intensification.	Further work to be undertaken to identify whether any additional pitches can be provided through expansion.	to be confirmed
Priv65	No, as the permitted layout of the site utilises all available space.	No, as this would result in encroachment of development into the countryside, the Green Belt and also into the separation between pitches/sites.	0
Total	-	-	At least 4-5 pitches

D. Making pitches on existing sites available for occupancy by Gypsies and Travellers

2.13 The ANA highlights that there are an estimated 70 pitches within South Cambridgeshire that are occupied by households that are not Gypsies and Travellers. Officers are investigating the occupancy of these pitches, and are gathering other necessary information, to enable the Council to consider whether it is appropriate to take enforcement action to make these pitches available for occupancy by Gypsies and Travellers. Officers have also developed a protocol for dealing with any issues of homelessness that may result from any enforcement action taken.

2.14 Any pitches that become available through enforcement action being taken will increase the supply at the time that they become available. The additional supply of pitches from these sites are anticipated to be delivered within the first ten year period of 2023/24 to 2032/33. However, no enforcement action has yet been taken. If all 70 pitches were made available evenly throughout the remaining 8 year period from 2025/26 to 2032/33, this would result in 8.75 pitches becoming available each year.

E. New sites for permanent pitches identified either as standalone sites or associated with major development sites

2.15 Officers have considered whether there is any land within Greater Cambridge that is suitable, available and achievable for use as a new standalone site for Gypsy and Traveller pitches by reviewing a variety of sources:

- Housing and Economic Land Availability Assessment (HELAA): only four sites submitted through the Call for Sites highlighted Gypsy and Traveller pitches as one of the proposed uses for the site. Part of one of these sites at Melbourn has been proposed for allocation (see S/RRA: Land west of Cambridge Road, Melbourn), and the allocation provides an opportunity to expand Melbourn Science Park and provide 120 homes in a Minor Rural Centre. No suitable, available and achievable sites were identified for Gypsy and Traveller pitches.

- [Homes England Land Hub](#): this is an interactive map that features sites in the ownership of Homes England, and where they have an intention to sell within 6 months or where the land is on the market. At June 2025, the only land shown is Phase 3B of Northstowe, which is listed as 'on the market'.
- Other publicly owned land: officers have previously reviewed land in the ownership of Cambridgeshire County Council and South Cambridgeshire District Council, and contacted other public bodies, to identify whether any land was suitable and could be made available for Gypsy and Traveller pitches. No suitable, available and achievable sites were identified.

2.16 The Local Plan as a whole seeks to direct new homes to sustainable locations with the least climate impact, active and public transport options, and near to jobs, services and facilities, and national planning policy states that local planning authorities should very strictly limit new pitches or plots in the open countryside away from existing settlements. Strategic sites provide an opportunity to deliver 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. It is therefore important that both allocated and unallocated strategic sites are required to provide serviced land to accommodate Gypsy and Traveller pitches so that this land use can be considered, alongside the other land uses, within the masterplanning and design process.

2.17 The adopted Cambridge and South Cambridgeshire Local Plans 2018 set out that should a need for additional Gypsy and Traveller pitches be identified, then opportunities to deliver pitches will be sought as part of large scale new communities and significant major development sites as part of future phases of such developments (see Policies 49 and H/21). Officers have therefore considered whether there is the potential for the inclusion of one or more Gypsy and Traveller sites on each of the existing and proposed strategic sites based on the recommendations set out in [Appendix 10c: Design of Gypsy and Traveller Sites](#).

2.18 For a number of the existing strategic sites, there are reasons why it would not be possible or appropriate to require one or more Gypsy and Traveller sites to be provided, such as:

- the development is largely or wholly completed, and there is no land available for this use,
- the outline planning permission restricts the residential use to use class C3 or only include references to market and affordable dwellings, and not other types of residential uses, or
- the development is prioritised for meeting specific needs, such as those from the University of Cambridge or the Wellcome Trust.

2.19 No Gypsy and Traveller sites are therefore being sought at:

- Orchard Park
- Land between Huntingdon Road and Histon Road (Darwin Green)
- Cambridge Southern Fringe – Trumpington Meadows, Glebe Farm, Clay Farm and Bell School
- Cambridge East – north of Newmarket Road (Marleigh) and north of Cherry Hinton (Springstead Village)
- North West Cambridge (Eddington)
- Cambourne West
- Wellcome Genome Campus expansion

2.20 However, there are existing strategic sites where the adopted planning policies and outline planning permissions allow for Gypsy and Traveller sites to be sought, and therefore these strategic sites are being required to deliver one or more sites of 12 pitches (on approximately 1 hectare of land) either within or in close proximity to the development.

2.21 **Northstowe:** a new settlement of over 10,000 dwellings with detailed planning permissions for the majority of phase 1, detailed planning permissions for some parcels of phase 2 and outline planning permissions for the remaining phases. The adopted Northstowe Area Action Plan sets a requirement for Northstowe to

be developed with a good mix of house types, sizes and tenures attractive to, and meeting the needs of, all ages and sectors of the community. The outline planning permissions for Phases 3a and 3b each include a condition that requires a housing delivery statement to be submitted and approved for each phase that sets out a schedule, description and justification for the housing mix, including any other housing to provide a wide choice, type and mix of housing to meet the needs of different groups in the community. **Recommendation:** Northstowe should provide land within it or in close proximity to it for 24 Gypsy and Traveller pitches, in the form of two sites of 12 pitches each.

2.22 Waterbeach New Town: a new settlement of up to 11,000 dwellings, with detailed planning permissions for some parcels and outline planning permissions for the remainder. The adopted South Cambridgeshire Local Plan sets a requirement for a mix of dwelling sizes and types to achieve a balanced and inclusive community. The outline planning permissions each include a condition that requires a housing delivery statement to be submitted and approved for each phase that sets out a schedule, description and justification for the housing mix, including any Gypsy and Traveller or Travelling Showpeople plots. **Recommendation:** Waterbeach New Town should provide land within it or in close proximity to it for 24 Gypsy and Traveller pitches, in the form of two sites of 12 pitches each.

2.23 Bourn Airfield New Village: a new settlement of approximately 3,500 dwellings with outline planning permission. The adopted South Cambridgeshire Local Plan sets a requirement for a mix of dwelling sizes and types to achieve a balanced and inclusive community. The outline planning permission includes a condition that requires a housing delivery statement to be submitted and approved for each phase that sets out a schedule, description and justification for the housing mix, including any Gypsy and Traveller or Travelling Showpeople plots. **Recommendation:** Bourn Airfield New Village should provide land within it or in close proximity to it for 12 Gypsy and Traveller pitches, in the form of a site of 12 pitches.

2.24 **North East Cambridge:** Noting uncertainty of housing delivery resulting from Government's withdrawal of Housing Infrastructure Funding, this site's potential to provide Gypsy and Traveller pitches is no longer being considered.

2.25 **Cambridge East (airport):** a new city district of approximately 8,000 dwellings, and included as an allocation in this Local Plan. The draft allocation policy sets a requirement for a full range of homes meeting the diverse housing needs to support a mixed and balanced intergenerational community.

Recommendation: Cambridge East (airport) should provide land within it or in close proximity to it for 24 Gypsy and Traveller pitches, in the form of two sites of 12 pitches each.

2.26 **Cambourne (expansion):** an expansion to the north of Cambourne of approximately 13,000 dwellings, and included as an allocation in this Local Plan. The draft allocation policy sets a requirement for a mix of dwelling sizes, types, and tenures, including affordable housing and homes to accommodate people at all stages of life, to achieve a balanced and inclusive community.

Recommendation: Cambourne (expansion) should provide land within it or in close proximity to it for 24 Gypsy and Traveller pitches, in the form of two sites of 12 pitches each.

2.27 **Grange Farm New Village:** a new settlement of 6,000 dwellings, and included as an allocation in this Local Plan. The draft allocation policy sets a requirement for a mix of homes to support surrounding employment sites and the needs of future generations. **Recommendation:** Grange Farm New Village should provide land within it or in close proximity to it for 12 Gypsy and Traveller pitches, in the form of a site of 12 pitches.

2.28 The findings of this review of the remaining existing strategic sites and the proposed strategic sites, and the resulting additional supply of pitches, are set out in Table y below.

2.29 The additional supply of pitches from these strategic sites will need to be planned into the delivery of these strategic sites, taking account of when

relevant infrastructure will be provided that will enable their delivery. As it is expected that some of these developments will continue to deliver beyond 2045, not all of these Gypsy and Traveller pitches are anticipated to be delivered within the plan period. It is anticipated that Gypsy and Traveller sites within strategic sites will be delivered within the second half of the plan period onwards (i.e. 2033/34 onwards).

Table 4: Sites for Gypsies and Travellers to be provided within existing and proposed strategic site allocations

Site	Supply of pitches	Anticipated delivery period
Northstowe	24	12 in 2033/34-2037/38
Waterbeach New Town	24	12 in 2038/39-2040/41
Bourn Airfield New Village	12	12 in 2033/34-2037/38
North East Cambridge	0	-
Cambridge East - airport	24	12 in 2041/42-2044/45
Cambourne Expansion	24	12 in 2041/42-2044/45
Grange Farm New Community	12	12 in 2041/42-2044/45
Total	120	72 between 2033/34 and 2044/45

F. Criteria-based policy

2.30 The ANA recommends that the Local Plan includes a criteria based policy that can be used for making decisions on any windfall Gypsy and Traveller pitches within Greater Cambridge. A criteria based policy is included as Policy H/GT:

Gypsy and Traveller pitches and Travelling Showpeople plots, and more information on this policy is included in the Homes Topic Paper (2025).

G. Safeguarding existing pitches or sites

2.31 Although not specifically mentioned within the ANA, it is important that existing authorised sites or pitches for Gypsies and Travellers are retained for their existing use, and not lost to other alternative uses, to ensure that the Councils continue to provide for the accommodation needs of Gypsies and Travellers.

2.32 The ANA has identified 34 vacant pitches on private authorised sites in South Cambridgeshire. These pitches have already been counted within the existing supply as Arc4 have stated that based on the data they collected these pitches are not being used for any other purpose, and therefore it is reasonable to assume that they are available for occupation. Arc4 have highlighted that occupation may be restricted to family members or friends.

Conclusion: meeting the identified needs and five year supply

3.1 The ANA and its Addendum have concluded that for 2023/24 to 2044/45 there is a need for 159 additional permanent pitches for Gypsies and Travellers within Greater Cambridge.

3.2 The ANA reports that this identified need is distributed across the plan period as set out in Table x (below).

Table 5: Needs of Gypsies and Travellers from 2023/24 to 2044/45 in Greater Cambridge

Pitches	2023/24	2028/29	2033/34	2038/39	2041/42	Total
	-	-	-	-	-	
	2027/28	2032/33	2037/38	2040/41	2044/45	
Greater Cambridge	43	37	30	22	27	159

- 3.3 National planning policy, as set out in [Planning Policy for Traveller Sites \(PPTS, December 2024\)](#), requires local planning authorities when producing a Local Plan to identify a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their need, and identify a supply of specific developable sites or broad locations for growth for years 6-10 and 11-15 (where possible).
- 3.4 The ANA makes recommendations for meeting the needs of Gypsies and Travellers in Greater Cambridge. Each of the recommendations included in the ANA in terms of potential sources of supply to meet the identified needs have been considered by the Councils (as set out above), and around 180 pitches from various sources could be provided in Greater Cambridge by the end of the plan period (see Table a below), which exceeds the identified need. This includes specific deliverable sites for the first five years (sources B, C and D) and specific deliverable sites, specific developable sites and broad locations for year 6 onwards (sources A, D, E and F).

Table 6: Number of Gypsy and Traveller pitches by source of supply, with anticipated delivery period

Source of supply	Number of pitches	Anticipated delivery period	Number of pitches 2023/24 to 2044/45
A. Turnover on existing sites and pitches becoming vacant through household dissolution	16	2028/29 to 2040/41 [years 6-18]	16 (assumed to be 1.2 pitches per year)
B. Regularisation of pitches (or sites) that are not permanently authorised	22	2023/24 to 2027/28 [years 1-5]	22
C. Additional pitch provision using existing sites	at least 4-5	2023/24 to 2027/28	at least 4-5

D. Making pitches on existing sites available for occupancy by Gypsies and Travellers	up to 70	[years 1-5]	
		2025/26 to 2032/33	up to 70
		[years 3-10]	(assumed to be 8.75 pitches per year)
E. New sites for permanent pitches identified either as standalone sites or associated with major development sites	120	2033/34 onwards [year 11 onwards]	72
F. Criteria-based policy	unknown	-	unknown
TOTAL	around 230	-	around 180

3.5 The PPTS 2024 also sets out that the five year supply needs to be updated annually. The identified need for the first five year period of 2023/24 to 2027/28 is 43 pitches. Based on the anticipated delivery set out in Table a above, it is anticipated that 52 pitches will be delivered within this five year period, which equates to a supply of 6.0 years.

3.6 It is likely that the Local Plan will be adopted in 2028/29, therefore looking at the second five year period of 2028/29 to 2032/33, the identified need is 37 pitches. Based on the anticipated delivery set out in Table a above, it is anticipated that 73 pitches will be delivered within this five year period, which equates to a supply of 9.9 years.

Appendix 10b: Meeting the accommodation needs of Travelling Showpeople

Introduction

- 1.1 The Accommodation Needs Assessment (ANA) of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire (September 2024) and its Addendum (January 2025) have concluded that for 2023/24 to 2044/45 there is:
- 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.
- 1.2 The ANA reports that this identified need is distributed across the plan period as set out in Table x (below).

Table 1: Needs of Travelling Showpeople from 2023/24 to 2044/45 in Greater Cambridge

Plots	2023/24	2028/29	2033/34	2038/39	2041/42	Total
	-	-	-	-	-	
	2027/28	2032/33	2037/38	2040/41	2044/45	
South Cambridgeshire	7	3	6	1	3	20
Cambridge	0	0	0	0	0	0

- 1.3 The ANA makes the following recommendations for meeting the needs of Travelling Showpeople in Greater Cambridge:
- For South Cambridgeshire: “The council should consider the following to help meet identified residential plot need for Travelling Showpeople. As all plots on yards are authorised there is no scope for regularisation. Although there are 5

plots that are used for storage, it is assumed that these are not available for residential occupation. Yard owners have expressed an interest in developing more plots on yards and contact details have been provided to the council. It is recommended that officers engage with yard owners to determine the scope for additional development to meet need. It is also recommended that the new Local Plan has a criteria-based policy to inform future planning applications for yards.” (see paragraphs 8.22 to 8.25)

- For Cambridge: “It is recommended that the new Local Plan has a criteria-based policy to inform future planning applications for yards should they arise.” (see paragraph 8.29)

Consideration of sources of supply

- 2.1 Each of the recommendations included in the ANA in terms of potential sources of supply to meet the identified needs of Travelling Showpeople have been considered by the Councils, to enable them to set out within the Local Plan how they will meet the accommodation needs of Travelling Showpeople in Greater Cambridge. The following sections set out how each potential source of supply has been considered and how many (if any) plots this source will provide towards meeting the identified need.
- 2.2 Additionally, within the following sections the Councils have considered how to ensure that existing yards or plots are retained for their existing use, and not lost to other alternative uses, to continue to provide for the accommodation needs of Travelling Showpeople.
- 2.3 Officers have engaged with the Showmen’s Guild of Great Britain, which is an association for the Fairground and Show Community, to understand whether there was any interest in developing additional plots or yards within South Cambridgeshire to meet the identified need. A meeting was held in February 2025, and from this meeting officers understand that Travelling Showpeople would like:
 - the flexibility to decide where a new plot or yard will be most appropriately located for them,

- any new plots or yards to be located with good access to transport corridors, and
- to own their own plots or yards.

A. Additional plot provision using existing yards

2.4 The ANA highlights that, as a result of the discussions undertaken as part of its preparation, yard owners have expressed an interest in developing more plots on the existing yards. Specific details are not provided in the ANA, however in April 2024, planning permission for an additional 8 plots within TSP2 was approved. These additional plots are anticipated to be delivered within the first five year period of 2023/24 to 2027/28.

B. Criteria-based policy

2.5 The ANA recommends that the Local Plan includes a criteria based policy that can be used for making decisions on any windfall Travelling Showpeople plots within Greater Cambridge. A criteria based policy is included as Policy H/GT: Gypsy and Traveller pitches and Travelling Showpeople plots, and more information on this policy is included in the Homes Topic Paper (2025).

C. Safeguarding existing plots or yards

2.6 Although not specifically mentioned within the ANA, it is important that existing yards or plots for Travelling Showpeople are retained for their existing use, and not lost to other alternative uses, to ensure that the Councils continue to provide for the accommodation needs of Travelling Showpeople.

Conclusion: meeting the identified needs and five year supply

2.7 The ANA and its Addendum have concluded that for 2023/24 to 2044/45 there is a need for 20 additional permanent plots for Travelling Showpeople within Greater Cambridge.

2.8 The ANA reports that this identified need is distributed across the plan period as set out in Table x (below).

Table 2: Needs of Travelling Showpeople from 2023/24 to 2044/45 in Greater Cambridge

Plots	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	2041/42 - 2044/45	Total
Greater Cambridge	7	3	6	1	3	20

2.9 National planning policy, as set out in [Planning Policy for Traveller Sites](#) (PPTS, December 2024), requires local planning authorities when producing a Local Plan to identify a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their need, and identify a supply of specific developable sites or broad locations for growth for years 6-10 and 11-15 (where possible).

2.10 The ANA makes recommendations for meeting the needs of Travelling Showpeople in Greater Cambridge. Each of the recommendations included in the ANA in terms of potential sources of supply to meet the identified needs have been considered by the Councils (as set out above), and at least 8 plots will be provided in Greater Cambridge by the end of the plan period (see Table a below). Although this does not meet the identified need, it is anticipated that further plots will be delivered through windfall permissions taking account of the criteria-based policy. 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, and therefore 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 (source A), and broad locations have been identified for year 6 onwards (source B).

Table 3: Number of Travelling Showpeople plots by source of supply, with anticipated delivery period

Source of supply	Number of plots	Anticipated delivery period	Number of plots 2023/24 to 2044/45
A. Additional plot provision using existing yards	8	2023/24 to 2027/28 [years 1-5]	8
B. Criteria-based policy	unknown	-	unknown
Total	8	-	8

2.11 The PPTS 2024 also sets out that the five year supply needs to be updated annually. The identified need for the first five year period of 2023/24 to 2027/28 is 7 plots. Based on the anticipated delivery set out in Table a above, it is anticipated that 8 plots will be delivered within this five year period, which equates to a supply of 5.7 years.

Appendix 10c: Design of Gypsy and Traveller Sites

Introduction

- 1.1 The Councils are proposing that strategic sites, such as new settlements and urban extensions, include sites for Gypsy and Traveller pitches. Strategic sites provide an opportunity to deliver 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. New communities that accommodate both Gypsies and Travellers and the settled community allow for the different land uses to be considered in a co-ordinated and integrated manner through the masterplanning and design process.
- 1.2 To inform the requirements for Gypsy and Traveller sites within these strategic sites, it is necessary to consider:
- what is an appropriate number of pitches for each strategic site, so that the number of pitches takes account of the circumstances of its location, by respecting the scale of the nearest settled community and by not dominating it, and
 - the amount of land required for different sizes of Gypsy and Traveller sites, taking account of the design principles for individual pitches, and also how individual pitches fit together to create a site.

Design and size of pitches and sites

- 2.1 The Accommodation Needs Assessment (ANA) of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire (September 2024) highlights that there is no definitive pitch size for a Gypsy and Traveller household, but based on the principles set out in [Designing Gypsy and Traveller sites - good practice guide \(2008\)](#) Arc4 suggest that:
- a minimum pitch size is 25m by 25m (625 square meters or 0.0625 hectares), as this would support a twin-unit chalet/mobile home (15m x 6.5m), a tourer, an amenity shed/building (5m x 4m), two vehicle spaces (minimum 2.4m x

4.8m for each space) and turning circle for vehicles, amenity space and a small garden area/play space,

- residential units need to be 3m from the pitch boundary and at least 6m apart, and
- a larger pitch of 25m by 30m (750 square meters or 0.075 hectares) would be appropriate for larger households requiring several residential units.

2.2 Although 'Designing Gypsy and Traveller sites - good practice guide' was withdrawn in September 2015, it still provides useful information relating to the consideration of the design of pitches and sites for Gypsies and Travellers. It recognises that there is no single design that is appropriate and suitable for all Gypsy and Traveller pitches, as each site will need to take into account the needs of its residents and the physical characteristics of the site itself.

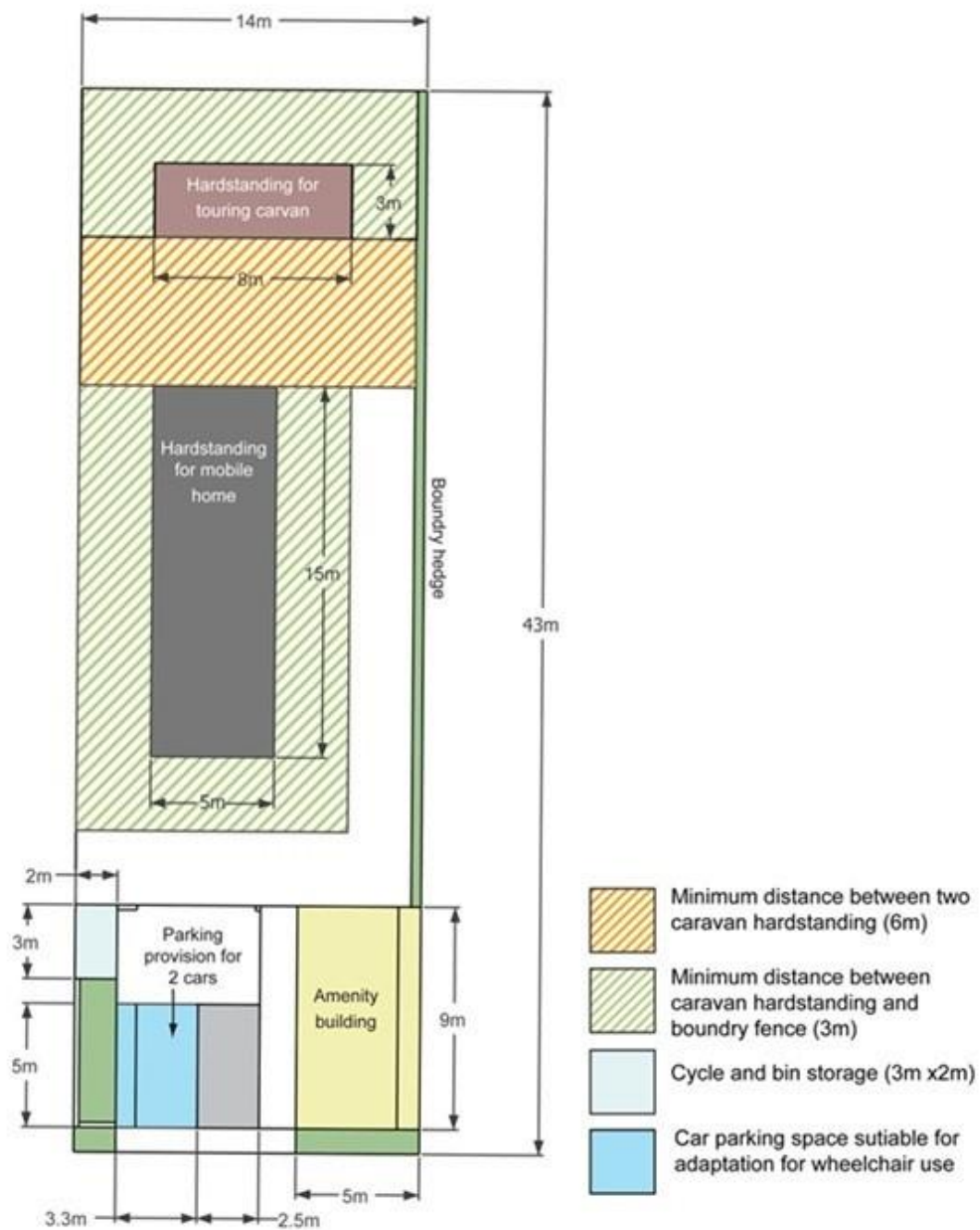
2.3 Taking this into account, a Gypsy and Traveller pitch should be designed to provide appropriate accommodation for a household, and will normally include space for the siting of a mobile home, a touring caravan, an amenity building containing kitchen and bathroom facilities, car parking and a turning circle for vehicles, and external amenity space. Consideration has been given to how these elements can be arranged within a pitch, and then how individual pitches can be combined to form a well-designed site that makes best use of land, provides privacy for individual pitches, and allows effective management. Within a site, it is expected that alongside the individual pitches, there will be an access road (sufficient for use by emergency vehicles and refuse vehicles, and also to enable the movement of mobile homes and touring caravans), visitor parking, a site managers office, and a play area.

2.4 A key consideration for both the design of individual pitches and the design of sites containing more than one pitch is the need to accommodate fire safety regulations. The majority of existing privately owned Gypsy and Traveller sites within South Cambridgeshire have a traditional design with a single point of access to the site, a linear access road through the centre of the site and pitches each side, or a linear access road along the edge of the site with

pitches on one side. This traditional design has been used to consider the amount of land required for different sizes of sites.

