

Development Strategy

Topic Paper

Appendix 10: Housing Trajectory for the Local Plan



Greater Cambridge Local Plan

Topic Paper published as part of the Proposed Submission Local Plan - Regulation 19 consultation (August 2026 - September 2026)



Development Strategy Topic Paper 2026

Appendix 10: 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 \(April 2026\)](#). 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 Proposed Submission 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, specific delivery information gathered from the developer / landowner / agent of the site, 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 Proposed Submission 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 Table 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 Table 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:

- **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): a reassessment of the site capacity for Henry Giles House part of this allocation results in an **additional 12 dwellings**,
- **Cambridge Professional Development Centre, Foster Road** (adopted Cambridge Local Plan allocation R16): a reassessment of the site capacity results in this site being anticipated to deliver only 40 dwellings rather than 67 dwellings, however reduction of 27 dwellings has already been accounted for in the existing supply,
- **Clifton Road Area** (adopted Cambridge Local Plan allocation M2):

extension of the adopted allocation to include Cambridge Junction and Cambridge Leisure (previously proposed as a new separate allocation in the Draft Greater Cambridge Local Plan - **S/C/CJ: Cambridge Junction and Cambridge Leisure, Hills Road**), and a reassessment of the site capacity for this new combined allocation results in an **additional 150 dwellings**, 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 2026). For two sites this is not the case, and therefore the assumptions for these two sites are set out below.

3.3 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. For the purposes of the Local Plan housing trajectory, the following assumptions have been made for the delivery of the additional 30 dwellings:

- Assume 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 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 For land at Clifton Road (including Cambridge Junction and Cambridge Leisure) (Policy S/LAC / Site S/C/LCR), which includes the **Clifton Road Area** (adopted allocation M2) and additional land at Cambridge Junction and Cambridge Leisure (previously proposed as a separate new allocation - S/C/CJ: **Cambridge Junction and Cambridge Leisure, Hills Road**), the additional dwellings are anticipated on land currently occupied by Cambridge Junction and Cambridge Leisure, and development of this land was not considered as part of the existing supply. For the purposes of the Local Plan housing trajectory, the following assumptions have been made for the delivery of the additional 150 dwellings:

- Assume completions in 2033/34 and 2034/35 based on typical assumptions of 4 years from submission of outline planning application to first completions, and assuming submission of outline application is once the site is available. Officers understand that there are existing leases in place such that the site is not available until 2029/30. Anticipated completions are therefore also after 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.
- Long leaseholder of Cambridge Leisure (Landsec) has advised that the masterplan for the area that was developed a few years ago does not include any residential uses (see Response 1 in Annex A). However, landowner discussions with the LPA have indicated that residential development could be possible subject to viability and future market conditions.

3.5 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),
- **Henry Giles House, Chesterton Road** (adopted Cambridge Local Plan allocation R4) – Carlyle House part of this allocation,
- **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),
- **149 Cherry Hinton Road and Telephone Exchange, Coleridge Road** (adopted Cambridge Local Plan allocation R8),
- **82-88 Hills Road and 57-63 Bateman Street** (adopted Cambridge Local Plan allocation M5),
- **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).

3.6 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.

Garages at St Matthews Street and Norfolk Street, Cambridge (Policy S/LAC / Site S/C/SMS):

- Landowner (Cambridge City Council) has advised that the site is currently not shortlisted for redevelopment, and is not anticipated to be redeveloped before 2036, but could be redeveloped within the plan period (see Response 2 in Annex A).
- For the purposes of the Local Plan housing trajectory, assume first completions in 2039/40, based on typical assumptions of 3 years from submission of full planning application to first completions (if wait until 2036 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):

- Agent (on behalf of Meridian Trust and Cambridgeshire County Council) has advised that the site is available now, that discussions are underway regarding securing a developer, and that a full planning application will be submitted in late 2026 / early 2027 (see Response 3 in Annex A).
- Agent anticipates that construction will start on the first dwellings in 2027/28, and that the first completions will be in late 2027 / early 2028 (see Response 3 in Annex A).
- For the purposes of the Local Plan housing trajectory, assumed first completions in 2032/33 when the Grafham water supply transfer is due to be completed, which is also consistent with the typical assumptions of 4 years from submission of outline planning application to first completions assuming submission of outline application is in 2028/29, after adoption of the Local Plan in the last quarter of 2027/28.
- 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):

- Full planning application (26/00039/FUL) for demolition of 108 dwellings and erection of 134 dwellings submitted in January 2026.
- Developer (Cambridge Investment Partnership) anticipates that construction will start on site in November 2026, that the first dwellings will be completed in 2027/28, and that the development will be completed in 2030/31 (see Response 4 in Annex A).
- Assume demolitions in 2026/27.
- 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 summer 2026.
- For the purposes of the Local Plan housing trajectory, assume 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 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.