- 2.5 The provision of a landscape buffer around a site helps to provide privacy and amenity for residents, whilst also providing mitigation for the impact of the site on the surrounding landscape.
- 2.6 Taking all this into account, Figure a (below) is an illustration of a pitch of 0.06 hectares, with space for a mobile home (hardstanding of 15 metres x 5 metres), a touring caravan (hardstanding of 8 metres x 3 metres), an amenity building (9 metres x 5 metres), space for cycle parking and bin storage (3 metres x 2 metres), two car parking spaces (2.5 metres x 5 metres, and 3.3 metres x 5 metres) and a small garden area.
- 2.7 This illustration with an overall pitch size of 0.06 hectares matches that suggested by Arc4 in the ANA, and includes all the elements that Arc4 suggest should be provided for within the pitch. Although the hardstanding for the mobile home shown in this illustration is slightly narrower than suggested by Arc4 (5 metres, instead of 6.5 metres), the illustration shows that there is space for a wider hardstanding (and therefore larger mobile home) to be provided within this design without compromising the distances needed between the pitch boundary and residential units set out in fire safety regulations.

Figure 1: Illustrative layout for a pitch



2.8 Figures b, c and d (below) are illustrations of how an individual pitch can be combined together with other pitches to create Gypsy and Traveller sites of 4, 8 or 12 pitches. Figure e (below) sets out the approximate land requirements for differing numbers of pitches.

Figure 2: Illustrative layout for a site of 8 pitches (with key)



Figure 3: Illustrative layout for a site of 4 pitches



Note: see Figure b for key.

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Figure 4: Illustrative layout for a site of 12 pitches



Note: see Figure b for key.

Table 1: Number of pitches and associated site areas

Number of pitches	Approximate site area (hectares)
4	0.5
6	0.6
8	0.7
10	0.9
12	1.0

Number of pitches within strategic sites

- 3.1 Planning Policy for Traveller Sites (December 2024) sets out that local planning authorities should:
- relate the number of pitches to the location of the site and the surrounding population's size and density, and
 - ensure that Gypsy and Traveller sites respect the scale of, and do not dominate, the nearest settled community.
- 3.2 There is no ideal number of pitches within a Gypsy and Traveller site, however the 'Designing Gypsy and Traveller sites - good practice guide' suggests that sites should ideally consist of up to 15 pitches unless there is clear evidence to suggest that a larger site is preferred by the proposed residents.
- 3.3 Supporting text within the adopted South Cambridgeshire Local Plan 2018 sets out that generally individual sites for Gypsies and Travellers delivered on strategic sites should be 5-10 pitches.
- 3.4 The household survey, undertaken as part of the ANA, captured views on the preferred sizes of Gypsy and Traveller sites. It records that "43 respondents stated a number; 86% said up to 10 pitches and 14% stated between 5 and 8 pitches" (paragraph 5.10) and that "4 respondents said 'any' or 'as many as possible' and 18 said they did not know" (paragraph 5.10). The ANA also captured views from stakeholders on the preferred sizes of Gypsy and Traveller sites. It records that "based on discussions with a council officer, sites can be effectively managed up to about 16 pitches as per the council managed sites in South Cambridgeshire" (paragraph 6.5) and that "often family members wish to stay close to each other but capacity of pitches and locations leave them having to go elsewhere, away from family, or living on cramped pitches" (paragraph 6.6).

- 3.5 Other local authorities have included requirements for Gypsy and Traveller pitches as part of much smaller housing developments, not just within strategic sites.
- 3.6 Within South Cambridgeshire, there are existing concentrations of Gypsy and Traveller sites within specific parishes. For each of these parishes, Gypsy and Traveller pitches make up 1.1% to 2.6% of the 'dwellings', based on the number of Gypsy and Traveller pitches permitted in the parish and Cambridgeshire County Council's mid-2023 dwelling stock estimates.
- 3.7 For strategic sites of up and including 5,000 dwellings, a Gypsy and Traveller site of 12 pitches (1 hectare) would amount to between 0.24% and 1.2% of the 'dwellings' on the site, depending on whether the site was 5,000 dwellings or 1,000 dwellings. For strategic sites of over 5,000 dwellings, two Gypsy and Traveller sites each of 12 pitches (1 hectare) would amount to 0.48% of the 'dwellings' or less, depending on the exact size of the strategic site.

Recommendations

- 3.8 The requirements for Gypsy and Traveller sites within strategic sites should be:
- a strategic site of up to 5,000 dwellings to provide 12 Gypsy and Traveller pitches (on approximately 1 hectare of land), and
 - a strategic site of over 5,000 dwellings to provide 24 Gypsy and Traveller pitches across two sites, with each site being for 12 Gypsy and Traveller pitches (on approximately 1 hectare of land).

Appendix 11: Meeting the specialist housing needs of older people and those with disabilities

Introduction

1.1 The Housing Needs of Specific Groups Update for Greater Cambridge (HNSG, 2025) identifies a need for the following specialist accommodation for older people and disabled people between 2024 and 2045:

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

1.2 The HNSG makes clear that the current and future demand for specialist accommodation is influenced by a host of factors, including the balance between demand and supply in any given area and social, political, regulatory and financial issues. Additionally, it highlights that the extent to which new homes are built to accessible and adaptable standards may, over time, have an impact on the demand for specialist accommodation for older people, as they often want to remain at home rather than move to care.

1.3 The HNSG highlights that whilst the calculations undertaken to identify the above needs for older people and disabled people are compliant with national planning practice guidance, they potentially overstate the level of need. The HNSG therefore also references Cambridgeshire County Council's demand profiles for older people and disabled people, which identify lower levels of need for specialist accommodation for older people and disabled people. It should be noted that the County Council's profiles take account of population forecasts associated with the adopted housing requirements, rather than

population forecasts associated with the standard method for calculating local housing need, and are also informed by local knowledge including for planned increases in hours of domiciliary care.

- 1.4 National planning guidance sets out that communal (use class C2) accommodation provided in the form of bedspaces for older people can be counted towards delivering the housing requirement based on the amount of accommodation those new bedspaces release to the wider housing market (National Planning Practice Guidance, published July 2019, Paragraph: 034 Reference ID: 6803520190722). The [Housing Delivery Test rulebook](#) sets out the ratios to be used to convert bedspaces to dwellings for older peoples accommodation – the dwelling equivalents set out below have been calculated using a ratio of 1.9 to convert bedspaces to dwellings, taken from the Housing Delivery Test rulebook (December 2024).
- 1.5 The need identified above totals 3,367 dwellings (as self-contained dwellings or dwelling equivalents from bedspaces) for 2024-2045. In comparison, the County Council's demand profiles for older peoples accommodation total 715 dwellings (as self-contained dwellings or dwelling equivalents from bedspaces) for 2021-2036, with additional need for accommodation for those with disabilities.

Consideration of sources of supply

- 2.1 The development strategy for new homes within Greater Cambridge, including any specialist accommodation for older people and disabled people, is to direct it them to where they have the least climate impact, 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, whilst ensuring all necessary utilities can be provided in a sustainable way. This means that new specialist housing should be provided within Cambridge, on the edge of Cambridge, at new settlements, and within our towns and sustainable villages (primarily Rural Centres and Minor Rural Centres).

2.2 Potential sources of supply to meet the identified accommodation needs of older people and disabled people, taking account of the development strategy, have been considered by the Councils, to enable them to set out within the Local Plan how they will meet these accommodation needs in Greater Cambridge.

A. Existing commitments

2.3 We have considered anticipated delivery of specialist housing for older people from our existing commitments (i.e. sites with planning permission) through the preparation of the [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2025\)](#). This includes consideration of the deliverability and / or developability of all adopted allocations, sites with planning permission, and sites with a resolution to grant planning permission for all self-contained dwellings for older people and any bedspaces for older people.

Standalone developments providing specialist housing for older people

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

- **Edward House, Albion Row, Cambridge** – the site has full planning permission for an existing 15 bed care home to be demolished (equivalent to loss of 8 dwellings) and replaced by 16 almshouses apartments for older people – this results in an overall net increase of 8 dwellings for older people. The agent anticipates the development will be completed in 2026/27.
- **Former Hotel Felix, Whitehouse Lane, Cambridge** – the site has full planning permission for a new 80 bed care home (equivalent to 42 dwellings). The developer anticipates that the development will be completed in 2028/29.

- **2 Station Road, Great Shelford** – the site has full planning permission for 39 retirement living apartments. The agent anticipates that the development will be completed in 2025/26.
- **Land between Haverhill Road and Hinton Way, Stapleford** – the site has detailed planning permission for 147 dwellings for older people. The developer anticipates that the development will be completed in 2025/26.
- **1 Edmund Close, Milton** – the site has full planning permission for its refurbishment, which results in the loss of 2 bedspaces (equivalent to loss of 1 dwelling).

Specialist housing within strategic sites

- 2.5 Within our commitments, existing strategic sites are anticipated to deliver some units as specialist accommodation, which may include specialist accommodation for older people either as self contained dwellings (with support or care) or in the form of bedspaces within care or nursing homes.
- 2.6 **Springstead Village (Cambridge East - north of Cherry Hinton)** has outline planning permissions for 1,200 homes including a retirement living facility, and the Planning Statement submitted with the outline planning applications refers to a retirement living facility of potentially 90 bedspaces. The agent anticipates that a detailed planning application for 70 bedspaces (equivalent to 39 dwellings) will be submitted in summer 2025, with the development anticipated to be completed in 2027/28. To ensure that this development contributes towards meeting our needs for specialist accommodation, a specific requirement for specialist accommodation for older people, in the form of a retirement living facility, has been added into the allocation policy for Cambridge East - north of Cherry Hinton.
- 2.7 **Eddington (North West Cambridge)** had outline planning permissions that included the provision for up to 6,500 sqm of senior living (Class C2). The Senior Care Needs Statement (September 2011) submitted with the outline planning applications set out that the facility of up to 6,500 sqm is sized sufficiently to allow for a senior care home or self-contained residential extra

care units, however further details are then provided that explain that a senior care centre would provide 75 bedrooms, large lounges, restaurant, kitchens and other back of house services. These outline planning permissions have lapsed; however, it is anticipated that a new outline planning application will be submitted in Q3 2025, and the landowner has advised that they will bring forward new proposals for older people's accommodation once a new outline planning permission has been secured. The landowner anticipates that the amount of older peoples accommodation on this development will remain the same within the new outline planning applications. The Councils have anticipated that 75 bedspaces (equivalent to 39 dwellings) will be completed in 2031/32. To ensure that this development contributes towards meeting our needs for specialist accommodation, a specific requirement for specialist accommodation for older people, in the form of a senior living facility, has been added into the allocation policy for North West Cambridge (Eddington).

- 2.8 **Waterbeach New Town West** has outline planning permission for up to 6,500 dwellings, which includes up to 600 residential institutional units. This may be units for older people, but could be other forms of specialist housing that fall within use class C2. The agent has advised that details of the delivery of these units is not yet known and will be confirmed at a later stage. To ensure that this development contributes towards meeting our needs for specialist accommodation, a specific requirement for 600 units to be provided as specialist accommodation within Waterbeach New Town West has been added into the allocation policy for Waterbeach New Town.
- 2.9 Waterbeach New Town West is anticipated to deliver 4,077 dwellings within the plan period of 2024-2045, which is 62.7% of the dwellings anticipated on this development. If the residential institutional units are provided as self contained dwellings and are delivered proportionally throughout the build out of this development, up to 376 units could be provided within the plan period.
- 2.10 **Waterbeach New Town East** has outline planning permission for up to 4,500 dwellings, which includes up to 450 residential institutional units. This may be units for older people, but could be other forms of specialist housing that fall

within use class C2. The agent has advised that a strategy for the delivery of institutional use units is being developed. To ensure that this development contributes towards meeting our needs for specialist accommodation, a specific requirement for 450 units to be provided as specialist accommodation within Waterbeach New Town East has been added into the allocation policy for Waterbeach New Town.

- 2.11 Waterbeach New Town East is anticipated to deliver 1,650 dwellings within the plan period of 2024-2045, which is 36.7% of the dwellings anticipated on this development. If the residential institutional units are provided as self contained dwellings and are delivered proportionally throughout the build out of this development, up to 165 units could be provided within the plan period.
- 2.12 **Bourn Airfield New Village** has outline planning permission for up to 3,500 dwellings and up to 250 residential institutional use units. This may be units for older people, but could be other forms of specialist housing that fall within use class C2. The agent advised that delivery of the residential institutional use units is to be agreed with the Council as part of the phasing plan condition. To ensure that this development contributes towards meeting our needs for specialist accommodation, a specific requirement for 250 units to be provided as specialist accommodation within Bourn Airfield New Village has been added into the allocation policy.
- 2.13 Bourn Airfield New Village is anticipated to deliver 3,500 dwellings within the plan period of 2024-2045, which is all of the dwellings anticipated on this development. If the residential institutional units are provided as self contained dwellings, up to 250 units could be provided within the plan period.
- 2.14 **Northstowe - Phases 2, 3a and 3b** - could provide units for older people, and it is important that this new settlement does deliver specialist accommodation units. The adopted Northstowe Area Action Plan sets a requirement for Northstowe to be developed with a good mix of house types, sizes and tenures attractive to, and meeting the needs of, all ages and sectors of the community. The outline planning permissions for Phases 3a and 3b each

include a condition that requires a housing delivery statement to be submitted and approved for each phase that sets out a schedule, description and justification for the housing mix, including any other housing to provide a wide choice, type and mix of housing to meet the needs of different groups in the community.

- 2.15 For Northstowe Phases 2, 3a and 3b, the Planning Statements submitted with the outline planning applications set out that an element of C2 use (either student accommodation or supported housing) will be provided, but that exact numbers will not be known until the reserved matters application stage, or that the residential mix is unknown. The master developer has advised that any plans for residential institution use accommodation for students or older people are not known at this time. It is recommended that Northstowe Phases 2, 3a and 3b are required to deliver 10% of their new homes as specialist accommodation, and to ensure that this development contributes towards meeting our needs for specialist accommodation a specific requirement for the delivery of 10% of the homes on phases 2, 3a and 3b to be provided as specialist accommodation has been added into the allocation policy for Northstowe.
- 2.16 Phase 2 has outline planning permission for up to 3,500 dwellings and is anticipated to deliver 3,421 dwellings within the plan period of 2024-2045, which is all the remaining dwellings on this phase of Northstowe as 79 dwellings had been completed by 31 March 2024. If 10% of the 3,500 homes on phase 2 are provided as self contained specialist accommodation units, 350 units could be delivered within the plan period.
- 2.17 Phases 3a and 3b have outline planning permissions for up to 5,000 dwellings, and are anticipated to deliver 2,523 dwellings within the plan period of 2024-2045, which is 50.5% of the dwellings anticipated on these phases. If 10% of the 5,000 homes on phases 3a and 3b are provided as self contained specialist accommodation units and are proportionally delivered throughout the build out, these phases could deliver 252 units within the plan period.

2.18 On the basis of anticipated delivery set out for each of these strategic sites, these sites could deliver 1,471 dwellings (as self-contained dwellings or dwelling equivalents from bedspaces) as specialist accommodation within the plan period of 2024-2045.

For our remaining existing strategic sites, no specialist housing for older people or disabled people has been secured and there are reasons why it would not be possible to require specialist housing on these strategic sites, such as:

- the development is largely or wholly completed, and there is no land available for this use,
- the outline planning permission restricts the residential use to use class C3 or only include references to market and affordable dwellings, and not other types of residential uses, or
- the development is prioritised for meeting specific needs, such as those from the Wellcome Trust.

2.19 No specialist housing is therefore anticipated at:

- Orchard Park
- Land between Huntingdon Road and Histon Road (Darwin Green)
- Cambridge Southern Fringe – Trumpington Meadows, Glebe Farm, Clay Farm and Bell School
- Cambridge East – north of Newmarket Road (Marleigh)
- Northstowe - Phase 1, land west of Station Road, or Digital Park
- Cambourne West
- Wellcome Genome Campus expansion

B. Provision within new allocations

Standalone developments providing specialist housing for older people and disabled people

2.20 Officers have considered whether there is any land within Greater Cambridge that is suitable, available and achievable for use as a new standalone sites for specialist accommodation using the Housing and Economic Land Availability

Assessment. No sites submitted through the Call for Sites highlighted specialist housing for older people as their sole proposed use for the site. No suitable, available and achievable sites have therefore been identified for standalone developments providing specialist housing.

Specialist housing within strategic sites

2.21 This Local Plan is allocating additional strategic sites, and therefore it is important that these strategic sites deliver specialist units for older people and disabled people. Existing strategic sites have secured up to 10% of the new homes as specialist accommodation. To ensure that these developments contribute towards meeting our needs for specialist accommodation for older people and disabled people, it is therefore recommended that the new strategic sites are required to deliver 10% of their new homes as specialist accommodation. Specific requirements have been added into the allocation policies for:

- North East Cambridge
- North West Cambridge (Eddington, densification)
- Cambridge East (airport)
- Cambourne (expansion)
- Grange Farm New Village

2.22 For **North West Cambridge (Eddington)**, the 10% requirement for specialist accommodation has been calculated based on the additional dwellings to be provided through densification, and is in addition to the 75 bedspaces (equivalent to 39 dwellings) already referred to above.

2.23 The delivery of some of these strategic sites is expected to continue beyond 2045, and therefore not all of the units for specialist accommodation are expected to be delivered within the plan period. However, on the basis of anticipated housing delivery within the plan period, and if the 10% requirement for specialist accommodation units is delivered proportionally throughout the build out, these strategic sites could deliver 1,550 units as specialist

accommodation for older people and disabled people (as self-contained dwellings or dwelling equivalents from bedspaces) by 2045. This consists of:

- North East Cambridge: 395 units
- North West Cambridge (Eddington, densification): 250 units
- Cambridge East (airport): 395 units
- Cambourne (expansion): 255 units
- Grange Farm New Village: 255 units

C. Criteria-based policy

2.24 The Local Plan includes a criteria based policy that can be used for making decisions on any windfall specialist housing for older people and disabled people within Greater Cambridge. A criteria based policy is included as Policy H/SH: Specialist housing, and more information on this policy is included in the Homes Topic Paper (2025).

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

2.25 Policies in the Local Plan, such as Policy H/HM: Housing mix and Policy H/SS: Residential space standards and accessible homes, alongside Cambridgeshire County Council's proposed increased hours for domiciliary care and the use of technology enabled 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.

Conclusion: meeting the identified needs

3.1 The identified need for specialist housing for older people and disabled people totals 3,367 dwellings (as self-contained dwellings or dwelling equivalents from bedspaces) for 2024-2045. Anticipated delivery within the plan period from

existing commitments and requiring provision within new strategic sites allocations totals 3,256 dwellings (as self-contained dwellings or dwelling equivalents from bedspaces), which accounts for 97% of the identified need. Additionally, developments for specialist housing for older people and disabled people will also continue to come forwards on windfall sites, and these will contribute towards meeting the identified needs as and when they are developed.

- 3.2 If anticipated delivery within the plan period at North East Cambridge is not provided, this would result in the loss of 395 units from the anticipated supply, such that anticipated delivery would account for 85% of the identified need.
- 3.3 If other solutions such as the County Council's care model for increased hours for domiciliary care, the use of technology enabled care, or more new homes being designed and built to accessible, adaptable and wheelchair user homes standards help older people and disabled people to downsize or stay within their community through 'whole life housing' approaches, some of the identified need for specialist housing for older people and disabled people may be offset. If it can be demonstrated that our identified needs are being met or offset in other ways, the amount of specialist housing being required within the strategic sites may be reduced when considering planning applications.

Appendix 12: Faculty Development and Student Accommodation Needs – Results of Engagement

Section 1: Introduction

Background

- 1.1 Student accommodation is an important area of consideration for Greater Cambridge reflecting the presence of the University of Cambridge (UoC) and Anglia Ruskin University (ARU) as major higher education institutions, amongst smaller institutions.

Scope and Purpose

- 1.2 This study assimilates the policy context and evidence in respect of student accommodation needs in Greater Cambridge to assist in the plan-making process. Specifically, it outlines engagement undertaken by officers in 2023 with local educational institutions on faculty development and student accommodation, as well as an analysis of the supply of student accommodation in Greater Cambridge (including completions and commitments).
- 1.3 The engagement outlined seeks to update comparable engagement within the [Assessment of Student Housing Demand and Supply for Cambridge City Council 2017](#) that was used to inform the adopted Cambridge Local Plan.
- 1.4 The findings in this study have informed the Housing Needs of Specific Groups Update for Greater Cambridge (2025) which, as the name implies, examines the housing needs of specific groups, providing evidence on housing need and mix to inform local planning policy and decision making.

Structure of the document

- 1.5 This study is structured as follows:

- Section 2 outlines national planning policy and guidance in respect of student accommodation needs followed by a description of the local policy context in the adopted Cambridge and South Cambridgeshire Local Plans.
- Section 3 outlines the engagement undertaken with higher and further education institutions, specialist schools and colleges in Cambridge, and presents and analyses responses to this engagement.
- Section 4 focuses upon the supply of student accommodation in Greater Cambridge, including current completions and commitments.
- Section 5 presents the conclusions from this study and outlines next steps in plan-making.

Section 2. Policy Context

National Planning Policy and Guidance

2.1 Paragraph 61 of the National Planning Policy Framework (NPPF 2024) outlines the overall aim for areas to meet their identified housing need, including with an appropriate mix of housing types for the local community. Paragraph 63 adds that local authorities should assess the size, type and tenure of housing needed for different groups in the community, including those who require student housing, and ensure that this is reflected in planning policies. Paragraph 71 specifically outlines the benefits of mixed tenure sites with a mixture of ownership and rental tenures, as well as housing designed for specific groups including student accommodation.

2.2 National Planning Practice Guidance (PPG) on [Housing needs of different groups](#) (Paragraph: 004 Reference ID: 67-004-20190722) articulates how strategic policy-making authorities should plan for sufficient student accommodation for both communal halls of residence and self-contained dwellings, on and off campus. It advises that encouraging more dedicated student accommodation may provide low cost housing that takes pressure off the private rented sector and increases the overall housing stock. Strategic policy-making authorities are therefore encouraged to consider options which

would support both the needs of the student population as well as local residents before introducing caps or restrictions on students living outside university-provided accommodation. Consultation with universities and other higher educational establishments will be needed to ensure they understand their student accommodation requirements in their area.

2.3 PPG on [housing supply and delivery](#) (Paragraph: 025 Reference ID: 68-034-20190722) sets out that communal (use class C2) accommodation provided in the form of bedspaces for students can, in principle, be counted towards delivering the housing requirement based on the amount of accommodation those new bedspaces release to the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.. The [Housing Delivery Test measurement rulebook](#) sets out the ratios to be used to convert bedspaces to dwellings for student accommodation.

Local Policy on student accommodation

Cambridge Local Plan 2018

2.4 The adopted Cambridge Local Plan 2018 seeks to maintain the current balance between Purpose Built Student Accommodation (PBSA), shared existing housing and other forms of accommodation used by students and addresses forecast growth through provision of new PBSA for future need. However, any need to provide student accommodation for existing student levels is not supported by policy within the adopted Local Plan. Also, permanent PBSA is not supported on sites allocated for housing, or with an extant planning permission for residential development, or sites identified as potential housing sites within the Council's Strategic Housing Land Availability Assessment.

2.5 Policy 46 supports the development of student housing when it is linked to an existing institution and is housing for students attending full-time courses of one academic year or more.

- 2.6 In the supporting text of Policy 46, paragraph 6.14 reflects the 2017 study findings, identifying the demand for and supply of student accommodation within the city: “total growth figure for the universities and the other institutions of 3,104 to 2026. Taking into account student accommodation units under construction or with planning permission, allocations in the local plan and the remaining allocation at North West Cambridge, these sources of supply would address and go beyond the growth figure of 3,104 and would provide flexibility.”
- 2.7 Policy 46 also states that the Council will seek appropriate controls to ensure that, within academic terms, the approved schemes are occupied solely as student accommodation for an identified institution. However, Section 106 agreements as the mechanism for this, offer provision for language students and other higher education students to be accommodated in university accommodation (out of university term): “Where students do not attend full-time courses of one academic year or more, their accommodation requirements will be expected to be provided within the site of the institution which they attend; or by making effective use of existing student accommodation within the city outside term time; or by use of home-stay accommodation.”
- 2.8 Policy 46 also resists the loss of existing student accommodation unless adequate replacement accommodation is provided, or it is demonstrated that the facility no longer caters for current or future needs.
- 2.9 Policy 46 does not make distinction between undergraduate and postgraduate needs. Both groups have specific needs which need to be considered. For example, postgraduate student needs differ in requirements for typology of housing, i.e. may require space for family which would require a self-contained unit. These needs are likely also to impact on amenity use both provided by and within the college, and in the local area (for example school/nursery spaces).
- 2.10 Cambridge City Council’s [Affordable Housing Supplementary Planning Document](#) (2008) at paragraph 49 states that there will be no affordable

housing requirement from student accommodation where units are secured specifically for student habitation through appropriate legal obligations.

- 2.11 The adopted Cambridge Local Plan 2018 allocates sites for faculty and student accommodation, and the adopted (joint) North West Cambridge Area Action Plan 2009 also allocates land for faculty and student accommodation.