1-78 Hanover Court, 1-49 Princess Court and garage at Newtown garages, Cambridge (Policy S/LAC / Site S/C/HPC):

- Full planning application (25/04187/FUL) for demolition of 127 dwellings and erection of 165 dwellings submitted in October 2025.
- Developer (Cambridge Investment Partnership) anticipates that construction will start on site in September 2026, that the first dwellings will be completed in 2028/29, and that the development will be completed in 2029/30 (see Response 6 in Annex A).
- Assume demolitions in 2026/27.
- 38 dwellings (net) anticipated in 2024-2045.
- 38 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.
- Developer (Cambridge Investment Partnership) has advised Cambridge City Council's current thinking is to remove the site from the residential land portfolio and explore alternative uses (see Response 7 in Annex A). However, as the consideration of alternative residential uses is at an early stage the site continues to be proposed for allocation for residential uses.
- For the purposes of the Local Plan housing trajectory, assume completions will not be within the first five years from plan adoption (2028/29 – 2032/33). Assume first completions in 2035/36, based on typical assumptions of 3 years from submission of full planning application to first completions (if wait until 2032/33 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.
- 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):

- Developer (Cambridge Investment Partnership) has advised that the existing dwellings have been demolished (see Response 8 in Annex A).
- Developer anticipates that a full planning application will be submitted in Q2 2026, that construction will start on site in early 2027, that the first dwellings will be completed in late 2028 / early 2029, and that the development will be completed in 2029 (see Response 8 in Annex A).
- Demolition of existing dwellings included within the existing supply.
- 29 dwellings anticipated in 2024-2045.
- -5 dwellings (net) anticipated in total within this allocation, consisting of -34 dwellings in existing supply and 29 new dwellings from new allocation.

Cambridge East (Policy S/CE) – airport:

- Agent (on behalf of Marshalls) has advised that the airport site will be vacant by 2030 with parts of the site vacant from 2028 (see Response 9 in Annex A).
- Agent anticipates that a delivery partner will be appointed by Q2 2026 who will commence the preparation of a planning application, and that a planning application will be submitted prior to the Local Plan being adopted (see Response 9 in Annex A).
- Agent anticipates that construction will start on both the initial infrastructure and first dwellings in 2030, and that the first dwellings will be completed in 2030/31 (see Response 9 in Annex A).
- Agent anticipates that up to 400 dwellings a year will be delivered via multiple outlets, and that 5,400 dwellings will be delivered by 2045 (see Response 9 in Annex A).
- In June 2026, Homes England and The Hill Group [announced](#) that they have completed the acquisition of the Cambridge airport site, and that Cambridge Growth Company (a subsidiary of Homes England) will work in collaboration with Hill to deliver the site. The announcement includes that Marshall will relocate its operations by mid-2029, and that the partners will have a focus on accelerating housing delivery.
- The delivery of this urban extension to Cambridge is reliant on the proposed

Cambridge Eastern Access scheme, including the relocation of Newmarket Road Park and Ride, as well as the provision of a high-quality public transport route through the site. The site will also need to contribute to a future scheme linking the high-quality public transport route through the site to the city centre. However, significant site-specific off-site physical transport infrastructure improvements are not required ahead of new homes being delivered. Officers have confirmed that the new railway station is not required ahead of the delivery of new homes on this site.

- For the purposes of the Local Plan housing trajectory, assume first completions in 2032/33 when the Grafham water supply transfer is due to be completed and that the build out rates will be up to 350 dwellings a year (consistent with typical assumptions for an urban extension).
- 3,950 dwellings anticipated in 2024-2045.
- 8,000 dwellings anticipated in total within the airport part of this allocation, which is in addition to dwellings at Marleigh (within existing supply or completed) and dwellings at Springstead Village (within existing supply, completed or from densification).