South Cambridgeshire Local Plan 2018

- 2.12 The adopted South Cambridgeshire Local Plan 2018 does not include a policy for student or faculty accommodation. However higher education uses are supported within the Cambridge Biomedical Campus Expansion allocation, and the adopted (joint) North West Cambridge Area Action Plan 2009 allocates land for faculty and student accommodation.

Section 3. Engagement with higher and further education institutions, specialist schools and, colleges in Cambridge

Background and Purpose

- 3.1 Officers undertook engagement with higher and further education institutions, specialist schools, and colleges in Cambridge via a questionnaire during March 2023 to better understand their growth aspirations over the longer-term and potential implications for the emerging Greater Cambridge Local Plan. It should be emphasised that the questionnaire represents a snapshot in time and, in many cases, engagement is ongoing between the Councils and such institutions.
- 3.2 It was deemed appropriate to also include engagement with specialist colleges and language schools operating in the Cambridge area because their activities often generate demand for student accommodation depending on their age and course length.

Methodology for engagement

- 3.3 The University of Cambridge (UoC) Colleges and Anglia Ruskin University (ARU) were included in the questionnaire engagement. The non-university institutions contacted excluded the standard school sector but included all Further Education and Specialist Colleges (for example Cambridge Regional College), language schools (for example Bell Educational Services Ltd), performing arts colleges (for example Bodyworks), independent sixth forms (for example Mander Portman Woodward) and other Higher Education providers such as the theological colleges (for example Margaret Beaufort Institute of Theology).
- 3.4 The UoC (separately to the Colleges) was contacted subsequent to the questionnaire engagement period in order to understand the University's development aspirations in relation to the emerging Greater Cambridge Local Plan; to request an update on the University's Estate Strategy, and to understand growth projections for postgraduate students over the next 5-10 years. These questions were asked to better understand growth aspirations and to consider the relevance of these factors in the development of the emerging Local Plan.
- 3.5 Explanation on the work and questionnaires were issued by email. Reminders were subsequently sent to those that had not responded. Questionnaires were tailored by type of institution (UoC Colleges, other higher education institutions, language schools, and specialist colleges) as per Appendix A. The questionnaires asked individual institutions about their student profile, current and future accommodation provision, future planned provision for both student and/or academic staff accommodation, and faculty space.

Responses to Engagement

- 3.6 A total of 28 responses were received; 24 of these were from UoC Colleges, three from specialist/language colleges, one from higher education institutions (as per Appendix B). The responses received are included in Appendix C, with the exception of two responses that were highlighted as being commercially

sensitive. The information from these two commercially sensitive responses has been considered within this section that presents the outputs from the engagement.

University Institutions

ARU

3.7 ARU (Cambridge campus) responded (see Appendix C) with detail on updated current and predicted student numbers and growth, accommodation need and faculty development.

Student Growth

3.8 ARU's response confirmed growth in its student numbers in Cambridge; from 10,000 in the academic year 2017/18 to 12,800 in 2021/22 (with the latter figure comprising 8,300 undergraduates and 4,500 postgraduate students).

3.9 ARU anticipates ongoing growth in student numbers over the next 10 years, indicating a five-year annual rate of expansion for undergraduates of approximately 4.35% annually and 4.10% for postgraduates. Its response outlines that this predicted growth will require additional teaching and student social spaces, areas for self-guided learning, research and innovation, and for additional residential accommodation.

Accommodation Need

3.10 ARU's portfolio of student accommodation in Cambridge in 2023 provides a total of 1,594 rooms, and is comprised of:

- 448 bedrooms in ARU owned PBSA (e.g., Anastasia House, Peter Taylor House and Swinhoe)
- 990 bedrooms in PBSA via nomination and partnership agreements (e.g. CB1, Railyard)
- 95 bedrooms in ARU owned houses (e.g. Collier Road)

- 61 bedrooms in leased privately owned Houses of Multiple Occupation (HMO)

3.11 ARU noted that 58% of its students either commute daily or occupy HMOs not under the direct control of ARU. Whilst this is influenced by several factors, ARU considered this is predominantly due to the lack of supply of suitable, affordable PBSA in the city. It is noted that the private sector had historically satisfied excess demand for rooms offering more affordable accommodation in the form of HMOs, although notes the general housing shortage and increased regulation of the rental sector has made many HMO owners either sell or rent to more profitable occupants.

3.12 For the 2022/23 academic year, the university had a waiting list for student accommodation in Cambridge, which is the first time in 11 years this has happened. ARU anticipates that this situation will be repeated in subsequent years until more affordable PBSA is developed. To address this demand/supply imbalance, ARU sets out that it is seeking to increase the number of students living in PBSA (either owned by ARU or operated by private specialist PBSA providers), confirming that it has engaged professional support to undertake a Cambridge wide accommodation search. Sites were indicated as under investigation at the time of response, with estimated delivery timescales of three to eight years.

3.13 As of January 2023, there were 5,400 ARU students living in Cambridge (42% of its current student population) within ARU controlled accommodation. ARU has provided growth figures based on this proportion staying the same as the student body grows. This would lead to an overall need for 800 additional bedspaces by the 2025/26 academic year.

Faculty Development

3.14 ARU has reported that overall utilisation for general teaching space at its Cambridge campus is amongst the highest in the country, which constrains ARU's ability to accommodate growth for existing courses or to support the development of new courses from the 2023/24 academic year. Regarding the location for development to support predicted faculty growth, ARU notes the

recent acquisition of a site adjacent to Compass House (known as Severn Place) and that it continues to monitor the availability of any suitable sites which come on the market on and around the East Road area. ARU notes that the main East Road campus is landlocked and this prevents further significant expansion opportunities in this location. However, opportunities to modernise and improve student facilities on this campus will be pursued.

- 3.15 The response outlines that ARU is in the process of working up a masterplan covering all sites currently under its direct control and outlines high-level strategies for each site. Officers understand that this will be shared when available, although timescales are yet to be confirmed.

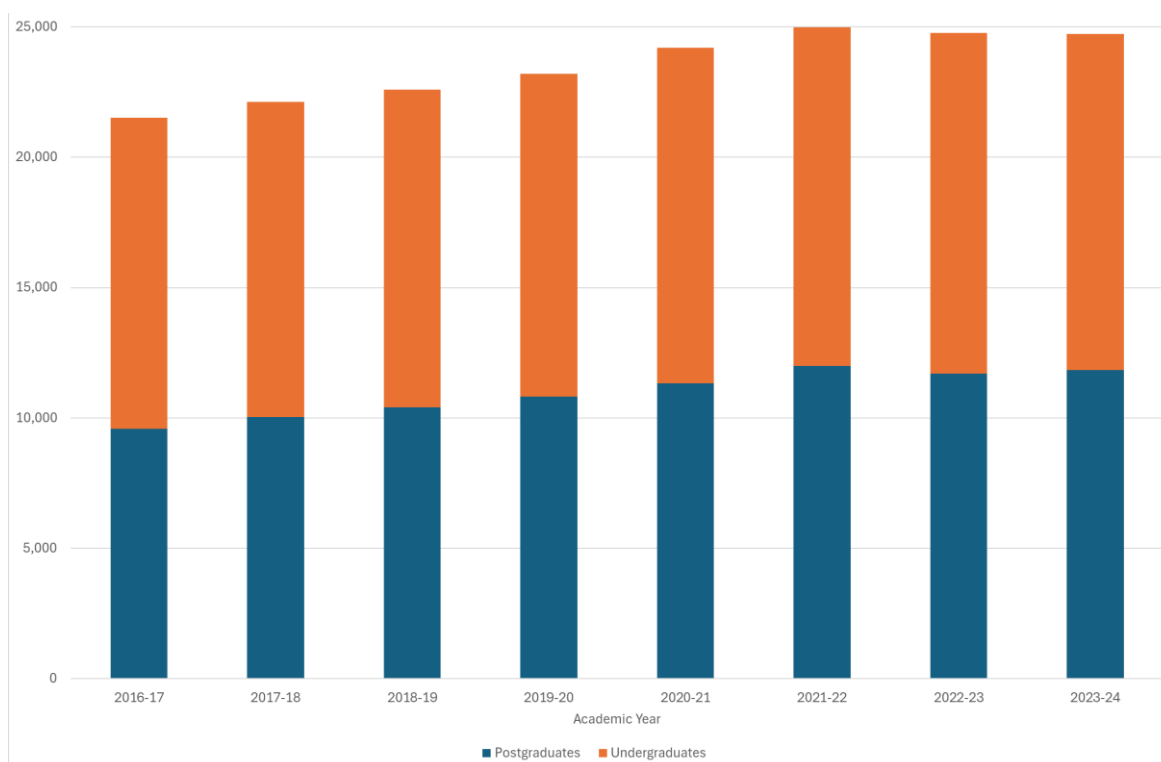
University of Cambridge

- 3.16 It should be noted that engagement was undertaken with the UoC centrally as well as with its Colleges. This section considers responses from the former.

Student Growth

- 3.17 The UoC publishes [Student Statistics, Facts and Figures](#) annually. [Data](#) for current student numbers is available via the University's Information Hub online from 2016/17 up to the 2023/24 academic year. Figure 1 below shows the growth in full-time students between 2016/17 and 2023/24.

Figure 1: Overall numbers of full-time students by academic year between 2016/17 and 2023/24 - University of Cambridge (including Colleges)



- 3.18 For undergraduate and postgraduate full-time students, there has been a growth from 21,523 to 24,734 within the period, with an average increase of 2% recorded since 2016.
- 3.19 Postgraduate student admissions have increased by an average of 3% (from 9,590 to 11,850) and undergraduates by just over 1% (from 11,933 to 12,884) over the period 2016/17 to 2023/24. Data on student growth numbers was supplied by the University's Academic & Financial Planning & Analysis Team. The Team's response confirmed that the University of Cambridge and the University Colleges, are currently preparing a 10-year vision relating to both undergraduate and postgraduate numbers. This will be shared when available, although timescales are yet to be confirmed.
- 3.20 The University's undergraduate student growth is set out by the Colleges, which is addressed in the below 'University of Cambridge Colleges' section. Figure 2 provides a summary of the University of Cambridge's plans for full-time postgraduate students for five years from 2023/24 to 2027/28 inclusive.

‘Entrants’ are students anticipated to commence a new course of study.

‘Population’ is the total number of entrants and the current number of students enrolled on postgraduate courses.

Table 1: Full time postgraduate entrants and postgraduate population summary
(May 2023)

Forecast Category	Actual 2022-23	Forecast 2023-24	Forecast 2024-25	Forecast 2025-26	Forecast 2026-27	Forecast 2027-28
Minimum entrants	4,414	4,600	4,800	4,900	4,950	5,000
Maximum entrants	n/a	n/a	4,850	5,000	5,100	5,200
Minimum population	7,206	7,298	7,441	7,614	7,695	7,766
Maximum population	n/a	n/a	7,537	7,712	7,843	7,967
Net Annual Growth-Maximum Population	n/a	n/a	n/a	175	131	124

Source: University’s Academic & Financial Planning & Analysis Team

3.21 The responses received from the UoC Colleges express anticipated annual growth for postgraduate students in terms of a percentage increase and so maximum forecast population numbers were not directly provided by each college.

Accommodation Need

3.22 The [central University Accommodation Service](#) helps members of the University and affiliated institutions find accommodation in Cambridge. At

August 2025, the University has 1,104 properties available for staff and students, and a further 144 privately advertised properties. The Service is not generally utilised for provision of student accommodation as the collegiate system at Cambridge supports undergraduates, but it may provide student accommodation for those postgraduate students not living in college. However, priority is given to Staff and Visiting Scholars over students.

3.23 No accommodation need was identified by UoC in its response.

Faculty Development

3.24 No specific faculty development need was identified for the UoC through the engagement.

University of Cambridge Colleges

Student Growth

3.25 The majority of Colleges that responded are either not seeking to increase their numbers of undergraduate students to 2032/33 or do not have undergraduate students. Five Colleges noted their intention to increase their intake of undergraduates by between 0% and 2% each year to 2032/33, while Lucy Cavendish College is seeking a higher level of growth in undergraduates over the next 3-5 years. This growth is linked to the College changing admission type from a smaller mature women's college to a full co-educational college taking students at both postgraduate and undergraduate level.

3.26 The UoC is responsible for postgraduate admissions rather than the Colleges, which means the Colleges have limited control over postgraduate numbers. Postgraduate growth at the University is currently subject to discussions within the wider University.

3.27 Notwithstanding these discussions, more widespread growth in postgraduate numbers compared to undergraduate numbers was recorded in responses. While 10 Colleges that responded anticipate no annual growth of

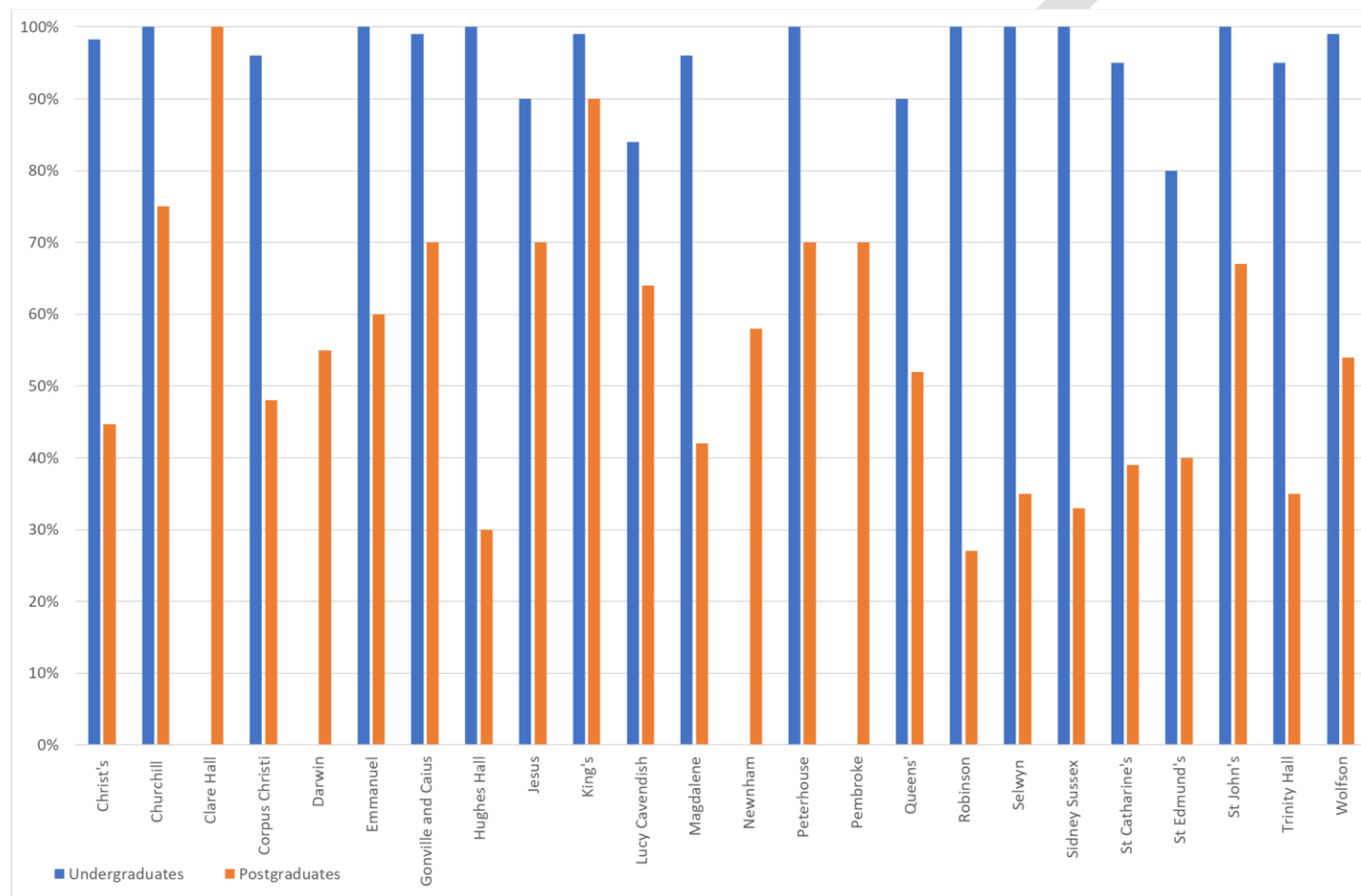
postgraduate students, nine Colleges anticipate annual growth rates of between 0 and 2%. A further five Colleges intend for postgraduate numbers to grow by more than 2%.

Accommodation Need

Students

- 3.28 The UoC Colleges are responsible for provision of all student accommodation for the University of Cambridge.
- 3.29 Figure 3 below displays the proportion of undergraduate and postgraduate students living in University of Cambridge or College maintained accommodation, by College. Nine Colleges outlined that 100% of their undergraduate students are living in University of Cambridge or College maintained accommodation, 10 Colleges have 90-99%, three have 80-89%, and for two this was not applicable (as postgraduate only colleges).
- 3.30 For postgraduate students living in University of Cambridge or College maintained accommodation, the overall proportion is lower. Clare Hall and King's College are the exceptions with 100% and 90% respectively of students occupying University of Cambridge or College maintained accommodation. The majority of colleges have 50-80% (12 Colleges), whilst 10 colleges have less than 50% of postgraduates living in University of Cambridge or College maintained accommodation (the lowest proportion being Robinson College at 27%).

Figure 2: Proportion (percent) of undergraduates and postgraduates living in University of Cambridge or College maintained accommodation



Note: Figures were given as approximate in some responses, and where two figures were given the higher has been used.

3.31 Colleges were asked whether they intend to decrease, maintain or increase the current proportion of undergraduates and postgraduates living in University of Cambridge or College maintained accommodation. For undergraduates, the majority of Colleges (22 out of 24) noted their intention to maintain proportions or that the question was not applicable owing to the respective Colleges' postgraduate only status. However, Lucy Cavendish College intends to increase the proportion of students living in college maintained accommodation from 84% to around 95%, while St John's envisages an approximate 16% increase. For postgraduates, the majority of Colleges (14 out of 24) are seeking to increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation. Darwin College highlighted its intention to increase the proportion to 53% of the total number of students (a 13.8% increase). The remaining 10 Colleges confirmed they would seek to maintain the current proportion.

3.32 The questionnaire asked the colleges to identify the additional number of undergraduate and postgraduate accommodation units needed over the next 5-10 years. Figure 4 collates these figures.

Table 2: Accommodation unit needed (by type) - over 5-10 years to 2032/33

Accommodation unit type	Total number of units (all Colleges that responded)
Undergraduate	355
Postgraduate	887
All Types	1,242

Note: where a range has been given, the maximum number given has been used.

3.33 A response of either 'unknown', 'no reply' or 'not applicable' was returned by seven Colleges for undergraduate units and three Colleges for postgraduate units.

3.34 A number of Colleges detailed that their need for additional accommodation could be supplied through the redevelopment of existing units, permissions which are currently being built out, and/or the acquisition of HMOs.

Staff

3.35 The questionnaire asked the Colleges to identify the additional number of accommodation units for academic staff needed over the next 5-10 years. Five colleges confirmed their need for self-contained or ensuite units for academic staff over the next 5-10 years:

- Gonville and Caius - fewer than 10 units
- Emmanuel - up to five units
- Magdalene - three ensuite rooms and two self-contained
- Robinson - up to five units
- St Edmund's - 20 ensuite rooms

3.36 Most Colleges indicated this anticipated need is intended to be met through reorganisation or redevelopment of existing owned College properties, either via on-site or off-site buildings owned by the College and currently let on the private rental market. St Edmund's College has yet to decide how its additional need is to be met.

Faculty Development

3.37 Responses were received from 10 Colleges to confirm intentions for faculty development as follows:

- Christ's: Focus development on main site, currently developing new masterplan.
- Emmanuel: Reorganisation and improvement of accommodation and buildings on main site.
- Gonville and Caius: Noted the purchase of Radcliffe Court as providing potential for mixed student accommodation and teaching facilities, anticipated in the next 8-12 years.
- Magdalene: Plans to re-model some of its central social catering facilities.
- Peterhouse: Focus on refurbishment and occasional redevelopment of buildings on existing college site.

- Robinson: Intensify use of college land for accommodation, academic and recreational use.
- Selwyn: Development of the site is likely to form a material part of the College's contribution to net zero targets, with strategic planning at an early stage in line with existing estate Masterplan.
- St John's: Potential projects noted: a replacement and expanded sports pavilion on the College playing fields, a replacement maintenance facility (on the site of the existing building), an art gallery, and a new administration block in the forecourt off Bridge Street.
- Trinity Hall: Intend refurbishment and occasional redevelopment of buildings on existing Central College site and Wychfield site.
- Wolfson: Response comments on urgent need to increase student accommodation on college site and for capital campaign to raise funds for extended welfare, catering and study spaces and, fitness centre.

Non-university institutions

Context Overview

3.38 Institutions considered within this section are listed in Appendix B. Collectively they offer a wide range of courses across all age ranges. Language schools predominantly run courses for those aged up to 18 but do also cater for older students, while summer schools cater for students aged 18 or under. The theological colleges tend to provide for students aged 21 or over, and the independent colleges, sixth forms and schools focus on those aged 16-24 (see further detail in Figure 5 below).

3.39 **Figure 3:** Courses offered by different type of educational institutions and detail on student type

Type of institution	Type of course	Age ranges				
		Under 16	16-18	18-21	21-24	Over 24
Language schools	Foundation year courses		✓	✓		
	Preparation for university courses				✓	
	Language courses	✓	✓	✓	✓	✓
	Other	✓	✓			✓
Summer schools	Language courses	✓	✓			
	Other	✓	✓			✓
Theological colleges	Postgraduate taught or research courses				✓	✓
	Undergraduate degree or diploma courses				✓	✓
	Foundation year courses					✓
	Other			✓	✓	✓
Independent colleges, sixth forms or schools	Undergraduate degree or diploma courses			✓	✓	✓
	Foundation year courses		✓	✓	✓	✓
	Preparation for university courses		✓	✓		
	A level/IB courses		✓	✓	✓	✓
	GCSE or similar	✓	✓			
	Language courses	✓	✓	✓	✓	
	Other	✓	✓	✓		

Note: Other' courses include Easter revision courses, non-accredited courses, summer schools (where this was not the main business) and vocations courses.

3.40 As evident from Appendix B, a weak response was secured to the questionnaire on this occasion. The limited responses secured are outlined below.

3.41 The size of these institutions varies. Not all students attending these institutions require accommodation in Cambridge whilst studying. Many independent colleges enrol students who already live locally. It is also the case that some providers offer distance learning courses, removing the need to accommodate these students within Cambridge. It is also assumed that there are a number of students who live outside the city and commute for their courses.

- 3.42 Some non-university institutions use existing PBSA owned by other institutions during the holidays (e.g. university accommodation) or make homestay arrangements for students. This approach does not increase pressure on the housing market as it uses existing stock. For example, SCEL confirmed that students under 16 and 16-18 years do not use residences outside of summer and can be accommodated in university accommodation outside of term-time. CAE responded that students are accommodated in homestay accommodation.

Student Growth

- 3.43 CAE responded that they have no fixed premises and no full-time year-round provision. CAE intend to maintain student numbers at a maximum of 20 at any time during the year.
- 3.44 SCEL confirmed in the year 2021/22 1,300 students attended full time courses and 45 part-time at the institution. SCEL advised they have an intention to increase these numbers by 10%, with this percentage increase mirrored in the proportion of students in Cambridge living in either on-site or alternative off-site college/school-maintained accommodation. Over the next 5-10 years this growth will require an additional 16 ensuite rooms to provide year-round residential options for short-stay English as a Foreign Language (EFL) students, aged 18+. SCEL responded that it lacks sufficient homestay or residential accommodation to meet demand from students during the peak periods of January, February, Easter, and September, and are therefore having to turn business away.

Discussion/Analysis of engagement findings

- 3.45 A weak response was received to engagement with non-university institutions and therefore the conclusions that can be drawn from engagement in this respect are minimal. All relevant detail is reported within the previous section and therefore this section focuses predominantly on ARU and the University of Cambridge and its Colleges.

Student Growth

- 3.46 ARU confirmed that its student numbers in Cambridge increased from 10,000 in 2017/18 to 12,800 in 2021/22 (rising from 7,800 to 8,300 undergraduates and from 2,200 to 4,500 postgraduates). Looking ahead, ARU anticipates ongoing growth in student numbers in Cambridge over the next 10 years, indicating a five-year annual rate of expansion for undergraduates of approximately 4.35% for undergraduates and 4.1% for postgraduates.
- 3.47 Total student numbers at UoC increased from 21,523 to 24,734 between 2016/17 and 2023/24. Within this, undergraduate admissions increased by an average of just over 1%, and postgraduates by an average of 2%. At the point of engagement, a 10-year vision was being prepared to consider both undergraduate and postgraduate student numbers. The UoC, as opposed to the individual Colleges, is responsible for postgraduate admissions and forecasts postgraduate student numbers annually. The forecasts set out a minor year on year increase with between 5000-5,200 entrants forecast for 2027/28 compared to the actual of 4,414 in 2022/23. The UoC did not identify a specific need for student accommodation or faculty development.
- 3.48 The majority of Colleges responded that they are seeking to maintain current levels of undergraduate students.