Cambridge East (Policy S/CE) – Springstead Village:

- Some pre-application discussions undertaken relating to additional supply of 350 dwellings through densification, and planning application anticipated in 2026/27.
- Delivery from existing supply already anticipated up to 2033/34. For the purposes of the Local Plan housing trajectory, assume first completions for additional supply (above previously planned and committed development through densification) in 2033/34, which is after the Grafham water supply transfer is due to be completed and 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 2033/34 and 2036/37.

- 350 dwellings anticipated in 2024-2045.
- 1,484 dwellings anticipated in total within this allocation, consisting of 350 dwellings (new allocation, densification) and 1,134 dwellings (within existing supply or completed). Additionally, this allocation is anticipated to deliver 66 older peoples bedspaces (which are within existing supply).

North West Cambridge (Policy S/ED):

- New outline planning applications (25/03746/OUT and 25/03753/OUT), including for the additional dwellings through densification, were submitted in September 2025. The outline planning applications are anticipated to be taken to the Councils' Joint Development Management Committee in July 2026, and the Section 106 agreement signed and planning decisions issued by the end of 2026.
- The Environmental Statement submitted with the outline planning applications being considered sets out that enabling, demolition and construction works are anticipated to be delivered in phases over a 10-year period, and an indicative development trajectory is provided which shows that the development will be completed by 2037.
- Delivery from existing supply (up to 3,000 dwellings) already anticipated up to 2031/32. For the purposes of the Local Plan housing trajectory, assume first completions for additional supply (above previously planned and committed development through densification) 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 6 years from submission of outline planning application (in 2025/26) 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 2042/43.
- 2,500 dwellings anticipated in 2024-2045.
- 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):

- Agent (on behalf of Cambridge Biomedical Campus Landowner Group) has advised that the residential plots as identified in the draft spatial framework are owned by Cambridge University Hospitals NHS Foundation Trust (CUH), and that a detailed study to explore how to bring forward opportunities within CUH ownership, including housing, is still on-going (see Response 10 in Annex A).
- Agent anticipates that delivery of any residential uses on this site will be after the first five years (see Response 10 in Annex A).
- For the purposes of the Local Plan housing trajectory, assume 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 in 2028/29, after adoption of the Local Plan in the last quarter of 2027/28.
- 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):

- Agent (on behalf of Martin Grant Land) has advised that the land within their control is available now, and that a number of assessments are being undertaken (see Response 11a in Annex A).
- Agent anticipates that an outline or hybrid application for part of the site will be submitted around the time of adoption of the Local Plan, and that delivery of site infrastructure could be undertaken in parallel with the transport infrastructure works for East West Rail and Cambourne to Cambridge busway (see Response 11a in Annex A).
- Agent anticipates that construction will start on the first dwellings after 2033, that the first completions will be in 2034/35, and that up to 300 dwellings a year will be delivered (see Response 11a in Annex A).

- The extension to the Cambourne to Cambridge public transport corridor scheme, across the A428 from existing Cambourne, is required for the delivery of the majority of dwellings within this new settlement. The timescale for the delivery of the Cambourne to Cambridge public transport corridor extension is subject to the outcome of its consent process but it is confirmed that a project delivery partner is actively being sought Greater Cambridge Partnership.
- The new East West Rail Station at Cambourne is expected to open in the mid-late 2030s, based on the information published by EWR Co. as part of their April-June 2026 public consultation, with the exact date to be confirmed in late 2026/early 2027. Officers understand that the Local Highways Authority do not consider that the station needs to be open before housing development on this site starts, subject to the timely provision of other transport infrastructure and active travel measures.
- First completions are after completion of the Grafham water supply transfer.
- Agent (on behalf of Endurance Estates) has not provided a response. Officers consider that the land within their control is unlikely to be within the early phases of residential development.
- 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 (24/01548/FUL) for 117 dwellings and commercial uses submitted in April 2024. The Council is waiting for further information to be submitted by the applicant. This information will be subject to consultation and consideration ahead of determination of the application. It is unclear when a decision will be made on this planning application.
- For the purposes of the Local Plan housing trajectory, assume completions will not be within the first five years from plan adoption (2028/29 – 2032/33) due to uncertainty relating to the determination of the pending planning application. Assume first completions in 2033/34, based on discussions relating to the delivery of this site already having started through the current pending planning application.
- Assumes annual build out rates of 50 dwellings a year, consistent with an outlet

within a new settlement.