Accommodation Need

- 3.49 As of January 2023, there were 5,400 ARU students living in Cambridge (42% of its current student population) within accommodation under ARU's direct control. The University has provided estimates for the number of bedspaces needed in future based on this proportion staying the same as the student body grows. This would lead to an overall need for 800 additional bedspaces by the 2025/26 academic year.
- 3.50 Compared to ARU, a significantly larger proportion of undergraduate and postgraduate students at the University of Cambridge reside in University or

College maintained accommodation. The Colleges that responded to the engagement have identified a need for up to 1,242 student units by 2032/33.

- 3.51 The Colleges that responded to the engagement also identified a need for up to 44 units for staff accommodation.

Faculty Development

- 3.52 ARU emphasises that overall utilisation for general teaching space at its Cambridge campus is amongst the highest in the country and constrains its growth. It notes the acquisition of Compass House and that it continues to monitor suitable sites around the East Road area. ARU's response also outlines its masterplanning work on all of the sites it controls and that it is assessing its long-term space requirements. Ongoing engagement is required between the Councils and ARU in respect of these key workstreams.
- 3.53 In respect of the University of Cambridge, 10 responses from individual Colleges outlined faculty development proposals with all but one response indicating that such development would be sought within existing estate/college sites.

Section 4. Supply of Student Accommodation

Completions

- 4.1 Looking at the adopted Cambridge Local Plan 2018 plan period, there has been a net increase of 4,803 student bedrooms over the first 13 years from 2011/12 to 2023/24 (see Figure 6 below).
- 4.2 The adopted Cambridge Local Plan sets out a need for 3,104 bedrooms for the ten year period from 2016/17 to 2025/26, informed by the Assessment of Student Housing Demand and Supply Study 2017. An additional 2,290 (net) student bedrooms have been provided in Cambridge from 2016/17 to 2023/24.

- 4.3 Although not reported in the Authority Monitoring Report, 82 (net) student bedrooms have been delivered in South Cambridgeshire between 2013/14 and 2023/24.

DRAFT

Table 3: Student housing completions (by bedroom) in Cambridge between 2011/12 and 2023/24

Period	Gross	Net
2011 – 2012	32	26
2012 – 2013	868	860
2013 – 2014	186	174
2014 – 2015	710	675
2015 – 2016	784	778
2016 – 2017	1,085	1,085
2017 – 2018	89	-6
2018 – 2019	552	552
2019 – 2020	357	286
2020 – 2021	122	109
2021 – 2022	48	37
2022 – 2023	142	141
2023 – 2024	95	86
All Years Total	5,070	4,803

Source: Authority Monitoring Report for Greater Cambridge 2023-2024

Commitments

4.4 In addition to considering the completions, it is necessary to also take account of commitments for student accommodation in Cambridge to provide a clearer picture of supply against the recognised need for 3,104 student accommodation units to 2026.

4.5 The Greater Cambridge housing trajectory (as published in the [Greater Cambridge Housing Trajectory and Housing Land Supply Report – April 2025](#))

indicates that 339 (net) student bedrooms are forecast to be completed between 2024/25 and 2025/26. This consists of:

- Grange Farm, off Wilberforce Road: 245 units (in the form of 39 townhouses and 'family' houses) anticipated to be completed in 2024/25.
- Old Press / Mill Lane: 94 student bedrooms (equivalent to 39 dwellings) anticipated to be completed between 2024/25 and 2025/26.

4.6 A further 2,528 additional student bedrooms either have planning permission or are allocated within the adopted Local Plans, and are anticipated to be completed from 2026/27 onwards. This consists of:

- Orchard Park (Com4): 138 student bedrooms (equivalent to 58 dwellings) anticipated to be completed in 2026/27.
- Old Press / Mill Lane: 256 student bedrooms (equivalent to 107 dwellings) anticipated to be completed in 2031/32.
- North West Cambridge (Eddington): 1,675 student bedrooms (equivalent to 698 dwellings) anticipated to be completed between 2031/32 and 2037/38. With 480 student bedrooms (equivalent to 200 dwellings) anticipated by 2032/33.
- Bell School: 100 student bedrooms (equivalent to 42 dwellings) anticipated to be completed in 2030/31.
- John Banks Honda, 444 Newmarket Road: 140 student bedrooms (equivalent to 58 dwellings) anticipated to be completed in 2026/27.
- St Edmunds College: 16 student bedrooms (equivalent to 7 dwellings) anticipated to be completed in 2032/33.
- Fitzwilliam College, Storeys Way: 17 student bedrooms (equivalent to 7 dwellings) anticipated to be completed in 2028/29.
- Fossdene, Whinside, The Gables and The Knott, Mount Pleasant: loss of 37 student bedrooms (equivalent to 15 dwellings) and 138 new student bedrooms (equivalent to 57 dwellings) anticipated to be completed between 2027/28 and 2028/29.

- 19-35 Regent Street: 26 student bedrooms (equivalent to 11 dwellings) anticipated to be completed in 2026/27.
 - 64 & 65 Bridge Street: loss of 13 student bedrooms (equivalent to loss of 5 dwellings) anticipated to be completed in 2027/28.
 - Owlstone Croft: 60 student bedrooms (equivalent to 25 dwellings) anticipated to be completed in 2027/28.
 - Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College: 12 student bedrooms (equivalent to 5 dwellings) anticipated to be completed in 2026/27.
- 4.7 Completions in 2023/24 (86 student bedrooms) plus anticipated completions to 2032/33 from commitments (1,333 student bedrooms) will meet nearly 70% of the need of up to 2,042 units for undergraduate and postgraduate students identified through the engagement (as set out in Section 3). There are a further 1,195 student bedrooms with outline planning permission at North West Cambridge (Eddington) that are currently anticipated to be delivered after 2032/33, but which could be delivered sooner if necessary to meet the identified need, and taking these additional bedrooms into account would result in over-provision of student units against the currently identified need.
- 4.8 It is also important to acknowledge there are likely to be other windfall developments for student accommodation, and strategic sites (other than Eddington) may also choose to deliver student accommodation as part of their housing mix. 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.
- 4.9 For staff accommodation, North West Cambridge (Eddington) includes affordable housing to meet the needs of Cambridge University and College key workers. The delivery of this key worker accommodation would exceed the staff accommodation needs identified by the Colleges.

Section 5. Conclusions and Next Steps

Conclusions

- 5.1 The adopted Cambridge Local Plan identifies a need for 3,104 student bedrooms between 2016/17 to 2025/26. Since the 2016/17, 2,290 (net) student bedrooms have been provided in Cambridge.
- 5.2 ARU confirmed that its student numbers in Cambridge increased from 10,000 in 2017/18 to 12,800 in 2021/22 (rising from 7,800 to 8,300 undergraduates and from 2,200 to 4,500 postgraduates). Looking ahead, ARU anticipates ongoing growth in student numbers in Cambridge over the next 10 years, indicating a five-year annual rate of expansion for undergraduates of approximately 4.35% for undergraduates and 4.1% for postgraduates.
- 5.3 The University of Cambridge notes its total student numbers increased from 21,523 to 24,734 between 2016/17 and 2023/24. The majority of Colleges responded that they are seeking to maintain current levels of undergraduate students.
- 5.4 ARU identified a need for 800 additional bedspaces by 2025/26, based on a recorded 42% of ARU students living in Cambridge within ARU controlled accommodation. UoC Colleges collectively anticipate the need for up to 1,242 student units by 2032/33, with a significant proportion comprising postgraduate accommodation.
- 5.5 An additional 1,419 student bedrooms are anticipated to be delivered between 2023/24 and 2032/33, which would meet nearly 70% of the identified need. There are a further 1,195 student bedrooms with outline planning permission that are currently anticipated to be delivered after 2032/33, but which could be delivered sooner, and taking these additional bedrooms into account would result in over-provision of student units against the currently identified need.

- 5.6 It is also important to acknowledge there are likely to be other windfall developments for student accommodation, and other strategic sites may also choose to deliver student accommodation as part of their housing mix. 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.
- 5.7 For staff accommodation, North West Cambridge (Eddington) includes affordable housing to meet the needs of Cambridge University and College key workers. The delivery of this key worker accommodation would exceed the staff accommodation needs identified by the Colleges.
- 5.8 A weak response was received to engagement with non-university institutions and therefore the conclusions that can be drawn from engagement in this respect are minimal.

Next Steps

- 5.9 The Councils will continue to work with ARU and the UoC and its Colleges to understand the student accommodation needs and to demonstrate how these needs will be met.

Appendices

Appendix A: Templates of Questionnaires Sent

Questionnaire sent to University of Cambridge Colleges

The Planning Policy, Strategy & Economy (PPSE) team, working in the Greater Cambridge Shared Planning Service, are asking all the University of Cambridge Colleges to complete this survey, to better understand their student accommodation needs over the next 5-10 years including plans for future faculty development or expansion.

Your answers will help us with the preparation of the emerging Joint Local Plan for Greater Cambridge, including the review of the relevant policies which support faculty development and student accommodation.

If any information is Confidential or Commercially Sensitive, please indicate this in your response. If you have any questions about this survey, please do not hesitate to contact me via email.

[Add reference(s) to any recent, relevant planning proposals and consultation responses and acknowledged for context]

Contact Details

Question 1: Please confirm your name and contact details

Name:

Direct phone number:

Student Numbers (2022-2032)

We have already collected centrally held [data](#) on the number of students at your College. The following are more general questions about your anticipated growth in terms of student numbers.

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer:

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer:

Additional comments:

Student Accommodation Needs (2022-2032)

The next group of questions are about how your students are accommodated.

Undergraduate Students

The [Assessment](#) of Student Housing Demand and Supply for Cambridge City Council (2017) stated 91% of undergraduates at the University of Cambridge are in University of Cambridge or College maintained accommodation.

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer:

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer:

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Postgraduate Students

The [Assessment](#) of Student Housing Demand and Supply for Cambridge City Council (2017) stated 55% of postgraduates at the University of Cambridge are in University of Cambridge or College maintained accommodation.

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer:

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer:

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Academic Staff Accommodation Needs

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Faculty Accommodation Needs (2022-2032)

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces. Please note, this is separate to sites that may have been submitted as part of the Councils' Housing and Economic Land Availability Assessment (HELAA).

Answer:

Thank you for your time and co-operation.

Questionnaire sent to other Higher Education Institutions

The Planning Policy, Strategy & Economy (PPSE) team, working in the Greater Cambridge Shared Planning Service are asking all Higher Education Institutions in Cambridge about their student accommodation needs over the next 5-10 years including plans for future faculty development or expansion.

Your answers will help us with the preparation of the emerging Joint Local Plan for Greater Cambridge, including the review of the relevant policies which support faculty development and student accommodation.

The purpose of the questionnaire below is to better understand how you envisage your educational institution / college expanding over the next five to ten years, in terms of both your student and faculty accommodation. This will allow us to better understand your growth aspirations and identify how the emerging Local Plan could

support your growth plans. This may include specific policy reference, a specific policy area designation and, or policy site allocation. It is important that you respond to this questionnaire.

If any information is Confidential or Commercially Sensitive, please indicate this in your response. If you have any questions about this survey, please do not hesitate to contact me via email.

[Add reference(s) to any recent, relevant planning proposals and consultation responses and acknowledged for context]

Contact Details

Question 1: Please confirm the name of your Higher Education Institution

Name:

Question 2: Please confirm your name and contact details

Name:

Direct phone number:

Student Numbers (2022-2032)

The following are general questions about your educational establishment based in Cambridge.

Question 3a: How many undergraduate students attended your educational establishment in Cambridge, in the 2021/22 academic year?

Answer:

Question 3b: How many postgraduate students attended your educational establishment in Cambridge, in the 2021/22 academic year?

Answer:

Question 3c: How many other students (not including under or postgraduates) attended your educational establishment in Cambridge, in the 2021/22 academic year, including short courses?

Answer:

Question 3d: What is the maximum number of students likely to be attending your institution or college at any one time during the year, including short courses?

Answer:

The following are more general questions about your anticipated growth in terms of student numbers over the next five to ten years, in Cambridge.

Question 3e: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers, in Cambridge is your institution anticipating?

Answer:

Additional comments:

Question 3f: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers, in Cambridge is your institution anticipating?

Answer:

Additional comments:

Question 3g: Over the next five to ten years, what average % annual rate of expansion in other students (not including undergraduates or postgraduates) numbers, in Cambridge is your institution anticipating?

Answer:

Additional comments:

Student Accommodation Needs (2022-2032)

The next group of questions are about how your students are accommodated.

Question 4a: Does your institution impose any restriction on where your students can live during term time?

Answer:

If the answer is Yes, then please describe the policy on where your students can live during term-time or provide a weblink to this policy.

Answer:

Undergraduate Students

Question 4b: What is your institution's current proportion (%) of undergraduates, in Cambridge living in on-site or alternative off-site, college-maintained accommodation?

Answer:

Question 4c: Does your institution intend to decrease, maintain or increase the current proportion of undergraduates, in Cambridge living in on-site or alternative, off-site college-maintained accommodation? Please indicate the % change, even if approximate.

Answer:

Question 4d: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units, in Cambridge needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments:

Question 4e) If you have a need (identified in Question 4d) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Postgraduate Students

Question 4f: What is your institution's current proportion (%) of postgraduates, in Cambridge living in on-site or alternative, off-site college-maintained accommodation?

Answer:

Question 4g: Does your institution intend to decrease, maintain or increase the current proportion of postgraduates, in Cambridge living in on-site or alternative, off-

site college-maintained accommodation? Please indicate the % change, even if approximate.

Answer:

Question 4h: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units, in Cambridge needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments:

Question 4i: If you have a need (identified in Question 4g) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Academic Staff Accommodation Needs

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Faculty Accommodation Needs (2022-2032)

Question 6: Are there any other issues in relation to future developments with your institution, in Cambridge which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces. Please note, this is separate to sites that may have been submitted as part of the Councils' Housing and Economic Land Availability Assessment (HELAA).

Answer:

Thank you for your time and co-operation.

Questionnaire sent to Language Schools/Specialist Colleges

The Planning Policy, Strategy & Economy (PPSE) team, working in the Greater Cambridge Shared Planning Service are asking specialist colleges and language schools in Cambridge to complete this survey, to better understand their student accommodation needs over the next 5-10 years including plans for future faculty development or expansion.

Your answers will help us with the preparation of the emerging Joint Local Plan for Greater Cambridge, including the review of the relevant policies which support faculty development and student accommodation.

Contact Details

Question 1: Please confirm the name of your College/School

Name:

Question 2: Please confirm your name and contact details

Name:

Direct phone number:

About Your Institution & Student Numbers

The following questions are about the number and types of students at your institution.

Question 3a: In which year did your institution first begin operations in Cambridge?

Year:

Question 3b: How many students attended your educational establishment, in Cambridge in the 2021/22 academic year, including short courses?

Answer:

Question 3c: What is the maximum number of students likely to be attending your institution or College, in Cambridge at any one time during the year, including short courses?

Answer:

Question 3d: How many of these students are on courses that run for at least one academic year?

Answer:

Question 3e: When are your courses run? Please underline as many as apply from the options below.

Optional answers:

During term time

During the holiday periods

All-year round

Other (please specify):

Question 3f: How many students, in Cambridge are attending in any of these categories and are they full time or part-time:

Course Level	Full-time students	Part-time students
Postgraduate taught or research courses		
Undergraduate degree or diploma courses		
Foundation year courses		
Preparation for university courses		

'A'/'AS' level, 'IB' diploma or equivalent courses		
GCSE or similar courses		
Language courses		
Other (Please specify)		

Question 3g: What is the general age range of students on the various types of course? Please indicate as many age ranges as apply.

Course Level	Under 16 yrs	16- 18 yrs	18- 21 yrs	21- 24 yrs	Over 24 yrs
Postgraduate taught or research courses					
Undergraduate degree or diploma courses					
Foundation year courses					
Preparation for university courses					
'A'/'AS' level, 'IB' diploma or equivalent courses					
GCSE or similar courses					
Language courses					
Other (Please specify)					

The following are more general questions about your anticipated growth in terms of student numbers over the next five to ten years, in Cambridge.

Question 3h: For each type of course level, does your institution intend to decrease, maintain or increase the current proportion of students, in Cambridge? Please indicate the % change, even if approximate.

Course Level	% Decrease	% Maintain	% Increase

Postgraduate taught or research courses			
Undergraduate degree or diploma courses			
Foundation year courses			
Preparation for university courses			
'A'/'AS' level, 'IB' diploma or equivalent courses			
GCSE or similar courses			
Language courses			
Other (Please specify)			

Student Accommodation

The next group of questions are about how your students are accommodated.

Question 4a: Does your institution impose any restriction on where your students can live during term time?

Answer:

If the answer is Yes, then please describe the policy on where your students can live during term-time or provide a weblink to this policy.

Answer:

Question 4b: For each type of course level, what is your institution's current proportion (%) of students, in Cambridge living in on-site or alternative, off-site maintained accommodation?

Course Level	(%) of students, in Cambridge living in on-site or alternative, off-site maintained accommodation.
Postgraduate taught or research courses	
Undergraduate degree or diploma courses	
Foundation year courses	

Preparation for university courses	
'A'/'AS' level, 'IB' diploma or equivalent courses	
GCSE or similar courses	
Language courses	
Other (Please specify)	

Question 4c: For each type of course level, does your institution intend to decrease, maintain or increase the current proportion of students, in Cambridge living in either on-site or alternative, off-site college/school-maintained accommodation? Please indicate the % change, even if approximate.

Course Level	% Decrease	% Maintain	% Increase
Postgraduate taught or research courses			
Undergraduate degree or diploma courses			
Foundation year courses			
Preparation for university courses			
'A'/'AS' level, 'IB' diploma or equivalent courses			
GCSE or similar courses			
Language courses			
Other (Please specify)			

Question 4d: For each type of course level, please state both the additional number (please estimate, if not known) and type of accommodation needed in Cambridge over the next 5-10 years. Please provide number and type (for example, 15 ensuite rooms and 30 homestays).

Course Level	Additional no. of units and type

Postgraduate taught or research courses	
Undergraduate degree or diploma courses	
Foundation year courses	
Preparation for university courses	
'A'/'AS' level, 'IB' diploma or equivalent courses	
GCSE or similar courses	
Language courses	
Other (Please specify)	

Question 4e: If you have a need (identified in Question 4d) for accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Faculty Accommodation

Question 5: Are there any other issues in relation to future developments with your institution which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces. Please note, this is separate to sites that may have been submitted as part of the Councils' Housing and Economic Land Availability Assessment (HELAA).

Answer:

Thank you for your time and co-operation.

Appendix B: List of Institutions contacted and whether they responded

Institution	Type	Responded?
ABC Languages Cambridge	Language School	No
Bell Educational Services Ltd	Language School	Yes
Cambridge Academy of English (CAE)	Language School	Yes
Cambridge Centre for Languages	Language School	No
Cambridge Language and Activity Courses (CLAC)	Language School	No
Cambridge Ruskin International College (CRIC)	Language School	No
Central Language School	Language School	No
EC English Language Schools (formerly Embassy)	Language School	No
EF Language School, Cambridge	Language School	No
Eurocentre, Cambridge	Language School	No
Kaplan International College	Language School	No
Language Studies International (LSI)	Language School	No
OISE Cambridge	Language School	No
Regent Cambridge	Language School	No
Select English Cambridge	Language School	No
St Giles International (the New School of English)	Language School	No
Stafford House School of English	Language School	No
Studio Cambridge English Language (SCEL)	Language School	Yes

Institution	Type	Responded?
Bodyworks	Specialist College	No
Cambridge School of Visual & Performing Arts (CSVPA) (Cambridge Education Group)	Specialist College	No
Lite Regal Education	Specialist College	No
Oxford & Cambridge Summer Academy	Specialist College	No
Reach Cambridge	Specialist College	No
Stephen Perse Foundation	Specialist College	No
Lite School	Specialist College	No
Pitman Training	Specialist College	No
Cambridge Seminars College	Specialist College	No
St Andrews College	Specialist College	No
Eastern Region Ministry Course	Higher Education	No
Kirby Laing Centre for Public Theology in Cambridge (KLC)	Higher Education	No
Margaret Beaufort Institute of Theology	Higher Education	No
Ridley Hall	Higher Education	No
The Cambridge Centre for Christianity Worldwide (CCCW)	Higher Education	No
The Faraday Institute for Science and Religion	Higher Education	No
The Institute for Orthodox Christian Studies	Higher Education	No

Institution	Type	Responded?
Wesley House	Higher Education	No
Westcott House	Higher Education	No
Westfield House	Higher Education	No
Westminster College	Higher Education	No
Woolf institute	Higher Education	No
Anglia Ruskin University	Higher Education	Yes
Cambridge Regional College	Further Education	No
Mander Portman Woodward (MPW)	Further Education	No
Abbey College Cambridge	Further Education	No
Cambridge Arts and Sciences Ltd (CATS College)	Further Education	No
Christ's College	University of Cambridge college	Yes
Churchill College	University of Cambridge college	Yes
Clare College	University of Cambridge college	No
Clare Hall	University of Cambridge college	Yes
Corpus Christi College	University of Cambridge college	Yes
Darwin College	University of Cambridge college	Yes
Downing College	University of Cambridge college	No
Emmanuel College	University of Cambridge college	Yes
Fitzwilliam College	University of Cambridge college	No
Girton College	University of Cambridge college	No

Institution	Type	Responded?
Gonville and Caius College	University of Cambridge college	Yes
Homerton College	University of Cambridge college	No
Hughes Hall	University of Cambridge college	Yes
Jesus College	University of Cambridge college	Yes
King's College	University of Cambridge college	Yes
Lucy Cavendish College	University of Cambridge college	Yes
Magdalene College	University of Cambridge college	Yes
Murray Edwards College	University of Cambridge college	No
Newnham College	University of Cambridge college	Yes
Pembroke College	University of Cambridge college	Yes
Peterhouse College	University of Cambridge college	Yes
Queens' College	University of Cambridge college	Yes
Robinson College	University of Cambridge college	Yes
Selwyn College	University of Cambridge college	Yes
Sidney Sussex College	University of Cambridge college	Yes
St Catharine's College	University of Cambridge college	Yes
St Edmunds' College	University of Cambridge college	Yes
St John's College	University of Cambridge college	Yes
Trinity College	University of Cambridge college	No
Trinity Hall	University of Cambridge college	Yes

Institution	Type	Responded?
Wolfson College	University of Cambridge college	Yes

DRAFT

Appendix C: Responses received

Anglia Ruskin University

Student and Faculty Accommodation Needs Assessment Greater Cambridge Local Plan Review – July 2023

1. ARU now

1.1 ARU prides itself in being a widening participation university and has seen a steady growth in student numbers attending courses on the Cambridge campus, growing from **10,000** in 2017/18 to **12,800** during the academic year of 2021/22. This latter total was made up of **8,300 undergraduates** and **4,500 postgraduates** (see Appendix A).

1.2 The Cambridge campus extends to approx. 58,600 sqm GIA spread over several sites:

- East Road – main campus
- Compass House, Newmarket Road/Severn Place
- Young Street
- Eye Clinic, Bradmore Street
- 183 East Road
- Eastings, 190-192 East Road
- Abbeygate House, East Road
- Anastasia House, East Road
- Covent Garden Theatre

These buildings provide general and specialist teaching spaces, student social spaces, areas for student self-guided learning, research space, student accommodation, library, medical centre, gym, a theatre, conferencing and catering facilities, and offices for academic and professional staff.

1.3 ARU's current portfolio of student accommodation in Cambridge consists of a mixture of owned, leased, nomination and partnership rooms which provide a total of 1,594 rooms. This is made up as follows:

- Purpose Built Student Accommodation (PBSA) – 448 rooms - ARU owned e.g., Anastasia House, Peter Taylor House and Swinhoe.

- PBSA – 990 rooms CB1, Railyard. etc. nomination and partnership agreements.
- Owned houses – 95 rooms - Collier Road etc.
- Leased houses - 61 – privately owned HMOs (houses of multiple occupation).

- 1.4 From analysis of student term time addresses as of January 2023, a significant number of ARU students are now living at home and commuting to the campus daily. There are several factors that are influencing this behavior, but it is predominantly because of the lack of supply of suitable, affordable PBSA in the city. Historically the private sector satisfied excess demand for rooms offering more affordable accommodation in the form of HMO's (houses of multiple occupation), but the general housing shortage and increased regulation of the rental sector has made many HMO owners either sell or rent to more profitable occupants. Consequently, many ARU students stay at home for affordability reasons, especially during the current cost of living crisis.
- 1.5 In September 2022 ARU saw a waiting list for students seeking accommodation in Cambridge. This was the first time this had happened since the PBSA's at CB1 and The Railyard were developed some 11 years ago. ARU anticipates that this situation will be repeated in subsequent years until more affordable PBSA is developed. This situation is not unique to ARU as a significant number of other HEIs (higher education institutions) experienced the same during this academic year with Manchester, Durham and Glasgow making national press headlines. Clearly this demand/supply imbalance needs to be addressed.

2. ARU in the Future

- 2.1 ARU is predicting continued growth in student numbers over the next 10 years. The five-year average annual rate of expansion is predicted at 4.35% for undergraduates and for postgraduates 4.10%. See Appendix A – April 2023 figures.
- 2.2 With this predicted growth comes the inevitable requirement for additional space for teaching (both general and specialist spaces), student social spaces, areas for self-guided learning, Research & Innovation, and residential accommodation.

- 2.3 A detailed analysis of teaching space usage for 2022/3 demonstrated that ARU's space utilisation is very high - at Cambridge overall utilisation for general teaching spaces is amongst the highest in the country, as defined by the AUDE⁷ Higher Education Space Management Group. Institutions achieving this level of utilisation have little or no capacity to accommodate further growth, and this is the case for ARU. ARU were only able to accommodate the 2022/3 teaching timetable because several large courses were revalidated as blended learning by holding large lectures online instead of on campus. ARU's ability to accommodate growth in existing courses or support the development of new courses from September 2023 is therefore severely constrained.
- 2.4 As the main East Road campus is landlocked which prevents further significant expansion opportunities in this location, ARU recently acquired a site adjacent to Compass House (known as Severn Place) and it continues to monitor the availability of any suitable sites which come on the market on and around the East Road area.
- 2.5 External space consultants have been engaged to identify ARU's long-term space requirements based on planned growth targets and this information will be made available to Cambridge City Council once this study has been concluded.
- 2.6 ARU is in the process of working up a Masterplan covering all sites currently under its direct control. ARU anticipate developing the following high-level strategies for each location:
- **East Road – main campus** – opportunities to continue to modernise and improve student facilities will be pursued. ARU will shortly be seeking planning consent for a multi-million-pound project, known as the Creative Quarter, which will include the major refurbishment of 2 existing buildings (Coslett and Ruskin) and the replacement of 2 others (Webb and the 3D workshop) with a state-of-the-art multimedia building. Going forward (medium to long term) ARU is keen to explore options on the main campus to create enhanced student social and self-guided learning spaces as well as the creation of additional general and specialist teaching rooms and if possible, a Research and Innovation hub to further

⁷ Association of University Directors of Estates

strengthen our links with the local business community. This will be achieved through the refurbishment of existing or demolition of those building which have come to the end of their economic life.

- **Compass House, Newmarket Road/Severn Place sites** – this strategically located site forming part of the “Eastern Gate Opportunity Area” as defined by the current Cambridge Local Plan 2018 offers ARU significant opportunities to redevelop this whole area to again create enhanced student social and self-guided learning spaces, additional general and specialist teaching rooms, and dedicated spaces for Research and Innovation. Whilst in the short term there are no plans to demolish Compass House the redevelopment of the rest of the site will be designed in such a way to accommodate a 2nd phase where Compass House is either demolished or fully integrated into the new buildings. Given ARU’s requirement to increase the number of student beds to support its growth agenda (see below) consideration will also be given to incorporating a small element of student accommodation. Compass House currently houses the Faculty of Science and Engineering (FSE) which includes Sports Science, Optometry and Audiology. There is a requirement to provide enhanced sport science facilities and it is felt that the Severn Place site offers opportunities to meet this aspiration.
- **Young Street** – this will remain the main teaching facility for the Faculty of Health, Medicine and Social Care (HeMS). ARU aspire to further enhance the facilities offered in the Jerome Booth Music Therapy Centre.
- **Eye Clinic, Bradmore Street** – in the medium to long term ARU may consider relocating this public facing facility to the Compass House site and in turn convert the Eye Clinic to provide dedicated research facilities etc.
- **183 East Road** – no plans to alter this small facility.
- **Eastings, 190-192 East Road** – held leasehold – student facing services and offices for professional services – this will remain.
- **Abbeygate House, East Road** – held leasehold until March 2025 – forms part of the Grafton Centre redevelopment so ARU will vacate in due course.

- **Anastasia House, East Road** – ARU owned residential halls – this will be retained.
- **Covent Garden Dance Theatre** – held leasehold and will be replaced by facilities in the “Creative Quarter” on the main campus.

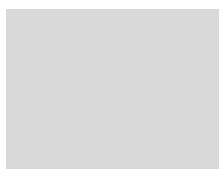
2.7 Turning to residential accommodation, ARU is seeking to increase the number of students living in ARU maintained PBSA accommodation or in those operated by specialist companies in the PBSA market. Given the current supply/demand imbalance in Cambridge ARU is currently seeking to acquire additional student accommodation as soon as possible via a variety of models including potential direct development on owned sites, leases, and other partnership arrangements. Savills have been engaged to undertake an accommodation search across Cambridge as a whole. There are various sites currently under investigation including Severn Place (ARU owned), East Road, Newmarket Road, Hills Road etc. Estimated delivery timescales are 3-8 years. ARU generally works towards having 90% in cluster form (mostly ensuite, but not necessarily all ensuite) and 10% studios, but schemes with a slightly higher proportion of studios would not be ruled out.

2.8 From the analysis of term time postcodes there are approximately 5,400 students (both UG and PG) living in Cambridge as of January 2023 which represents approx. 42% of our (current) total student population, the rest are therefore commuting daily or are occupying HMO's not under the direct control of ARU. Assuming a similar proportion seeks accommodation as the ARU student body grows, it therefore anticipates needing approx. 800 additional beds over the next 5 years extrapolating from the following table which is based on our growth projections.

Table 4: Projected increase in demand for accommodation over next 5 years

	At 31/01/23	23/24	24/25	25/26
Cambridge – number of beds	5,383	5,600	5,900	6,200

Cumulative
increase in
beds



500

800

2.9 As outlined above, several HMO owners have exited the market for a variety of reasons. Over that last few years ARU's stock of directly leased houses has decreased significantly and the 61 rooms currently available are provided in 12 houses. It is anticipated that this trend will continue, and indeed one such house is due to be returned at the end of July 2023. Whilst ARU's and those HMOs not under its control have provided much needed affordable student rooms in Cambridge, increasingly students wish to have access to good quality accommodation with ensuite facilities hence the reason why ARU is actively seeking PBSA opportunities in the city. As these come on stream this will ultimately mean that reliance on the private sector housing stock will further diminish over time, thus releasing this housing stock to the wider population.

3. Conclusion

3.1 Given ARU's predicted growth agenda, expansion in the provision of both teaching and suitable student accommodation is paramount to its continued success, and will enable it to continue to engage and strengthen its links with local business and the community as a whole.

3.2 ARU will continue to search for suitable sites around East Road and its immediate environs as a means to expand and to help improve the area further.

Appendix A

Rounding to 100 Low Growth =75% Big Picture Growth & High Growth = 125% Big Picture Growth																										
								Forecast																		
Big Picture Scenario (rounded)								Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y1 Growth	Y2 Growth	Y3 Growth	Y4 Growth	Y5 Growth	R			
Location	Level XLEV301	First Year	2017/8	2018/9	2019/0	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7	2027/8	2028/9	2029/0	2030/1	2031/2	2022/3	2023/4	2024/5	2025/6	2026/7	Average 5Y Growth R			
ARU Cambridge	Undergraduate	Total	7800	7900	7700	8100	8300	7800	8200	8700	9400	10200	10200	10200	10200	10200	10200	-6%	+5%	+6%	+8%	+9%	4.35%			
ARU Cambridge	Postgraduate	Total	2200	2400	2700	3900	4500	4700	4900	5000	5200	5500	5500	5500	5500	5500	5500	+4%	+4%	+2%	+4%	+6%	4.10%			
ARU Cambridge	Total		10000	10300	10400	12000	12800	12600	13000	13700	14600	15600	15600	15600	15600	15600	15600	-2%	+3%	+5%	+7%	+7%	4.08%			
Low Growth Scenario (rounded)																										
Location	Level XLEV301	First Year	2017/8	2018/9	2019/0	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7	2027/8	2028/9	2029/0	2030/1	2031/2	2022/3	2023/4	2024/5	2025/6	2026/7	Average 5Y Growth R			
ARU Cambridge	Undergraduate	Total	7800	7900	7700	8100	8300	7700	8000	8400	8900	9500	9500	9500	9500	9500	9500	-7%	+4%	+5%	+6%	+7%	2.87%			
ARU Cambridge	Postgraduate	Total	2200	2400	2700	3900	4500	4700	4800	4900	5100	5200	5200	5200	5200	5200	5200	+4%	+2%	+2%	+4%	+2%	2.94%			
ARU Cambridge	Total		10000	10300	10400	12000	12800	12400	12800	13300	14000	14700	14700	14700	14700	14700	14700	-3%	+3%	+4%	+5%	+5%	2.85%			
High Growth Scenario (rounded)																										
Location	Level XLEV301	First Year	2017/8	2018/9	2019/0	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	2026/7	2027/8	2028/9	2029/0	2030/1	2031/2	2022/3	2023/4	2024/5	2025/6	2026/7	Average 5Y Growth R			
ARU Cambridge	Undergraduate	Total	7800	7900	7700	8100	8300	7900	8300	9000	9900	10800	10800	10800	10800	10800	10800	-5%	+5%	+8%	+10%	+9%	5.55%			
ARU Cambridge	Postgraduate	Total	2200	2400	2700	3900	4500	4800	5000	5200	5400	5700	5700	5700	5700	5700	5700	+7%	+4%	+4%	+4%	+6%	4.85%			
ARU Cambridge	Total		10000	10300	10400	12000	12800	12700	13300	14200	15300	16500	16500	16500	16500	16500	16500	-1%	+5%	+7%	+8%	+8%	5.26%			

Cambridge Academy of English (CAE)

Our school is very different post pandemic with no fixed premises and no full-time year round provision.

Question 3a: In which year did your institution first begin operations in Cambridge?

Year: 1975

Question 3b: How many students attended your educational establishment, in Cambridge in the 2021/22 academic year, including short courses?

Answer: 0

Question 3c: What is the maximum number of students likely to be attending your institution or College, in Cambridge at any one time during the year, including short courses?

Answer: 20

Question 3d: How many of these students are on courses that run for at least one academic year?

Answer: 0

Question 3e: When are your courses run?

Answer: As required depending on students plans

Question 3f: How many students, in Cambridge are attending in any of these categories and are they full time or part-time:

Course Level	Full-time students	Part-time students
Language courses	20	20

Question 3g: What is the general age range of students on the various types of course? Please indicate as many age ranges as apply.

Course Level	Under 16 years	16-18 years	18-21 years	21-24 years	Over 24 years

Language courses	10	10	-	5	15

Question 3h: For each type of course level, does your institution intend to decrease, maintain or increase the current proportion of students, in Cambridge? Please indicate the % change, even if approximate.

Course Level	% Decrease	% Maintain	% Increase
Language courses	-	100	-

Question 4a: Does your institution impose any restriction on where your students can live during term time?

Answer: Yes

If the answer is Yes, then please describe the policy on where your students can live during term-time or provide a weblink to this policy.

Answer: our policy is that student live locally to the course centre

Question 4b: For each type of course level, what is your institution's current proportion (%) of students, in Cambridge living in on-site or alternative, off-site maintained accommodation?

Course Level	% of students, in Cambridge living in on-site or alternative, off-site maintained accommodation
Language courses	0

Question 4c: For each type of course level, does your institution intend to decrease, maintain or increase the current proportion of students, in Cambridge living in either on-site or alternative, off-site college/school-maintained accommodation? Please indicate the % change, even if approximate.

Course Level	% Decrease	% Maintain	% Increase
Language courses	-	100	-

Question 4d: For each type of course level, please state both the additional number (please estimate, if not known) and type of accommodation needed in Cambridge over the next 5-10 years. Please provide number and type (for example, 15 ensuite rooms and 30 homestays).

Course Level	Additional number of units and type
Language courses	40 homestays

Question 4e: If you have a need (identified in Question 4d) for accommodation, please outline how, when and where you intend to deliver this need.

Answer: by working with local homestay providers that we have an ongoing relationship with.

Question 5: Are there any other issues in relation to future developments with your institution which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: N/A

Studio Cambridge English Language (SCEL)

Question 3a: In which year did your institution first begin operations in Cambridge?

Year: 1954

Question 3b: How many students attended your educational establishment, in Cambridge in the 2021/22 academic year, including short courses?

Answer: 1,345

Question 3c: What is the maximum number of students likely to be attending your institution or College, in Cambridge at any one time during the year, including short courses?

Answer: 270

Question 3d: How many of these students are on courses that run for at least one academic year?

Answer: 0

Question 3e: When are your courses run?

Answer: All year round (except Christmas)

Question 3f: How many students, in Cambridge are attending in any of these categories and are they full time or part-time:

Course Level	Full-time students	Part-time students
Language courses	1,300	45

Question 3g: What is the general age range of students on the various types of course? Please indicate as many age ranges as apply.

Course Level	Under 16 years	16-18 years	18-21 years	21-24 years	Over 24 years
Language courses	X	X	X	X	X

Question 3h: For each type of course level, does your institution intend to decrease, maintain or increase the current proportion of students, in Cambridge? Please indicate the % change, even if approximate.

Course Level	% Decrease	% Maintain	% Increase
Language courses	-	-	10%

Question 4a: Does your institution impose any restriction on where your students can live during term time?

Answer: No

If the answer is Yes, then please describe the policy on where your students can live during term-time or provide a weblink to this policy.

Answer:

Question 4b: For each type of course level, what is your institution's current proportion (%) of students, in Cambridge living in on-site or alternative, off-site maintained accommodation?

Course Level	% of students, in Cambridge living in on- site or alternative, off- site maintained accommodation
Language courses	50% residential, 45% homestay

Question 4c: For each type of course level, does your institution intend to decrease, maintain or increase the current proportion of students, in Cambridge living in either on-site or alternative, off-site college/school-maintained accommodation? Please indicate the % change, even if approximate.

Course Level	% Decrease	% Maintain	% Increase
Language courses	-	-	10%

Question 4d: For each type of course level, please state both the additional number (please estimate, if not known) and type of accommodation needed in Cambridge

over the next 5-10 years. Please provide number and type (for example, 15 ensuite rooms and 30 homestays).

Course Level	Additional number of units and type
Language courses	16 ensuite rooms

Question 4e: If you have a need (identified in Question 4d) for accommodation, please outline how, when and where you intend to deliver this need.

Answer: More residential ensuite rooms are needed to provide year-round residential options for short-stay EFL students, aged 18+, within Cambridge. Our teenagers don't use residences outside of the summer, so we only need residential accommodation for them in the summer and we currently have enough to meet demand (once university term ends). Outside of the summer, we currently don't have enough homestay or residential accommodation to meet demand from students during peak periods (January, February, Easter, September). As a result we are turning business away.

Question 5: Are there any other issues in relation to future developments with your institution which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer:

Christs College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: We are not anticipating any increase in undergraduate numbers over the next 10 years

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: Postgraduate numbers might increase slightly – but no more than +10% (+30 students) over 10 years

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 98.3% living in College owned or maintained accommodation

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain (no change)

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments: We may convert some non-ensuite undergraduate rooms to ensuite rooms in the next 5-10 years – but have no definite plans currently.

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: We have no need for additional undergraduate accommodation.

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 44.7% of full time postgraduate students living in College owned or maintained accommodation.

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: We are open to purchasing hostels (HMOs) near the main College site to enable us to increase the proportion of postgraduates in College maintained accommodation – if we do so, there would be a corresponding reduction in postgraduate renting in the private rented market elsewhere in the City.

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments: See answer to Q4b – if we do acquire any such new hostels (HMOs) near the main College site they will be self-contained.

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: We may purchase existing hostels (HMOs) or, if there are no such opportunities, we may exceptionally seek planning permission to convert a suitable residential property.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments: We have no requirement for additional academic staff accommodation.

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: We are very short of study space for students and our current undergraduate library is near end-of-life. We therefore have urgent need for a new study hub and replacement library on our main site. We did secure planning permission for such a building in 2010 and it was extended once (or twice?) but has now lapsed due to lack of funding to progress the scheme. We are currently developing a new masterplan (to reflect students' changing study needs since 2010) and will launch a new fundraising campaign in 2024.

Churchill College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: None

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: None at this time

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 100%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: N/a

Self-contained units: N/a

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/a

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: Circa 75%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: N/a

Self-contained units: N/a

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/a

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Not known

Typical occupancy duration in ensuite rooms: Not known

Self-contained units: Not known

Typical occupancy duration in self-contained units: Not known

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: Not known

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: Yes, potential development of additional facilities with details to be determined.

DRAFT

Clare Hall

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: N/A

Additional comments: Post grad only

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: No expansion

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: Not applicable

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Not applicable

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 100%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments: No plan to increase accommodation

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments: No requirement

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: Not Applicable

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer:

DRAFT

Corpus Christi College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer:

Additional comments: Not known

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer:

Additional comments: Not known

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 96%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: No change

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: No change

Self-contained units: No change

Additional comments: No change

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 48%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: No change

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments: No change

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: No change

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: No change

DRAFT

Darwin College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: None

Additional comments: We are a Postgraduate-only college.

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer:

Additional comments: None

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: No undergraduate students

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: No undergraduate students

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: No undergraduate students

Self-contained units: No undergraduate students

Additional comments: No undergraduate students

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: No undergraduate students

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: We currently have 347 students in College accommodation. This is 47% of our total student body. However, final year PhD students often leave Cambridge to 'write up' their theses so more than 47% of our students living in Cambridge are in College accommodation. Our estimate is therefore broadly in line with the University's 55%.

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Increase to 395 / 53% of our total number of students representing a 13.8% increase.

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 0

Self-contained units: 0

Additional comments: 0

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: n/a

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: n/a

Typical occupancy duration in ensuite rooms:

Self-contained units: n/a

Typical occupancy duration in self-contained units:

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: n/a

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re- model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: n/a

Emmanuel College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0%

Additional comments: aim is to stabilise at current level.

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 0%

Additional comments: aim is to stabilise at current level.

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: approx 100%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: no change planned.

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: does not apply.

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: approx 60%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: no change currently planned.

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: does not apply.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units: possibly approx 5 units

Typical occupancy duration in self-contained units: three years and above.

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: timing uncertain. Probably by reorganising existing properties or own main site buildings.

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: will continue to reorganise and improve facilities, accommodation and buildings on our main site. Will consider additional facilities to support staff.

DRAFT

Gonville and Caius College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: None other than any increase in students staying to study for a fourth year which is now optional in a number of subjects.

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 2%

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: Nearly all. A few fourth years live out from choice.

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: nil

Self-contained units: nil

Additional comments: nil

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: We guarantee three years accommodation for all those who want it. The fact of the matter is that about 70% take college accommodation. The rest want to live out of college

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: We have a desire to increase the amount of graduate accommodation as the population grows (see the 2% figure above). We have recently acquired Radcliffe Court in Rose Crescent which comprises 19 flats and can occupy another 30 students – probably graduates in terms of the marginal accommodated population of students. The flats are (except for 2 protected tenants) let on the private market currently. Therefore the college expects to reduce this number of private lets available, albeit the possibility is that a number of the current tenants might be graduate students (we do not know).

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 30 planned but that plan will probably change with the unplanned purchase of Radcliffe Court (see above)

Self-contained units:

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: See above in relation to Radcliffe Court. Otherwise at land the college owns between Harvey Road and St Paul's Road.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of

academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments: Not really in a position to answer this. We are under some pressure to provide it but in single figures of units.

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: Possibly by using housing developed and owned by the college which is currently let on the private rental market.

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: As a general matter the purchase of Radcliffe Court and adjacent retail premises in the last month, which was unplanned and only because the opportunity presented itself, provides the college with a very substantial redevelopment opportunity in the next 8 to 12 years. It is entirely unresolved as it is so new, but it is likely that this will comprise a mix of student rooms as well as 'faculty' facilities including teaching and learning spaces as well as social and co-curricular facilities. In the likely event that current 30 bed spaces are replaced by a more efficient use of the space involving higher numbers of bed spaces, this would allow the release of current HMOs into the market.

Hughes Hall

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0-2%

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 2-5%

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 95-100%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain. All undergraduates are offered accommodation College throughout their degree.

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: N/A

Self-contained units: N/A

Additional comments: N/A

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: ~30%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Increase

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 50-150 total rooms

Self-contained units:

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: [REDACTED]

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: N/A

Typical occupancy duration in ensuite rooms: N/A

Self-contained units: N/A

Typical occupancy duration in self-contained units: N/A

Additional comments: N/A

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: N/A

DRAFT

Jesus College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0%

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 1%

Additional comments: Any growth plans depend on whether the College acquires or develops additional accommodation.

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 90%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: no change

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 70%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Increase

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 20

Self-contained units: 20

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: Possible acquisition of accommodation from other providers and possible development on college-owned site next to existing accommodation and close to main site.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments: we have no additional need

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: no current plans

DRAFT

Kings College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: Nil

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: Nil

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 99%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: No change

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Nil

Self-contained units: Nil

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 90%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: No change

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Nil

Self-contained units: Nil

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Nil

Typical occupancy duration in ensuite rooms: 3 years

Self-contained units: Nil

Typical occupancy duration in self-contained units: 3 years

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: N/A

DRAFT

Lucy Cavendish College

As you may know, the College has recently undergone very significant changes moving from a smaller mature women's college to a mixed standard age college with plans to reach a student body of about 1,000 over the next 3-5 years (though this partially depends on postgraduate growth by the University).

You will understand therefore that we are still refining our requirements about accommodation demand but the attached is our best estimates at present, noting that we do currently rent from a number of other colleges and a private student accommodation provider so are dependent upon our arrangements with them.

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 4%

Additional comments: The College has expanded considerably over the last three years and will continue to do so at undergraduate level until around 2025/26 or 2026/27 when it plans to reach steady state.

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 2.5%

Additional comments: The College has expanded considerably over the last three years and plans to do so at postgraduate level until around 2025/26 or 2026/27 when it plans to reach steady state but since postgraduate numbers are dependent upon University rather than College admissions the College has no control over this. The College aims to have approximately 1,000 students in steady state.

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 84% of our current undergraduates are in College owned or rented accommodation (we rent from other colleges and also have an agreement with a private student accommodation provider).

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Increase from 84% to around 95%

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: estimated 80 on top of our existing number

Self-contained units:

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: We expect the increase in our current expected accommodation requirements to be primarily met by taking on more rooms from the private student accommodation provider and are in discussions with them about this.

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 64%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Increase from 64% to 70%

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: estimated 20 on top of our existing number

Self-contained units:

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: We expect the increase in our current expected accommodation requirements to be primarily met by taking on more rooms from the private student accommodation provider and are in discussions with them about this.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Nil

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: None anticipated at present

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: The College submitted its masterplan to the authority in 2019 and we have now completed the first phase with remaining phases to be completed in due course subject to funding.

Magdalene College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0% to 0.25%

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 1%

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 96%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain existing policy to accommodate all undergraduates

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 70 units

Self-contained units: 2 units

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: increase current low proportion of ensuite rooms and to provide new room capacity for postgraduate students

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 42%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: increase by approximately 15% and moving to 60% of the total postgraduate population

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 10 units

Self-contained units: 3

Additional comments: postgraduate students to occupy refurbished former undergraduate student housing. Improve the quality of the rooms, supplying more ensuite, some self-contained units and related communal facilities

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: Accommodation vacated by undergraduate students will be refurbished for postgraduate students. This is predominantly student houses and approximately it will be in the next 5-10 years.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 3 units

Typical occupancy duration in ensuite rooms: 3-5 years

Self-contained units: 2 units

Typical occupancy duration in self-contained units: 3-5 years

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: re-develop and refurbish existing college accommodation on the college campus and nearby with existing college accommodation

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: the college has plans to re-model some of its central social catering facilities.

Newnham College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0 (none)

Additional comments: Our target is 420 undergraduates plus 5 Foundation Year students, so 425 together. The total as at 1.12.2022 was 422.

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 0 (none)

Additional comments: Our target is 220-230 full-time postgraduates, excluding postgraduates "writing up or under examination". The total as at 1.12.2022 was 208, which was more of a temporary blip given that the totals for the three previous years were 233 (2019), 249 (2020), 220 (2021). In addition we had 75 postgraduates "writing up or under examination" as at 1.12.2022, but our target for that category is 0 (zero). We also had 17 part-time postgraduates, and we don't have a target for that category either.

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: The target total of 425 includes 30 clinical medics/vets, who tend to choose to live out of College accommodation; and 10 language students study abroad for a year. So the answer is about 380 out of 425, which is c. 89%.

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: 0% (no change)

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 0

Self-contained units: 0

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: We are able to accommodate about 120 of our postgraduates in Newnham College accommodation. So that is c. 120 out of c. 208-230 which is c. 52-58%. Of the 42-48% not living in Newnham College accommodation, some (c. 20-25 perhaps?) will be living in accommodation owned either by other colleges or by the University. These figures exclude the 75 postgraduates "writing up or under examination" some of whom will still be in Cambridge but some of whom will have moved away from Cambridge.

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: We would like to offer accommodation to up to 60 more of our postgraduates, so that would be a 50% increase on 120. But we do not have any current plans to achieve this (a recent plan to acquire 40 rooms fell through).

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 60 spread across ensuite and self-contained

Self-contained units: 60 spread across ensuite and self-contained

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: We have no plans. A recent opportunity to acquire 40 rooms fell through.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 0

Typical occupancy duration in ensuite rooms: 0

Self-contained units: 0

Typical occupancy duration in self-contained units:

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer:

Pembroke College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0%

Additional comments: Less certain for 5-10 years than 0-5 years

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 0%

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: ~100%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: maintain

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 85

Self-contained units:

Additional comments: This is not additional it is displacement; currently we lease 45 rooms in Bateman Street from Trinity Hall and we will be, as a result of the development, be leasing 30 rooms to Darwin College.