- 120 dwellings anticipated in 2024-2045.
- 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).

Land adjacent to A11 and A1307 at Grange Farm (Policy S/GF):

- Agent (on behalf of Pampisford Estate) has advised that the site can be made available immediately (pending the necessary planning approvals), and that a suite of assessments have been prepared and submitted to form part of the Local Plan evidence (see Response 13 in Annex A).
- Agent anticipates that a hybrid application will be submitted around the time of adoption of the Local Plan, that will seek outline planning permission for the whole development, and full planning permission for a first phase of core infrastructure works and a first phase of development (see Response 13 in Annex A).
- Agent has advised that the landowner intends to act as the master developer, and will deliver the site infrastructure, before appointing SME housebuilders to deliver the housing and other uses (see Response 13 in Annex A).
- Agent anticipates that construction will start on initial infrastructure in 2032, and that some of this infrastructure will be completed in 2033 to allow for first residential completions (see Response 13 in Annex A).
- Agent anticipates that construction will start on the first dwellings in 2033, that the first completions will be in early 2034, and that up to 300 dwellings a year will be delivered (see Response 13 in Annex A).
- The Cambridge South East Transport (CSET) connection, including extension over the A11 from a new travel hub, is required for the delivery of the majority of dwellings within this new settlement. The timescale for the delivery of the CSET extension is still being discussed and agreed.
- For the purposes of the Local Plan housing trajectory, assume 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 in 2028/29, after adoption of the Local Plan in the last quarter of 2027/28. First completions are therefore also after completion of the Grafham water supply transfer.

- Assumes annual build out rates consistent with typical assumptions for a new settlement.
- 2,550 dwellings anticipated in 2024-2045.
- 4,500 dwellings anticipated in total within this allocation.

Babraham Research Campus (Policy S/RSC/BRC):

- Outline planning application (25/04634/OUT) for mixed use development, including up to 83 dwellings and the demolition of 40 dwellings, submitted in December 2025.
- For the purposes of the Local Plan housing trajectory, assume first completions in 2032/33 when the Grafham water supply transfer is due to be completed.
- Assumes demolition a year ahead of first completions.
- Assumes up to 40 dwellings completed each year as located within the rural area.
- 43 dwellings (net) anticipated in 2024-2045.
- 43 dwellings (net) anticipated in total within this allocation.

Land at Maarnford Farm, Hunts Road, Duxford (Policy S/RSC / Site S/RSC/MF):

- For the purposes of the Local Plan housing trajectory, assume 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 in 2028/29, after adoption of the Local Plan in the last quarter of 2027/28. 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 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):

- Agent (on behalf of Mr T Elbourn) has advised that an outline planning application is being prepared for submission in spring / early summer 2026, and that the site will be marketed for sale after securing outline planning permission (see Response 16 in Annex A).
- Agent anticipates that construction will start on site in 2027 / early 2028, that the first dwellings will be completed in 2028/29 and that the development will be completed in 2030/31 (see Response 16 in Annex A).
- For the purposes of the Local Plan housing trajectory assume first completions in 2032/33 when the Grafham water supply transfer is due to be completed. This 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 the last quarter of 2027/28 before submission of a full planning application in 2028/29).
- 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 (22/04215/FUL) for 64 dwellings submitted in September 2022.
- Housebuilder (Vistry) has advised that consideration of the full planning application has been delayed due to matters needing to be resolved on phase 1 of the development, but that it is anticipated that the full planning application will be considered at planning committee in early summer 2026 (see Response 17 in Annex A).
- Housebuilder anticipates that construction will start on site in early 2027, that the first dwellings will be completed 9 months later, and that the development will be completed a year after first completion (see Response 17 in Annex A).

- For the purposes of the Local Plan housing trajectory, assume first completions in 2032/33 when Grafham water supply transfer is due to be completed.
- 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):

- Housebuilder (Vistry) has advised that the site is available now, and that a number of assessments have been undertaken to inform a future planning application (see Response 18 in Annex A).
- Housebuilder anticipates that a full planning application will be submitted following adoption of the Local Plan, that construction will start on site 15 months after submission of the planning application, that the first dwellings will be completed a year after start on site, and that the development will be completed 19 months after first completion (see Response 18 in Annex A).
- For the purposes of the Local Plan housing trajectory, assume first completions in 2032/33 when Grafham water supply transfer is due to be completed. This 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 the last quarter of 2027/28 before submission of a full planning application in 2028/29).
- Assumes up to 40 dwellings completed each year as located within the rural area.
- 125 dwellings anticipated in 2024-2045.
- 125 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, and 4 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.