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: These rooms are under construction

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 70%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments: We need some additional units for couples with a baby. We are planning on building 4.

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: We have applied for planning consent on St Elgius Street.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments: None

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: None

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer:

Peterhouse College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0%

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 0%

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 100%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: No change

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 0

Self-contained units: 0

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: Approx 70%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 0

Self-contained units: 0

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 0

Typical occupancy duration in ensuite rooms:

Self-contained units: 0

Typical occupancy duration in self-contained units:

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: We plan to continue to refurbish and occasionally redevelop buildings on our existing site to make them more fit-for-purpose and also in response to environmental requirements, including the wish to achieve net zero over the coming decades.

Queens College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0%

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: <1% per year

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 90%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: 0%

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: N/A

Self-contained units: N/A

Additional comments: N/A

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 52%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Increase to 66% over the next 5 years

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 45 rooms

Self-contained units:

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: Planning permission would be required at Owlstone Croft in Newnham – New build of 45 rooms. Alternative is to buy 10 residential houses in the City and convert to student.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate. N/A

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: N/A

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Robinson College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: Less than 1.5%

Additional comments: We expect to increase numbers from minimum 360 to minimum 381 between 2022/3 and 2026/7 and thereafter maintain 381. This counts 1st to 3rd years inclusive though 4th years are variable in addition.

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: Nil

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 100%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments:

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: approx. 27%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Increase

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 70-85

Self-contained units:

Additional comments: We expect to increase to be able to accommodate up to 55% of the postgraduate population.

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: Purchase and/or construction of accommodation facilities on or around the College estate over the next 1-2+ years.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate. N/A

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units: up to 5

Typical occupancy duration in self-contained units: max 3 years

Additional comments: This is usually for early career academic staff for who support is provided for their first few years.

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: Purchase anywhere within reasonable distance from College and/or re-purposing of existing accommodation facilities on the College estate.

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: Intensify the use of our land for accommodation, academic and recreational use.

Sidney Sussex College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0%

Additional comments: Currently no plans for growth in undergraduate student numbers.

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 2%

Additional comments: In line with wider University growth plans.

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 100% (with only limited exceptions subject to specific circumstances)

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain at current level of 100%

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: N/A

Self-contained units: N/A

Additional comments: Currently no plans to change the undergraduate accommodation

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: Approx 33%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain at current level of approximately one third, or reduce slightly as overall numbers increase.

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Not known

Self-contained units: Not known

Additional comments: To accommodate a 2% growth in postgraduate numbers we would first expect to limit rooms to first year postgraduate students only (rather than continuing students) and then seek some additional accommodation, possibly in order of 10-20 rooms over 5-10 years.

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: Not yet identified.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: no current plans to increase academic staff accommodation

Typical occupancy duration in ensuite rooms: N/A

Self-contained units: no current plans to increase academic staff accommodation

Typical occupancy duration in self-contained units: N/A

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: N/A

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: N/A

St Catharines College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: No increase in undergraduate numbers

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: An increase of 10 postgraduate students (Note this is expressed as number of students not as a percentage)

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 95%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 23

Self-contained units: N/A

Additional comments: N/A

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: 2 new builds at an offsite property creating 23 new rooms – build to complete October 2023

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: 39%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: The current policy is to maintain but this position is expected to be reviewed in the next ten years.

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Not yet known – possibly 20-50 to bring the proportion of postgraduate in college accommodation up to 50 – 60%

Self-contained units: Not yet known – possibly 5 to provide accommodation for couples or families

Additional comments: N/A

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: Not yet known

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: N/A

Typical occupancy duration in ensuite rooms:

Self-contained units: N/A

Typical occupancy duration in self-contained units:

Additional comments: N/A

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: N/A

St Edmunds College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: Approximately 2% increase annually

Additional comments: It will depend entirely on the University's numbers; we are an accept all college.

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: Approximately 2% increase annually

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: Approximately 80%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: No change anticipated but if any direction a small increase in proportion.

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Nil

Self-contained units: Nil

Additional comments: We commit to offering all our undergraduates accommodation on site for the duration of their course. They will have the first priority on our rooms and we anticipate that there are sufficient.

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: Approximately 40%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Approximately 15%

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Approximately 50 rooms

Self-contained units: Approximately 5 units

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: Not yet decided.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: Approximately 20 rooms

Typical occupancy duration in ensuite rooms: Typically 52 weeks

Self-contained units: None

Typical occupancy duration in self-contained units: N/a

Additional comments:

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: Not yet decided.

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: N/a

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St Johns College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0%

Additional comments: St John's considers it is at steady state in terms of undergraduate students and has no current intention to increase numbers.

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: over the next 8 years to 2030/31 the College only intends to increase its current postgraduate numbers by a total of 2%. However, the College's current postgraduate numbers are in excess of its target numbers and so the increase would be a much higher % increase on current target postgraduate numbers.

Additional comments: the University and the colleges are currently embarking on a fresh round of 'size and shape' discussions relating to the University and colleges plans regarding growth of postgraduate (and undergraduate) numbers and so the above indications are subject to the outcome of those discussions.

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 100% (this excludes 4th years considered as postgraduates for accommodation purposes). If 4th year undergraduates are included then it's approx. 95%.

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: the College intends to provide accommodation capacity sufficient to house 100% of its undergraduate Year 1-3 student body on the main College site. It is expected that there will be a c. 16% increase in undergraduates housed in College accommodation on the main College site. The College plans for most 4th year undergraduates to be housed in College accommodation off the main College site.

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 95 (estimated)

Self-contained units: 0

Additional comments: The above is an estimate of new build undergraduate student accommodation that is planned. However, given the high % of existing accommodation provision for undergraduates and the intention not to grow undergraduate numbers, if this new accommodation is built then a significant amount of existing accommodation could be transferred to the private rented sector. The above numbers exclude some potential accommodation to be built for other colleges as this will presumably be included in their survey submissions.

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: we have three potential projects on our main college site that might have the capability to deliver the above numbers of undergraduate rooms.

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: about 67%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: we intend to increase our postgraduate accommodation stock to enable a higher % of our postgraduate students to live in College accommodation. We anticipate the % housed in College accommodation might increase to 75% (based on current forecasted % uptake).

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 132 at Mount Pleasant (already being discussed in pre-app meetings) plus c. 30 other rooms

Self-contained units: 8 flats estimate

Additional comments: The above numbers exclude some potential accommodation to be built for other colleges as this will presumably be included in their survey submissions.

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: the Mount Pleasant Project, conversion of a student hostel to flats, conversion of a mixed-use (student accommodation and office) building into solely student accommodation and through new-build in garden land.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments: We do not have an established position on the provision of accommodation for academic staff and this may be reviewed over the next 2-3 years.

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model

facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: we have several potential projects that would fall in this category: a replacement and expanded sports pavilion on the College playing fields to house additional sports facilities; a replacement maintenance facility (on the site of the existing building), an art gallery and a new administration block in the Forecourt off Bridge Street.

DRAFT

Trinity Hall

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0% pa

Additional comments:

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: 1-2% pa

Additional comments:

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: 95%

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 0

Self-contained units: 0

Additional comments: 0

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer:

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: c. 35%

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Increase by c. 15%

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 40

Self-contained units: 10

Additional comments:

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: We currently rent several houses in Bateman Street to another College. We intend to take these back into the College, redevelop the site to improved standards of accommodation and use it for our postgraduate students.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments: Nothing planned

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: Nothing planned

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: Over the next 10 years we expect to redevelop our Central Site including in the following ways:

- Remodelling lecture theatre
- Developing a café/buttery for students/staff/Fellows
- Refurbishing and modernising kitchens
- Significant sustainability improvements to include Solar PV, window and insulation improvements, heat pumps, participation in the district heat network and possibly river source heat.
- Our Wychfield site will also see significant sustainability improvements along similar lines.
- Further we intend to modernise/remodel several of our Postgraduate buildings at Wychfield, including the current squash courts and pavilion which will become an expanded community sports and social facility.

Wolfson College

Question 2a: Over the next five to ten years, what average % annual rate of expansion in student undergraduate numbers is your College anticipating?

Answer: 0%

Additional comments: [REDACTED]

Question 2b: Over the next five to ten years, what average % annual rate of expansion in student postgraduate numbers is your College anticipating?

Answer: see below

Additional comments: [REDACTED]

Question 3a: What is your College's current proportion (%) of undergraduates living in University of Cambridge or College maintained accommodation?

Answer: Close to 100% - we offer all undergraduates accommodation in College if they wish for the first three years of their course. Undergraduates in longer courses are not guaranteed accommodation beyond the 3rd year.

Question 3b: Does your College intend to decrease, maintain or increase the current proportion of undergraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: Maintain

Question 3c: Please outline the additional number (please estimate, if not known) of the different types of undergraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Self-contained units:

Additional comments: Not applicable

Question 3d: If you have a need (identified in Question 3c) for undergraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: Not applicable

Question 4a: What is your College's current proportion (%) of postgraduates living in University of Cambridge or College maintained accommodation?

Answer: We currently have 253 out of 462 full-time postgraduates living on site i.e. approx. 54%.

Question 4b: Does your College intend to decrease, maintain or increase the current proportion of postgraduates living in University of Cambridge or College maintained accommodation? Please indicate the % change, even if approximate.

Answer: We aim to increase the proportion of postgraduates living in College accommodation by approx. 27% in the first instance. A large proportion of our students who are compelled to "live out" because of our shortage of accommodation would prefer to live on site. This would enhance their student experience considerably, especially for the 1 year Masters students who would otherwise have no experience of living in College. We have recently had to reduce the entitlement for PhD students to live on site (if accommodation is available) from 3 years to 2 years to give more graduate students the opportunity to live on our site.

Question 4c: Please outline the additional number (please estimate, if not known) of the different types of postgraduate accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms: 60-70 (estimate)

Self-contained units: not currently planned

Additional comments: Our recent survey indicates that there is significant demand for non-ensuite rooms with shared bathrooms, at a lower price than ensuite rooms, so we might opt for a combination of both types of rooms when the funding is available to build. The estimate of 60-70 is an assessment of what is currently needed to meet current demand. If the College's numbers were to be increased to match the University's proposed growth over the next 5-10 years, further accommodation would be needed.

Question 4d: If you have a need (identified in Question 4c) for postgraduate accommodation, please outline how, when and where you intend to deliver this need.

Answer: The College's masterplan has indicated the possibility of building new accommodation on our current site. The College is raising funds with the ambition to build a first phase of accommodation in the next 5 years.

Question 5a: If you have a need for additional academic staff accommodation, please outline the number (please estimate, if not known) of the different types of academic staff accommodation units needed over the next 5-10 years. Please indicate if any figures are an estimate.

Ensuite rooms:

Typical occupancy duration in ensuite rooms:

Self-contained units:

Typical occupancy duration in self-contained units:

Additional comments: Not applicable

Question 5b: If you have a need (identified in Question 5a) for academic staff accommodation, please outline how, when and where you intend to deliver this need.

Answer: Not applicable

Question 6: Are there any other issues in relation to future developments with your College which you feel would be relevant to this survey? If so, please provide details. This is specific to faculty accommodation such as proposals to expand or re-model facilities on-site such as sports facilities, libraries and other teaching / learning / studying spaces.

Answer: As well as an urgent need to increase student accommodation on our site, we need to ensure that we have the appropriate facilities to support the increased number. Our capital campaign envisages raising the funds for extended welfare, catering and study spaces as well as an expanded fitness centre.

Appendix 13: Identifying housing requirements for Neighbourhood Areas

Introduction

- 1.1 Paragraph 69 of the [National Planning Policy Framework](#) (NPPF, December 2024) requires Local Plans to set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.
- 1.2 Paragraph 70 of the NPPF 2024 sets out that where a neighbourhood area is designated at a late stage in the strategic policy-making process or after strategic policies have been adopted, local planning authorities should provide an indicative figure. It outlines that this indicative figure should take account factors such as the latest evidence of local housing need, the population of the neighbourhood area, and the most recently available planning strategy of the local planning authority.
- 1.3 National Planning Practice Guidance (Paragraph: 104 Reference ID: 41-104-20190509) outlines that where a Local Plan sets out a housing requirement for a designated neighbourhood area, that this requirement is not binding as neighbourhood planning groups are not required to plan for housing. It also makes clear that Neighbourhood Plans do not have to make specific provision for housing, or seek to allocate sites to accommodate the requirement.

Identifying a housing requirement for a neighbourhood area within Greater Cambridge

- 2.1 The Greater Cambridge Local Plan sets out an overall housing requirement for Cambridge and South Cambridgeshire, with a strategy for the pattern and scale of development to meet this housing requirement, and a series of allocations.
- 2.2 The Local Plan includes an overall housing requirement of 48,195 dwellings to be delivered in 2024-2045. Development is focussed on Cambridge, edge of

Cambridge, new settlements and specific rural areas where homes and jobs can be located close to each other and served by good quality public transport, cycling and walking links. These areas of focus generally correspond with areas with a significant proportion of the existing population of Greater Cambridge.

- 2.3 The housing trajectory included in the draft Local Plan shows anticipated housing delivery against the housing requirement, with specific anticipated delivery timetables for allocations and anticipated delivery from windfall sites. It is anticipated that the overall housing requirement will largely be met through delivery of housing on allocations – as allocations are anticipated to deliver 45,840 dwellings (with delivery at North East Cambridge, or 41,890 dwellings without delivery at North East Cambridge). In demonstrating delivery of the overall housing requirement, the Councils have not anticipated any delivery of homes from any allocations within made Neighbourhood Plans, unless the site already has planning permission.
- 2.4 Any additional homes delivered between 2024 and 2045 as a result of allocations within Neighbourhood Plans would therefore provide additional supply beyond the overall housing requirement or would be an alternative form of supply to anticipated completions from windfall sites.
- 2.5 The Census 2021 provides information on the overall population for Greater Cambridge, and also information on the population by parish or by census output areas therefore allowing proportions of the overall population to be calculated.

Table 1: Proportions of overall population

Area	Population
Cambridge	145,673
South Cambridgeshire	162,116
Greater Cambridge	307,789

- 2.6 A housing requirement for each designated neighbourhood area has been identified for 2024-2045 by proportionally splitting the remaining housing requirement (i.e. those not anticipated to be delivered from allocations, which is

6,305 dwellings with no delivery from North East Cambridge, or 2,355 dwellings with delivery from North East Cambridge) on the basis of their proportion of the Greater Cambridge population. For any designated neighbourhood areas that do not exactly match with a parish boundary or Census output area(s) boundary, a best fit with the available boundary options has been used to calculate the population of the designated neighbourhood area.

- 2.7 This same approach can also be used to calculate the housing requirement of a new or amended neighbourhood area within Greater Cambridge, as it takes account factors such as the latest evidence of local housing need, the population of the neighbourhood area, and the most recently available planning strategy of the local planning authority.

Housing requirements for designated neighbourhood areas within Greater Cambridge

Table 2: Housing requirements for designated neighbourhood areas within Greater Cambridge

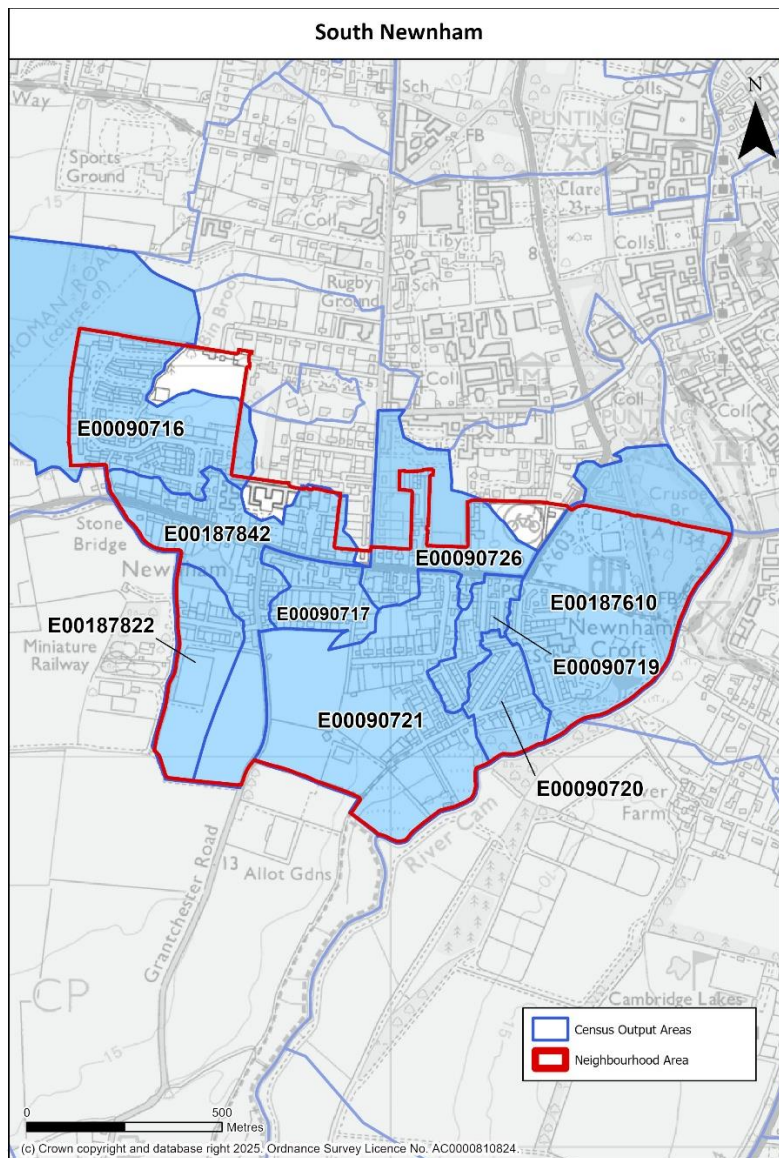
Designated neighbourhood area	Housing requirement for 2024-2045 (with no delivery from North East Cambridge)	Housing requirement for 2024-2045 (with delivery from North East Cambridge)	Comments	Percentage of Greater Cambridge population
South Newnham	55	21	Based on population of nine Census output areas.	0.88%
Babraham	7	3	Whole parish.	0.11%
Bassingbourn-cum-Kneesworth	67	25	Whole parish.	1.06%
Bourn	20	8	Whole parish.	0.32%

Designated neighbourhood area	Housing requirement for 2024- 2045 (with no delivery from North East Cambridge)	Housing requirement for 2024- 2045 (with delivery from North East Cambridge)	Comments	Percentage of Greater Cambridge population
Cottenham	130	49	Whole parish.	2.06%
Foxton	26	10	Whole parish.	0.41%
Fulbourn	103	39	Whole parish.	1.64%
Gamlingay	77	29	Whole parish.	1.22%
Great Abington	5	2	Former land	0.08%
Former Land			settlement	
Settlement			association	
Association Estate			area only.	
			Based on	
			population of	
			one Census	
			output area.	
Girton	90	34	Whole parish.	1.43%
Harston	37	14	Whole parish.	0.59%
Haslingfield	32	12	Whole parish.	0.51%
Heydon	4	2	Whole parish.	0.07%
Histon and	167	62	Two parishes,	2.65%
Impington			excluding land	
			south of A14.	
			Based on	
			population of	
			24 Census	
			output areas	
Horseheath	9	4	Whole parish.	0.15%

Designated neighbourhood area	Housing requirement for 2024- 2045 (with no delivery from North East Cambridge)	Housing requirement for 2024- 2045 (with delivery from North East Cambridge)	Comments	Percentage of Greater Cambridge population
Linton and Hildersham	96	36	Whole of two parishes.	1.52%
Longstowe	4	2	Whole parish.	0.07%
Melbourn	100	37	Whole parish.	1.59%
Orwell	23	9	Whole parish.	0.37%
Pampisford	8	3	Whole parish.	0.12%
Sawston	149	56	Whole parish.	2.36%
Stapleford and Great Shelford	134	50	Whole of two parishes.	2.12%
Swavesey	56	21	Whole parish.	0.89%
Thriplow and Heathfield	23	9	Whole parish.	0.37%
Waterbeach	115	43	Whole parish.	1.82%
West Wickham	8	3	Whole parish.	0.13%
Whittlesford	38	14	Whole parish.	0.61%

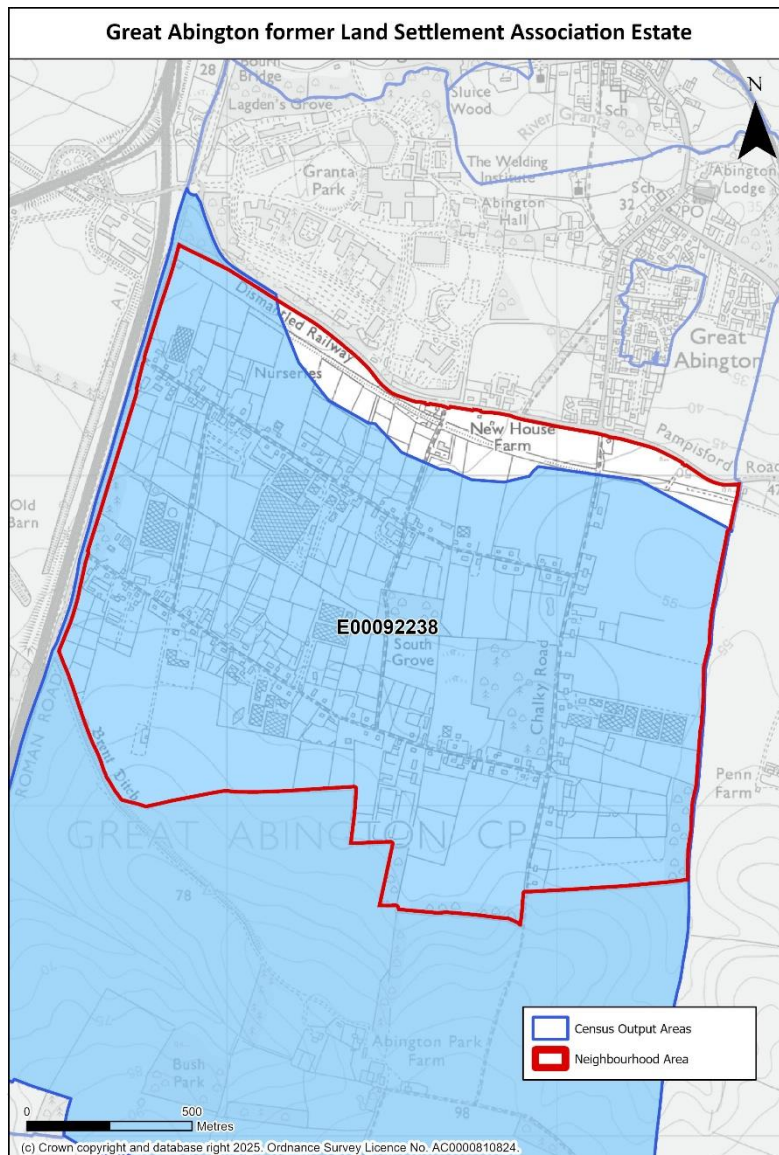
2.8 For **South Newnham Neighbourhood Area**, the following Census output areas have been used (as illustrated on Map a): E00090716, E00090717, E00090719, E00090720, E00090721, E00090726, E00187610, E00187822, and E00187842.

Map a: South Newnham Neighbourhood Area and 'best fit' Census output areas



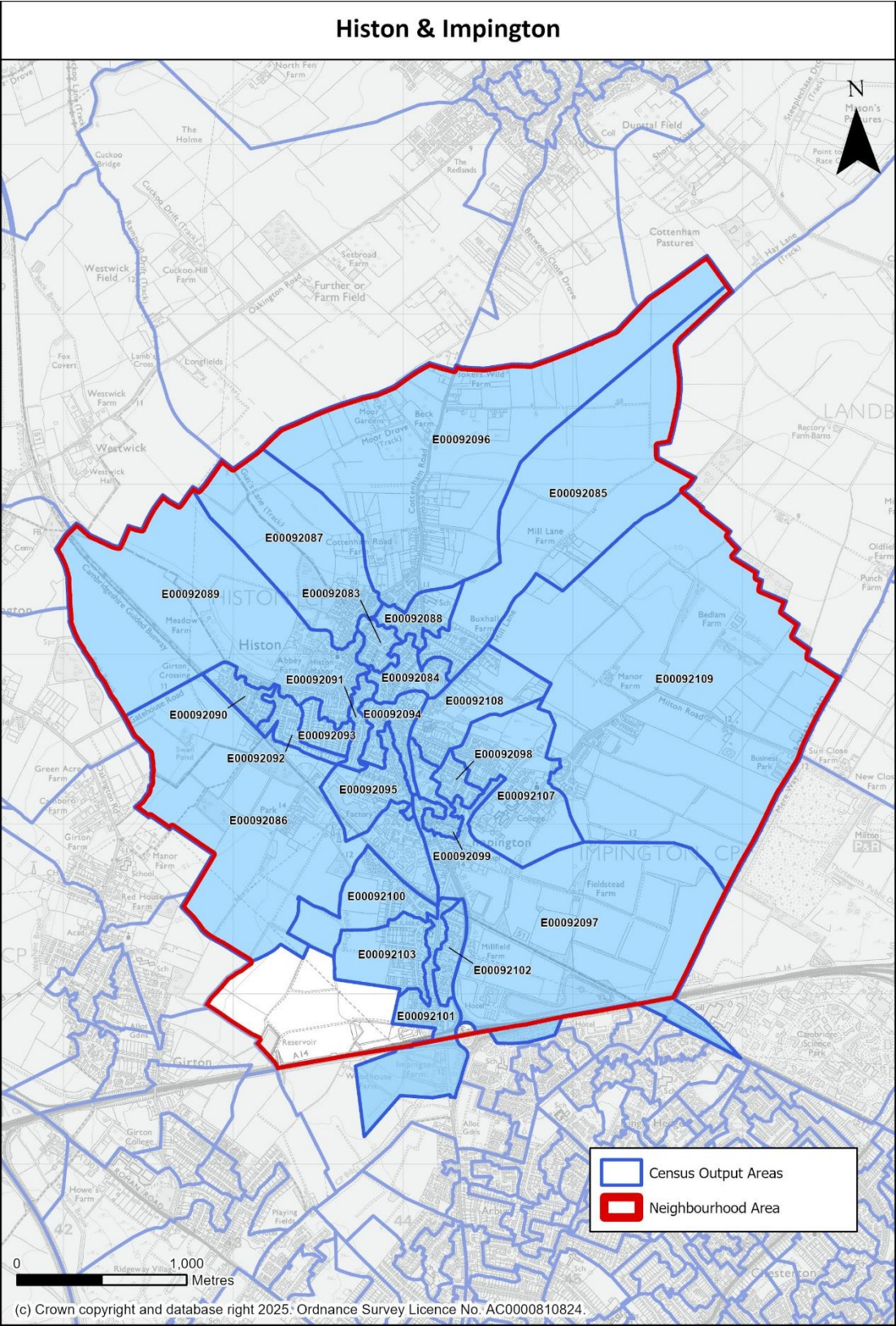
2.9 For **Great Abington Former Land Settlement Association Estate Neighbourhood Area**, the following Census output area has been used (as illustrated on Map b): E00092238.

Map b: Great Abington Former Land Settlement Association Estate Neighbourhood Area and 'best fit' Census output area



2.10 For **Histon and Impington Neighbourhood Area**, the following Census output areas have been used (as illustrated on Map c): E00092083, E00092084, E00092085, E00092086, E00092087, E00092088, E00092089, E00092090, E00092091, E00092092, E00092093, E00092094, E00092095, E00092096, E00092097, E00092098, E00092099, E00092100, E00092101, E00092102, E00092103, E00092107, E00092108, and E00092109.

Map c: Histon and Impington Neighbourhood Area and 'best fit' Census output areas



Appendix 14: Identifying the Strategic Policies in the Greater Cambridge Local Plan

Introduction

- 1.1 National planning policy sets out that plans should be explicit about which policies are strategic policies, and that the non-strategic policies should be clearly distinguished from the strategic policies.
- 1.2 The [National Planning Policy Framework \(December 2024\)](#) (NPPF) defines strategic policies as “Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.”
- 1.3 Collectively, the NPPF and Planning Practice Guidance (PPG) provide further definition around which matters strategic policies should address, supporting plan-makers to reach a view on which policies should be considered strategic or non-strategic.
- 1.4 Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

Criteria used to identify Strategic Policies

- 1.5 Paragraph 20 of the NPPF outlines that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:
 - A. homes, employment, retail, leisure and other commercial development,
 - B. infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat),
 - C. community facilities - such as health, education and cultural infrastructure, and

- D. conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

1.6 The NPPF also sets out in paragraphs 11, 23, 78, 124, 144, 145 and 171 that:

- E. strategic policies should provide for objectively assessed needs for housing and other uses, informed by a local needs assessment, and provide a clear strategy for bringing sufficient land forward at a sufficient rate to address objectively assessed needs over the plan period,
- F. strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period,
- G. strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land,
- H. any proposals for new Green Belts should be set out in strategic policies,
- I. strategic policies should establish the need for any changes to Green Belt boundaries, and
- J. strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources.

1.7 The [PPG](#) (Paragraph: 076 Reference ID: 41-076-20190509) sets out additional considerations for reaching a view on whether a policy may be strategic:

- a. whether the policy sets out an overarching direction or objective,
- b. whether the policy seeks to shape the broad characteristics of development,
- c. the scale at which the policy is intended to operate,
- d. whether the policy sets a framework for decisions on how competing priorities should be balanced,
- e. whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the local plan or spatial development strategy,

- f. in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the local plan or spatial development strategy, and
- g. whether the local plan or spatial development strategy identifies the policy as being strategic.

Methodology

1.8 The Councils have considered each of the policies in the draft Greater Cambridge Local Plan against criteria A-J from the NPPF 2024 and criteria a-g from the PPG to reach a view as to whether the policy should be considered a strategic policy or non-strategic policy. These criteria also address the legal requirement in the Planning and Compulsory Purchase Act 2004 that strategic policies should collectively address the Plan's strategic priorities. For each strategic policy, relevant criteria from the NPPF and/or PPG have been identified, and for all policies the reasoning for why it is or is not considered to be a strategic policy has been captured.

Strategic Policies in the Greater Cambridge Local Plan

Table 1: Strategic Policies in the Greater Cambridge Local Plan

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
S/JH: New jobs and homes	A, E, F	a, c, e	Yes	Policy setting out an overarching objective and/or direction.

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
S/DS: Development strategy	A, E, F, G, I	a, b, d, f, g	Yes	Policy setting out an overarching objective and/or direction.
S/SH: Settlement hierarchy	A, E, F	a, b, c, e, g	Yes	Policy sets a standard that is essential to achieving an overarching objective.
S/DE: Defined development extents	A, B, C	a, b, e, g	Yes	Policy setting out an overarching objective and/or direction.
S/GB: The Cambridge Green Belt	D	a, d, g	Yes	Policy setting out an overarching objective and/or direction.
S/MO: Monitoring			No	Procedural policy.
S/NEC: North East Cambridge	A, B, C, E	a, c, f, g	Yes	Strategic to delivery of

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning

S/AMC: Areas of Major Change	A, B, C, D, E, G	a, b, c, f, g	Yes	homes and jobs. Strategic to delivery of homes and jobs.
S/OA: Opportunity Areas in Cambridge	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.
S/LAC: Other site allocations in Cambridge	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.
S/CE: Cambridge East	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.
S/NWC: North West Cambridge	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.
S/CBC: Cambridge Biomedical Campus (including	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning

Addenbrooke's
Hospital)

S/WC: West Cambridge	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.

S/EOC: Other site allocations on the edge of Cambridge	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.

S/CB: Cambourne	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.

S/NS: Existing new settlements	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.

S/GC: Genome Campus, Hinxton	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.

S/BRC: Babraham Research Campus	A, C, E, I	a, c, f, g	Yes	Strategic to delivery of homes and jobs.

S/RSC: Other site allocations in	A, C, E, I	a, c, f, g	Yes	Strategic to delivery of

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
the Rural Southern Cluster S/SCP: Policy areas in the Rural Southern Cluster	A, C, E	a, c, g	Yes	homes and jobs. Strategic to delivery of homes and jobs.
S/RRA: Site allocations in rest of the rural area	A, C, E	a, c, f, g	Yes	Strategic to delivery of homes and jobs.
S/RRP: Policy areas in the rest of the rural area	A, C, E	a, c, g	Yes	Strategic to delivery of homes and jobs.
CC/SD: Sustainable development and the climate emergency	B, D	a, b, c, e	Yes	Policy setting out an overarching objective.
CC/DC: Designing for a changing climate	D	a, b, c, e	Yes	Policy setting out an overarching objective. Policy seeking to shape the broad characteristics

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
CC/NZ: Net zero carbon new buildings	B, D	a, b, c, e	Yes	of development. Policy setting out an overarching objective. Policy seeking to shape the broad characteristics of development.
CC/WE: Water efficiency in new developments	B, D, J	a, b, c, e	Yes	Policy setting out an overarching objective. Policy seeking to shape the broad characteristics of development.
CC/IW: Integrated water management, sustainable drainage and water quality	B, D, J	a, b, c, e	Yes	Policy setting out an overarching objective. Policy seeking to shape the

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
CC/FM: Managing flood risk	B, D, J	a, b, c, e	Yes	broad characteristics of development. Policy setting out an overarching objective.
CC/RE: Renewable energy projects and infrastructure	B, D	a, b, c, e	Yes	Policy setting out an overarching objective.
CC/CE: Supporting a circular economy and sustainable resource use	D	b, d	Yes	Policy setting out an overarching objective.
CC/CS: Supporting land- based carbon sequestration and carbon sinks	D	b, d	Yes	Policy seeking to shape the broad characteristics of development.
BG/BG: Biodiversity and geodiversity	D	a, b, c, d, e	Yes	Policy setting out an overarching objective. Policy seeking

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
BG/GI: Green infrastructure	B, D	a, b, c, e	Yes	to shape the broad characteristics of development. Policy seeking to shape the broad characteristics of development.
BG/TC: Improving tree canopy cover and the tree population	D	a, b, c, e	Yes	Policy seeking to shape the broad characteristics of development.
BG/RC: River corridors	D	b, c	Yes	Policy seeking to shape the broad characteristics of development.
BG/PO: Protecting open spaces	D	a, b, c	Yes	Policy setting out an overarching objective. Policy seeking

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
BG/EO: Providing and enhancing open spaces	C, D	b, e	Yes	to shape the broad characteristics of development. Policy sets a standard that is essential to achieving an overarching objective.
WS/HD: Creating healthy new developments	B, C, D	a, b, e	Yes	Policy setting out an overarching objective. Policy seeking to shape the broad characteristics of development.
WS/NC: Meeting the needs of new and growing communities	A, C	a, b, c, e	Yes	Policy setting out an overarching objective.
WS/CF: Community,	C	b, d, e	Yes	Policy setting out an

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning

sports, and leisure facilities WS/CH: Cultural and creative hubs	A, C	d, e	Yes	overarching objective. Policy sets a standard that is essential to achieving an overarching objective.

WS/MU: Meanwhile uses during long term redevelopments			No	Detailed development management policy not critical to the delivery of the strategic priorities.

WS/IO: Creating inclusive employment and business opportunities through new developments			No	Detailed policy development management policy setting procedural / evidential requirements for certain planning applications.

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
WS/HS: Pollution, health and safety	D	a, b, c, e	Yes	Policy setting out an overarching objective.
WS/PH: Protection of public houses	C	b, d, e	Yes	Policy setting out an overarching objective.
GP/PP: People and place responsive design	B, C, D	b, e	Yes	Policy setting out an overarching direction and/or objective.
GP/QD: Achieving high quality development	D	a, b, e	Yes	Policy setting out an overarching direction and/or objective.
GP/HD: Housing density	A, D	a, b, e	Yes	Policy seeking to shape the broad characteristics of development.
GP/ST: Skyline and tall buildings	D	a, b, e	Yes	Policy seeking to shape the broad characteristics

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
GP/QP: Establishing high quality landscape and public realm	D	a, b, e	Yes	of development. Policy seeking to shape the broad characteristics of development.
GP/LC: Protection and enhancement of landscape character	D	a, b, e	Yes	Policy setting out an overarching direction and/or objective.
GP/HE: Historic environment	D	a, b, c, d, e	Yes	Policy seeking to shape the broad characteristics of development.
GP/HA: Designated heritage assets	D	a, b, c, d, e	Yes	Policy seeking to shape the broad characteristics of development.
GP/ND: Non- designated heritage assets			No	Detailed development management

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
				policy setting locally specific criteria not critical to the delivery of the strategic priorities.
GP/AR: Archaeology	D	a, b, c, d, e	Yes	Policy seeking to shape the broad characteristics of development.
GP/CC: Adapting heritage assets to climate change			No	Detailed development management policy setting locally specific criteria and evidential requirements for certain planning applications.
GP/SF: Shopfronts			No	Detailed development management policy setting

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
				locally specific criteria not critical to the delivery of the strategic priorities.
J/NE: New employment development proposals	A, E, G	a, b, d, e	Yes	Policy setting out an overarching objective.
J/RE: Supporting the rural economy	A, E	a, b, d, e	Yes	Policy setting out an overarching objective.
J/AL: Protecting the best agricultural land	A, E	a, b, d, e	Yes	Policy setting out an overarching objective.
J/PB: Protecting existing business space	A, E	a, b, d, e	Yes	Policy setting out an overarching objective.
J/AW: Affordable workspace and creative industries	A, C, E	a, b, d, e	Yes	Policy setting out an overarching direction and/or objective.

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
J/EP: Supporting a range of facilities in employment parks	A, C, E	a, b, d	Yes	Policy setting out an overarching direction and/or objective.
J/MS: Markets and street trading			No	Detailed development management policy relating to markets and street trading.
J/RC: Retail and other complementary town centre uses	A, C, E	a, b, c, d, e	Yes	Policy setting out an overarching direction and/or objective.
J/SA: Cambridge City's Primary Shopping Area			No	Detailed development management policy relating to Cambridge City's Primary Shopping Area (PSA).
J/VA: Visitor accommodation, attractions and facilities	A, E	a, c, d, e	Yes	Policy setting out an overarching

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
J/FD: Faculty development and specialist/language schools	A, E	a, c, d, e	Yes	direction and/or objective. Policy setting out an overarching direction and/or objective.
H/AH: Affordable housing	A, E, G	a, b, c, d, e	Yes	Policy setting out an overarching objective.
H/ES: Exception sites for affordable housing	A, E	a, c, d, e	Yes	Policy setting a framework for how competing priorities should be balanced.
H/HM: Housing mix	A, E, G	a, b, c, e	Yes	Policy sets a standard that is essential to achieving an overarching objective.
H/GL: Garden land and subdivision of existing plots			No	Detailed development management policy relating to the

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
				subdivision of existing plots.
H/SS: Residential space standards and accessible homes	A, E, G	a, b, c, e	Yes	Policy sets a standard that is essential to achieving an overarching objective.
H/SH: Specialist housing	A, E, G	a, d, e	Yes	Policy seeking to address objectively assessed housing needs.
H/CB: Self and custom build homes	A, E, G	a, d, e	Yes	Policy seeking to address objectively assessed housing needs.
H/BR: Build to rent homes			No	Detailed development management policy on delivery of build to rent tenure homes
H/CO: Co-living			No	Detailed development management

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
H/MO: Houses in multiple occupation (HMOs)			No	policy on delivery of build co-living units Detailed development management policy setting local criteria for applications for HMO tenure
H/SA: Student accommodation	A, E, G	a, b, c, e	Yes	Policy seeking to address objectively assessed needs
H/DC: Dwellings in the countryside	A	a, c, d, e	Yes	Policy setting an overarching direction and/or objective and sets a framework for decisions on how competing priorities should be balanced

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
H/RM: Residential moorings			No	Detailed development management policy relating to residential moorings.
H/GT: Gypsy and traveller and travelling showpeople plots	A, E, G	a, b, c, d, e	Yes	Policy seeking to address objectively assessed housing needs.
I/ST: Sustainable transport and connectivity	B	a, b, e	Yes	Policy setting out an overarching direction and/or objective.
I/TH: Travel hub facilities			No	Detailed development management policy relating to travel hub facilities.
I/EV: Parking and electric vehicles	B	a, b, e	Yes	Policy setting out an overarching direction and/or objective. Policy seeking

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
I/SD: Servicing and last-mile deliveries	B	a, b, e	Yes	to shape the broad characteristics of development. Policy seeking to shape the broad characteristics of development.
I/SI: Safeguarding important infrastructure	B	a, c, e	Yes	Policy setting out an overarching direction and/or objective.
I/AD: Aviation development	B	a, c, e	Yes	Policy setting out an overarching direction and/or objective.
I/EI: Energy infrastructure masterplanning	B, D	a, c, e	Yes	Policy setting out an overarching direction and/or objective.

Policy	NPPF criteria met	NPPG criteria met	Strategic Policy? (Yes/No)	Reasoning
I/ID: Infrastructure and delivery	B, E	a, c, e	Yes	Policy sets a standard / requirement that is essential to achieving an overarching objective.
I/DT: Digital and telecommunicatio ns infrastructure	B	a, b, c, e	Yes	Policy seeking to shape the broad characteristics of development.
I/CM: Construction management			No	Detailed development management policy relating to construction management.

DRAFT

Appendix 15: Trip Budgets as part of development-related transport mitigation strategies

Purpose

- 1.1 This note has been prepared by Cambridgeshire County Council. It explains how the trip budgets required in the draft Greater Cambridge Local Plan strategic sites policies will be identified and implemented, and as such also explains how the County Council as Local Highways Authority will manage traffic impacts for such sites through the development management process.
- 1.2 This technical note sets out the rationale and methodology for the use of vehicular trip budgets as part of the mitigation for major development sites that might otherwise not be able to sustainably mitigate their negative impact in terms of traffic congestion, air quality, and road safety. This might otherwise result in an objection on highway grounds from the County Council as Local Highway Authority when a proposal is considered at planning application.

What is a Trip Budget

- 2.1 A trip budget is a transport policy approach that sets a limit on the level of external vehicular trips that can be generated by a particular development site as part of a comprehensive mitigation package. These are required to comply with the NPPF requirement (paragraph 116) such that ‘the residual cumulative impacts on the road network, following mitigation, would [not] be severe’.
- 2.2 The need to consider alternative transport mitigation strategies particularly for sites that generate larger volumes of trips, has increased in recent years as part of a shift in national policy emphasis from the previous model of ‘predict and provide’ to one of ‘vision and validate’. This means that instead of calculating the number of vehicle trips likely to be generated by a development based on historic trip patterns at similar developments as was the case with the predict and provide methodology, the approach now is to prioritise a desired

future for a place (the vision) and then use a series of actions to ensure that the vision is being achieved. Instead of looking at historic vehicular trip generation for a particular development type there is a move to cater for trips by non-car modes so that residents and employees have a more sustainable alternative to the private car for everyday trips. Trip budgets and their delivery have historically been secured by the County Council and Local Planning Authorities through appropriately worded planning conditions and obligations and this approach will continue to be applied at major development sites across Greater Cambridge. This is then managed after a planning consent has been secured by monitoring travel patterns, with additional measures put in place as needed.

- 2.3 In order to determine the trip budget for each site there are a number of steps at each stage of the development process, allowing proportionate evidence at each iteration of the evolution of a site, through plan making, planning application, through to delivery and occupation.

The Stages of Defining a Trip Budget

For sites identified through the plan making process

Initial Trip Budget

- 3.1 The first stage is to set the initial value for the vehicular trip budget for a site. This requires the impact of the site on the surrounding highway network to be identified in conjunction with an assessment of the level of network performance that is considered acceptable by the relevant Highway Authority (CCC or National Highways).
- 3.2 To date initial trip budget for the strategic sites in Greater Cambridge have been informed by testing the site in the County's strategic transport model to get an idea of the number of car trips that the highway network within both the local and wider area can accommodate. This initial number is informed by the number of trips that the model allows into and out of the site in each peak

period (generally assumed to be 0800-0900 and 1700-1800 but to be agreed on a case-by-case basis with the Highway Authorities).

- 3.3 The second stage in the development of the trip budget is to consider what the initial vehicular trip budget, indicated by stage 1 above, means for the mode shares required from the site if the development is to come forward while ensuring that the trip budget is not breached.
- 3.4 The car mode share is an important consideration because car mode shares that have been achieved elsewhere in the UK and Europe to give an indication of the minimum car mode shares that could be achievable in the Greater Cambridge area. The acceptable car mode share in an area is informed by the existing and proposed highway network, public transport services, and the active travel offers in the area around a development site.
- 3.5 The resulting car driver mode share informs the eventual development quantum and mix for each site that is considered to be deliverable, so that the proposed development is credible and defensible. Both parts of this initial stage are necessary to demonstrate that there is a reasonable prospect that the proposed development could come forward in a way that does not have a severe residual impact on the highway network around the site.

Refinement of the Trip Budget

- 3.6 Once the initial trip budget has been set the next stage is to look in more detail at the operation of the local highway networks. This analysis should be based on observed traffic data to enable a more detailed analysis of the network performance to be undertaken. The use of observed data will highlight if certain movements at junctions have more restrictions than others. Although this more detailed analysis may result in slight revisions to the trip budget, experience at locations like North East Cambridge and Waterbeach in Greater Cambridge, and Alconbury Weald in Huntingdonshire show that the refined trip budget is not significantly different to the initial figure, for example, the North East Cambridge initial trip budget was 3,000 vehicles in both peak periods, while the

final trip budget is 3,000 vehicles in the AM Peak and 3,900 vehicles in the PM Peak.

- 3.7 The refinement of the trip budget should be incorporated into a detailed transport strategy for the development that identifies the development quanta and mix proposed as well as the mitigation and resulting car mode share required to enable the development to come forward within the identified trip budget. This mitigation should include access for all modes of transport. The transport strategy should also set out the phasing of the proposed development. The phasing plan will allow assessment of when each of the mitigation measures identified are required. It is also at this stage in the process that the detailed approach to implementing the trip budget, and associated approach to monitoring and managing site-related travel, should be established and agreed.
- 3.8 Where the development site comprises more than one landowner / developer the strategy should also identify how the costs for the mitigation required to make the whole site work, including any off-site measures are going to be apportioned to the various landownership parcels within the site to ensure that all developers pay their fair share of the infrastructure bill. Proposals for delivery of such measures should also be established at this stage.
- 3.9 The outcome of the transport strategy will establish the level of acceptable trip making by all modes from the site on the surrounding transport network which will form then a robust basis for planning obligations and ongoing post-planning monitoring. It is at this stage that detailed conclusions can be reached about how the trip budget will be applied and monitored in practice.

Sites not identified through the plan making process

- 3.10 During the planning application process, operational network assessments similar to those set out in the refinement stage of the process set out above should be undertaken as part of the Transport Assessment. This should take account of phasing, access arrangements, network mitigations and wider

changes, as well as detailed and agreed methodologies for wider growth / reductions and other committed schemes. The Transport Assessment will report the trip generation, distribution, mode share and assignment in detail of the completed development using a methodology that must be scoped and agreed with Cambridgeshire County Council.

- 3.11 The Transport Assessment needs to establish the level of acceptable trip making from the site on the surrounding network that will form the basis of planning obligations and ongoing post-planning monitoring.

Post Planning – Phased Delivery – ‘The Compliance and Control Stage’

- 3.12 At each reserved matters application seeking consent for the details of the delivery phases of development, the technical work will need to be reviewed to consider the performance of the external highway network at the time of the assessment as well as the performance of any occupied elements of the site against the trip budget and the car driver mode share target identified. External changes can be incorporated into these refined assessments alongside detailed monitoring data from occupied parts of the development. Monitoring will ensure full accountability and if necessary further mitigation, or refocussed mitigation which may be needed to ensure that overall compliance with the trip budget is achieved. The full detail of these mechanisms would be established in the s.106 obligations entered into on the grant of outline consent.

Appendix 16: Average Household Sizes for Greater Cambridge Shared Planning

8 May 2025

Introduction

- 1.1 This paper sets out average household sizes for new developments in Cambridge and South Cambridgeshire and the methodology used to produce them, as requested by Greater Cambridge Shared Planning (GCSP) to inform their Local Plan infrastructure delivery plan work.
- 1.2 These average household sizes are for use as a starting point for understanding infrastructure and service demands from populations arising from the new developments presented in outline format in the emerging Local Plan. Data for a range of different individual housing developments in Cambridge and South Cambridgeshire have been grouped together into broad typologies based on the requirements of GCSP to establish a set of average household sizes for these Local Plan sites.
- 1.3 Average household sizes have been produced for:
 - Cambridge fringe sites,
 - Cambridge urban area sites,
 - Cambridge key worker developments with a high proportion of 1 and 2 bed dwellings,
 - South Cambridgeshire new settlements, and
 - South Cambridgeshire rural sites.
- 1.4 At this stage of the Local Plan process there is no detail on the housing mix - in terms of size, tenure or typology - that will come forward at the sites being considered. This methodology, and the resulting average household sizes, takes an average from existing new developments with a range of characteristics considered to be broadly similar to those in the emerging Local Plan to apply at this stage. Once the detail of the housing mix at these sites does come forward in

the new Local Plan, these assumptions will need to be reviewed and demographic modelling taking into account the detail of the housing mix will be required.

- 1.5 As new developments settle and mature over time, they are likely to experience troughs and peaks in population. The age of the development as well as the dwelling mix at the time of data collection can have a notable impact on the average household sizes that result, and these factors have also been considered alongside the analysis itself.
- 1.6 Some services require infrastructure planning based on meeting the requirements for peak demand. There may be mechanisms already in place for planning for these services and where they do, these should be used. For example, for education planning purposes Cambridgeshire County Council, which has statutory duties to provide sufficient early years and childcare provision and education provision for every child living in its area of responsibility, has a set of [Child Yield Multipliers](#) that must be used for the planning of these services.

Methodology

2.1 Census 2021 datasets on households and household populations were used as the main source to produce average household sizes, being the most comprehensive and consistent evidence base available. Given the limitations of Census 2021 data availability at small area level, larger-scale housing developments in Cambridge and South Cambridgeshire where dwellings have been completed in the 20 or so years prior to Census 2021 were identified to use in the analysis. The eligible developments identified were:

- Cambourne (which includes Great Cambourne, Upper Cambourne and Lower Cambourne),
- Orchard Park,
- Northstowe,
- North West Cambridge (also known as Eddington),
- NIAB (also known as Darwin Green),
- Cambridge Southern Fringe (which includes the developments of Bell School, Clay Farm, Glebe Farm, and Trumpington Meadows), and

- Cambridge Station Road West (also known as CB1).

2.2 In addition, three smaller developments in South Cambridgeshire were identified:

- Land at former Bayer CropScience site in Hauxton,
- Land west of Ermine Street South in Papworth Everard, and
- Land north of Bannold Road in Waterbeach.

2.3 Where relevant, additional data sources have been referenced, for example to allow for the age of the development to be taken into consideration. These additional data sources include Cambridgeshire County Council's [New Development Survey of Northstowe](#) and [New Development Survey of the Southern Fringe](#).

2.4 Census 2021 data was collected using Census Output Areas (OAs, an Office for National Statistics geography with each OA consisting of around 125 households and a population of around 300) - the lowest level of geography for Census 2021 data. As OAs do not perfectly match new development boundaries, a best-fit approach was used to group Census 2021 OAs into the housing developments identified above.

2.5 The Census 2021 OA data was aggregated and analysed at development and OA level to understand and compare the characteristics of each development, including the proportion of households by number of bedrooms and the proportion of homes by tenure. The groupings of OAs are used to represent each development in the tables below.

2.6 A more detailed explanation of the methodology used is provided in Appendix 1, and an overview of each of the new developments included in the analysis is provided in Appendix 2.

Average household sizes

Overview

3.1 Table 1 below sets out the average household sizes for each development typology as requested by GCSP. It also compares them to the overall average household size for Cambridge and South Cambridgeshire for all households from Census 2021.

Table 1: average household sizes for Cambridge and South Cambridgeshire development types and Cambridge and South Cambridgeshire Census 2021 averages for all households [Note 1]

Development type	Average household size
Cambridge urban	2.40
Cambridge fringe	2.70
Cambridge key worker	1.80
South Cambridgeshire new settlement	2.85
South Cambridgeshire rural	2.60
Cambridge Census 2021 average	2.40
South Cambridgeshire Census 2021 average	2.40

[Note 1] Census 2021 Cambridge and South Cambridgeshire average household size rounded to the nearest 0.05.

[Note 2] the Cambridge and South Cambridgeshire Census 2021 averages are for all households, so include households living in recently built dwellings and those living in existing dwellings. The average household sizes for the development types are based on OAs aggregated to housing developments on a best-fit basis.

3.2 Each section below provides further detail on the individual developments used in each typology. It also includes the proportion of households by tenure and number of bedrooms for each development. This has been included for consideration when applying the average household sizes for planning infrastructure and service demands, as these variables influence the population characteristics of developments. This is demonstrated in Table 2 and

3.3 Table 3 below, which show the average household sizes by tenure and by number of bedrooms from Census 2021 for Cambridge and South Cambridgeshire.

Average household sizes are larger for affordable tenures for all dwelling sizes apart from those with one bedroom across both local authority areas.

3.4 Data by tenure in this analysis has been aggregated into market tenure (households who own their home outright, with a mortgage or rent from a private landlord) and affordable tenure (households who rent from a social landlord or own their home with Shared Ownership).

Table 2: household population, number of households and average household size by tenure and number of bedrooms for Cambridge, Census 2021

Tenure	Number of bedrooms	Household population	Number of households	Average household size
All	1 bedroom	9,616	12,885	1.34
Market	1 bedroom	5,623	7,935	1.41
Affordable	1 bedroom	3,993	4,950	1.24
All	2 bedrooms	14,511	29,422	2.03
Market	2 bedrooms	10,032	19,074	1.90
Affordable	2 bedrooms	4,479	10,348	2.31
All	3 bedrooms	16,449	42,880	2.61
Market	3 bedrooms	12,889	31,273	2.43
Affordable	3 bedrooms	3,560	11,607	3.26
All	4 or more bedrooms	11,815	41,062	3.48
Market	4 or more bedrooms	11,085	37,270	3.36
Affordable	4 or more bedrooms	730	3,792	5.19

Table 3: household population, number of households and average household size by tenure and number of bedrooms for South Cambridgeshire, Census 2021

Tenure	Number of bedrooms	Household population	Number of households	Average household size
All	1 bedroom	4,493	5,610	1.25
Market	1 bedroom	2,199	2,922	1.33
Affordable	1 bedroom	2,294	2,688	1.17
All	2 bedrooms	15,031	28,138	1.87
Market	2 bedrooms	9,950	17,663	1.78
Affordable	2 bedrooms	5,081	10,475	2.06
All	3 bedrooms	23,556	57,434	2.44
Market	3 bedrooms	20,011	46,698	2.33
Affordable	3 bedrooms	3,545	10,736	3.03
All	4 or more bedrooms	23,836	69,503	2.92
Market	4 or more bedrooms	23,383	67,606	2.89
Affordable	4 or more bedrooms	453	1,897	4.19

3.5 It should be noted that in the developments included in the sections below the number or proportion of affordable households does not always match the amount set out in the original planning permission for the development. This may be due to any combination of the following reasons:

- Developments not being completely built out at the time of Census 2021,
- The best-fit aggregation of OAs methodology used (see Appendix 1 for more information),
- Changes to affordable tenure dwellings that have occurred since the development was completed, such as staircasing to 100% ownership in Shared Ownership properties and social rented housing sold under Right to Buy.

Cambridge urban area sites

Average household size: 2.40

3.6 Census 2021 data is not available at a sufficient level of geographical accuracy to be able to assess average household sizes for smaller urban developments within Cambridge. The average household size for urban sites has been assessed by including a range of identified developments that sit within or span the Cambridge urban area, alongside consideration of the overall average household size for Cambridge. Using this broader range of sites means that the resulting average household size makes some provision for the current uncertainty in the mix of homes that will come forward in future new urban area developments. The following developments have been considered in developing a Cambridge urban sites average household size:

- Darwin Green,
- Orchard Park, and
- Station Road West.

3.7 These sites reflect a broad range of different development characteristics and locations across Cambridge. While Orchard Park is located within the boundary of South Cambridgeshire District, it has been included in this typology due to it directly bordering Cambridge City District, forming part of Cambridge's urban built-up area and being classified as an urban site by GCSP. In addition, while the broader Darwin Green development is categorised by GCSP as a fringe site, it has been included in this typology as the small area completed at Census 2021 is located closer to Cambridge's urban area and has characteristics more like other Cambridge urban sites.

3.8 The differences in the characteristics of these developments range from the higher proportions (90% or more) of one and two bedroom households found in the Station Road West development, to the higher proportion of households with three or more bedrooms found in Orchard Park. All of the developments have a proportion of affordable tenure households of at least 33%, which is approaching (but not at) the current policy aspirations of 40% affordable tenures in new developments.

3.9 When taken as an overall average for all developments, Cambridge urban developments have an average household size of 2.39. The overall characteristics are 36.0% affordable tenure households, with a broadly similar proportion of one, three and four or more bedroom households (ranging from 16% to 19%) and a higher proportion of two bedroom households (47.9%).

3.10 It has not been possible, at this stage, to source geographically detailed enough data for smaller sites in Cambridge. As the average household size of 2.39 from the sites in Table 2 below aligns with the overall average household size for Cambridge as a whole, it is reasonable to use an average household size of 2.40 for urban area sites in Cambridge, given the limitations of the data available.

Table 4: average household sizes for Cambridge urban area sites, Census 2021

Development	Count of OAs	Number of households	Household population	Average household size	Range of OA average household sizes
Darwin Green	1	224	490	2.19	2.19 to 2.19
Orchard Park	7	1,058	2,780	2.63	2.45 to 2.98
Station Road West	5	393	727	1.85	1.74 to 2.1
Cambridge urban total	13	1,675	3,997	2.39	1.74 to 2.98

Table 5: households by tenure and number of bedrooms for Cambridge urban area sites, Census 2021

Development	Proporti on of afforda ble tenure househ olds	Proporti on of market tenure househ olds	Proporti on of one bedroo m househ olds	Proporti on of two bedroo m househ olds	Proporti on of three bedroo m househ olds	Proporti on of four or more bedroo m househ olds
Darwin Green	33.0%	67.0%	8.0%	66.5%	8.0%	17.4%
Orchard Park	37.0%	63.0%	10.4%	41.7%	22.7%	25.3%
Station Road West	34.7%	65.3%	35.9%	53.9%	6.9%	3.3%
Cambridge urban total	36.0%	64.1%	16.0%	47.9%	17.0%	19.1%

Cambridge fringe sites

Average household size: 2.70

3.11 The following developments have been considered in developing an overall Cambridge fringe sites average household size:

- Bell School,
- Clay Farm,
- Glebe Farm, and
- Trumpington Meadows.

3.12 These sites are collectively referred to as the Cambridge Southern Fringe development. Clay Farm, Glebe Farm and Trumpington Meadows are located in the southwest of Cambridge in Trumpington ward (with part of Trumpington Meadows also in South Cambridgeshire district), while Bell School is to the south of Cambridge in Queen Edith's ward.

3.13 When taken as an overall average for all Southern Fringe developments, Census 2021 data shows Cambridge fringe sites have an average household size of 2.66. The overall characteristics are 37.7% affordable tenure households, with almost 50% of households having 3 or more bedrooms and just over 11.1% having one bedroom. An average household size of 2.70 is proposed for Cambridge fringe developments, rounding 2.66 up to one decimal place to account for the fact that some of the Cambridge Southern Fringe developments were not yet fully completed at Census 2021.

Table 6: average household sizes for Cambridge fringe sites, Census 2021

Development	Count of OAs	Number of households	Household population	Average household size	Range of OA average household sizes
Bell School	2	303	699	2.31	1.68 to 2.53
Clay Farm	15	2,055	5,610	2.73	1.78 to 3.18
Glebe Farm	3	379	991	2.61	2.31 to 2.79
Trumpington Meadows	7	850	2,248	2.64	2.33 to 3.27
Cambridge fringe total	27	3,587	9,548	2.66	1.68 to 3.27

Table 7: households by tenure and number of bedrooms for Cambridge fringe sites, Census 2021

Development	Proportion of affordable tenure households	Proportion of market tenure households	Proportion of one bedroom households	Proportion of two bedroom households	Proportion of three bedroom households	Proportion of four or more bedroom households
Bell School	32.9%	67.1%	13.3%	43.2%	12.3%	31.2%
Clay Farm	40.5%	59.5%	12.4%	39.9%	25.4%	22.3%
Glebe Farm	27.7%	72.3%	8.9%	27.6%	32.8%	30.7%
Trumpington Meadows	37.1%	63.0%	8.1%	41.3%	27.0%	23.6%
Cambridge fringe total	37.7%	62.3%	11.1%	39.2%	25.5%	24.2%

Cambridge key worker sites with a high proportion of 1 and 2 bed dwellings

Average household size: 1.80

- 3.14 The following development has been considered in developing an overall Cambridge key worker sites average household size:
- North West Cambridge.
- 3.15 This development includes a mix of market tenure housing, student accommodation as well as housing for staff at the University of Cambridge and affiliated institutions. Due to the specific characteristics of this development, the average household size for Cambridge key worker sites should be applied with these limitations in mind.
- 3.16 The average household size for Cambridge key worker sites is 1.80. The overall characteristics are 23.3% affordable tenure households, with the vast majority of households having either one bedroom (40.0%) or two bedrooms (52.6%).

3.17 It is noteworthy that this average household size of 1.80 is similar to the average household size for Station Road West, included in

3.18 Table 4 above, which also has a high proportion of one and two bedroom dwellings (89.8%).

Table 8: average household sizes for Cambridge key worker sites, Census 2021

Development	Count of OAs	Number of households	Household population	Average household size	Range of OA average household sizes
North West Cambridge	6	686	1,237	1.80	1.53 to 2
Cambridge key worker total	6	686	1,237	1.80	1.53 to 2

Table 9: households by tenure and number of bedrooms for Cambridge key worker sites, Census 2021

Development	Proportion of affordable tenure households	Proportion of market tenure households	Proportion of one bedroom households	Proportion of two bedroom households	Proportion of three bedroom households	Proportion of four or more bedroom households
North West Cambridge	23.3%	76.8%	40.0%	52.6%	2.8%	4.7%
Cambridge key worker total	23.3%	76.8%	40.0%	52.6%	2.8%	4.7%

South Cambridgeshire new settlements

Average household size: 2.85

3.19 The following developments have been considered in developing an overall South Cambridgeshire new settlements average household size:

- Cambourne, and
- Northstowe.

3.20 Both these developments have a high proportion of three or more bedroom households, with 68.7% in Cambourne and 73.7% in Northstowe. It should also be noted that they have lower proportions of affordable tenure households compared to the current Local Plan policy aspirations of 40%, with 23.9% in Cambourne (noting that Cambourne's outline permission was for 30% affordable) and 19.8% in Northstowe.

3.21 When taken as an overall average for all developments, South Cambridgeshire new settlement sites have a Census 2021 average household size of 2.79. The overall characteristics are 23.1% affordable tenure households, with over two thirds of households having 3 or more bedrooms and 5.1% having one bedroom.

Table 10: average household sizes for South Cambridgeshire new settlement sites, Census 2021

Development	Count of Output Areas	Number of households	Population living in households	Population per household ratio	Range of Overall average household sizes
Cambourne	33	4,145	11,721	2.83	1.92 to 3.27
Northstowe	7	908	2,402	2.65	2.46 to 2.78
Total South Cambridgeshire	40	5,053	14,123	2.79	1.92 to 3.27

Table 11: households by tenure and number of bedrooms for South Cambridgeshire new settlement sites, Census 2021

Development	Proportion of affordable tenure house holds	Proportion of market tenure house holds	Proportion of one bedroom house holds	Proportion of two bedroom house holds	Proportion of three bedroom house holds	Proportion of four or more bedroom house holds
Cambourne	23.9%	76.2%	5.5%	25.7%	33.1%	35.7%
Northstowe	19.8%	80.2%	3.2%	23.1%	37.6%	36.1%
South Cambridgeshire new settlement total	23.1%	76.9%	5.1%	25.3%	33.9%	35.7%

3.22 Cambridgeshire County Council undertook a New Development Survey of Northstowe between July and September 2022. The results from this survey found an average population per household of 2.78. Given that Northstowe is still in the relatively early stages of development, with up to 10,000 homes planned altogether, and with the proportion of affordable homes expected to rise, it seems reasonable to factor in that there would be expected further growth in the average household size at Northstowe. This is based on evidence from trends seen in other new developments, for example the average household size in Cambridgeshire County Council's New Development Survey of the Southern Fringe undertaken in 2018 was 2.55, whilst Census 2021 data shows average household sizes of 2.69, as shown in Table 6 above.

3.23 Taking this into account, it is reasonable to use an overall average household size for South Cambridgeshire sites of 2.80-2.85. For the purposes of this work, it would be reasonable to assume the upper end of this range, 2.85.

South Cambridgeshire rural sites

Average household size: 2.60

3.24 The following developments have been considered in developing an overall South Cambridgeshire rural average household size:

- Land at former Bayer CropScience site in Hauxton,
- Land west of Ermine Street South in Papworth Everard, and
- Land north of Bannold Road in Waterbeach.

3.25 As noted for the Cambridge urban typology, the level of geography that Census 2021 data is available at is not sufficient for assessing the average household size of smaller rural sites in South Cambridgeshire. The three sites above were found to be suitable as they are located in areas where new OAs were created for Census 2021, reflecting recent growth in those areas. This enables an easier best-fit for aggregating OAs to the development boundary.

3.26 When taken as an overall average for all developments, South Cambridgeshire rural sites have a Census 2021 average household size of 2.54. The overall characteristics are 16.1% affordable tenure households, with over three quarters of households having 3 or more bedrooms and just 3.4% having one bedroom. It is noteworthy that the Papworth Everard development, with the larger average household size, completed in 2017, compared to completion dates of 2020 for the Hauxton and Waterbeach developments, only the year before Census 2021. It is recommended to round the average household size for South Cambridgeshire rural sites to 2.60.

Table 12: average household sizes for South Cambridgeshire rural sites, Census 2021

Development	Count of OAs	Number of households	Household population	Average household size	Range of OA average household sizes
Former Bayer Cropscience site Hauxton	1	173	431	2.49	2.49 to 2.49
Land north of Bannold Road Waterbeach	3	278	682	2.45	2.33 to 2.53
Land west of Ermine Street South Papworth Everard	3	378	994	2.63	2.44 to 2.99
South Cambridgeshire rural total	7	829	2,107	2.54	2.33 to 2.99

Table 13: households by tenure and number of bedrooms for South Cambridgeshire rural sites, Census 2021

Development	Proportion of affordable tenure households	Proportion of market tenure households	Proportion of one bedroom households	Proportion of two bedroom households	Proportion of three bedroom households	Proportion of four or more bedroom households
Former Bayer Cropscience site Hauxton	0.6%	99.4%	0.0%	15.6%	31.2%	53.2%

Development	Proportion of affordable tenure house holds	Proportion of market tenure house holds	Proportion of one bedroom house holds	Proportion of two bedroom house holds	Proportion of three bedroom house holds	Proportion of four or more bedroom house holds
Land north of Bannold Road Waterbeach	33.9%	66.1%	9.6%	27.3%	35.8%	27.3%
Land west of Ermine Street South Papworth Everard	10.3%	89.7%	0.3%	19.1%	41.0%	39.7%
South Cambridgeshire rural total	16.1%	83.9%	3.4%	21.1%	37.2%	38.3%

Annex 1 – detailed methodology and limitations

Detailed methodology

1.1 The following methodology was used to calculate the household population multipliers.

1. A list of large-scale housing developments in Cambridge and South Cambridgeshire that had dwellings completed in the 20 or so years prior to Census 2021 was compiled. The eligible developments identified were:
 - Cambourne (which includes Great Cambourne, Upper Cambourne and Lower Cambourne),
 - Orchard Park,
 - Northstowe,
 - North West Cambridge (also known as Eddington),
 - NIAB (also known as Darwin Green),
 - Cambridge Southern Fringe (which includes the developments of Bell School, Clay Farm, Glebe Farm and Trumpington Meadows), and
 - Cambridge Station Road West (also known as CB1).
2. In addition, three smaller developments in South Cambridgeshire were identified:
 - Land at former Bayer CropScience site in Hauxton,
 - Land west of Ermine Street South in Papworth Everard, and
 - Land north of Bannold Road in Waterbeach.
3. For each development, all Census 2021 Output Areas (OA) that intersected with the development boundary were selected. All address points located within these OAs were also selected.
4. The address point data was updated to include the following fields to record their overlap with the OAs and development polygon:
 - The name of the development the point was located within, or left blank if it was not within a development at all

- The name of the OA that the point was located within
5. The address point data was filtered so that, as far as possible, only addresses built when Census 2021 took place were included in the analysis. The following steps were applied:
 - Kept only addresses marked as residential,
 - Removed address points created after Census 2021,
 - Removed provisional and historic address points.
 6. A pivot table was created to compare the count of address points in each OA either within or outside a development. From this, the proportion of addresses within each OA that are located within the development was calculated.
 7. OAs with over 50% of addresses within a development were chosen to be used in the calculation of average household sizes.
 8. Census 2021 datasets for the OAs which were chosen to be included in the analysis were downloaded from NOMIS. The following Census 2021 tables were used for this analysis:
 - TS001 number of usual residents in households and communal establishments
 - TS003 household composition
 - TS007A age by five-year age bands
 - TS017 household size
 - TS041 number of households
 - TS044 accommodation type
 - TS050 number of bedrooms
 - TS054 tenure
 - RM204 number of dwellings
 - RM206 full-time students by age.
 9. A lookup was created to map each OA to a development based on the address point analysis. This was then joined to the Census 2021 OA data so that it could be aggregated to developments.

10. Average household sizes for each development were calculated from the aggregated OA data by dividing the total population living in households (from table TS001) by the total number of households (TS041).
11. Additional contextual analysis was done for each development using the remaining Census 2021 datasets, to understand the similarities and differences between the developments. For example, the proportion of households living in houses compared to flats, as well as the proportion of households by different tenures.
12. This same analysis was also repeated to compare the OAs located in each development. This was focused on identifying OAs with potentially unusual households that may have an impact on the population per household ratio, for example OAs containing high numbers of students.
13. Based on this analysis, OA E00187708 located in the Cambridge Station Area development was removed from this analysis. This was due to the high proportion of students located in this OA, yet with no communal establishment population. The population in this OA was therefore atypical of the average household and so would not be suitable for calculating average household size.
14. OA E00187711 located in the former Bayer CropScience Site in Hauxton was also removed from this analysis. This was due to retirement living apartments located in this OA, another population that is atypical of the average household. The average household size for this development is 2.23 when this OA is included.
15. Where relevant, additional data sources were considered to ensure that the age of the development is taken into account. These additional data sources include Cambridgeshire County Council's [New Development Survey of Northstowe](#) and [New Development Survey of the Southern Fringe](#).

Limitations

1.2 While Census 2021 offers the most comprehensive dataset on small area populations, there are some limitations to its use in calculating these household population multipliers:

- Due to the mismatch between development boundaries and OA boundaries – as demonstrated through the address analysis – it is not possible to perfectly match housing developments using OAs. Therefore a best fit approach must be used.
- In this analysis, the best fit approach used a threshold of at least 50% of residential addresses in the OA located within the development for it to be included in the analysis. This was used to ensure as much of the development was covered as possible, while minimising the impact households living in dwellings outside the development would have on calculating average household sizes.
- For this same reason, it is difficult to use OAs for analysis of smaller scale housing developments. This is because they are unlikely to fit development boundaries and so will include other addresses within them. The Office for National Statistics also tries to minimise the number of changes to OAs it makes at each Census, which means even where there has been a new housing development, this does not guarantee that a new OA will be created because of it.
- Census data is only available every 10 years and therefore can provide only a limited view of how average household sizes have changed on new developments over time.

Annex 2 – new development descriptions

1. Dwellings completions data are approximate and rounded to the nearest 50 dwellings.
 - Darwin Green – Darwin Green (also referred to as NIAB) is a development located in the northwest of Cambridge, which overlaps both Cambridge City and South Cambridgeshire districts. There are up to 2,700 dwellings planned for the development, with the first dwellings completed in 2010. Approximately 350 dwellings were completed by March 2021.
 - North West Cambridge – North West Cambridge (also referred to as Eddington) is a development located in the northwest of Cambridge, which overlaps both Cambridge City and South Cambridgeshire districts. There are up to 3,000 dwellings planned for the development, with the first dwellings completed in 2017. Approximately 900 dwellings were completed by March 2021, in addition to approximately 350 student bedrooms.
 - Cambridge Station Road West - the redevelopment of Cambridge station area, a mixed development of dwellings, student accommodation and business space. There are up to 350 dwellings planned for the development, with the first dwellings completed in 2014. Approximately 250 dwellings were built by March 2021, in addition to approximately 1,100 student bedrooms.
 - Cambridge Southern Fringe – this development comprises of four distinct development sites (Bell School, Clay Farm, Glebe Farm and Trumpington Meadows) located in southwest Cambridge, with part of Trumpington Meadows also located in South Cambridgeshire. There are up to 3,950 dwellings planned across all three developments, with the first dwellings completed in 2012. Approximately 3,750 dwellings were completed by March 2021, with each of the three developments either complete or nearing completion.
 - Orchard Park – Orchard Park is a development located on the northern fringe of Cambridge, within South Cambridgeshire district. There are up to approximately 1,200 dwellings planned for the development, with the

first dwellings completed in 2007. The development is almost finished, with approximately 1,050 dwellings completed by March 2021.

- Cambourne - Cambourne was a development to create a new settlement of the same name in South Cambridgeshire, located between Cambridge and St Neots. The first dwellings were completed in 1999, with approximately 4,300 dwellings completed by March 2021.
- Northstowe - Northstowe is a development to create a new settlement of the same name in South Cambridgeshire, located on former RAF Oakington between Cambridge and Huntingdon. There are up to 10,000 dwellings planned for the development, with the first dwellings completed in 2017. Approximately 950 dwellings were completed by March 2021.
- Land at former Bayer CropScience site in Hauxton – this development is located on the edge of Hauxton village along the A10 under planning permissions S/1911/14/RM, S/0410/15/RM and S/0175/16/FL. The first completions were in 2016, with all dwellings (approximately 300) completed by 2020.
- Land west of Ermine Street South in Papworth Everard – this development is located on the edge of Papworth Everard village under planning permissions S/1688/08/RM, S/1624/08/RM and S/1523/13/VC. The first completions were in 2012, with all dwellings (approximately 350) completed by 2017.
- Land north of Bannold Road in Waterbeach – this development consists of a cluster of smaller developments on land near Bannold Road and Cody Road in Waterbeach village, under planning permissions S/0296/15/FL, S/2458/16/RM, S/2461/16/FL, S/2491/16/RM and S/2588/15/RM. The first completions were in 2016, with all dwellings (approximately 300) completed by 2020.

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Appended separately

Appendix 17 Greater Cambridge employment trajectory October 2025

Appendix 18 Settlement Hierarchy Study

Appendix 19 Settlement Boundaries Review

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