Figure 1a: Housing Trajectory for Greater Cambridge Local Plan 2024-2045

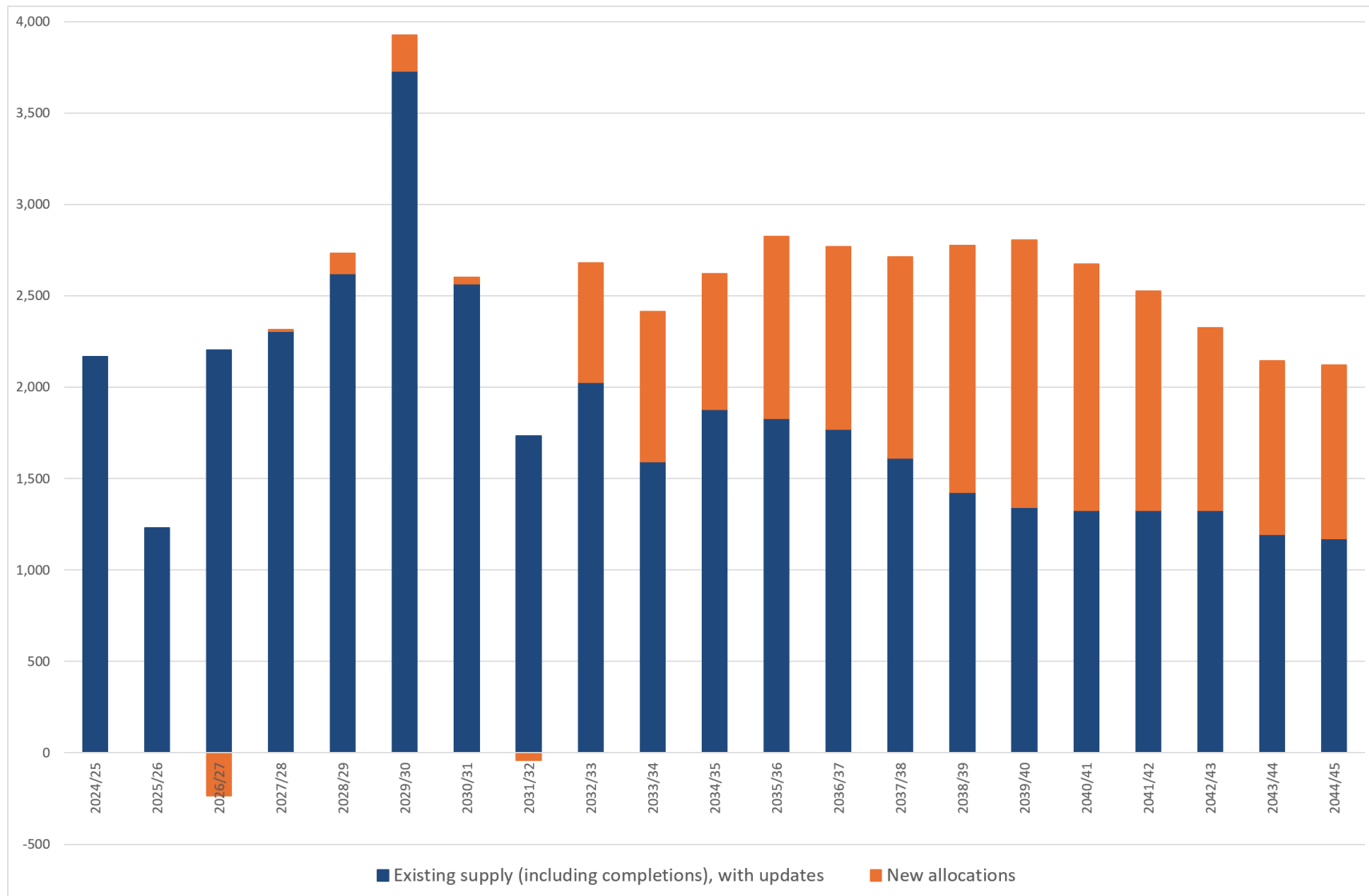
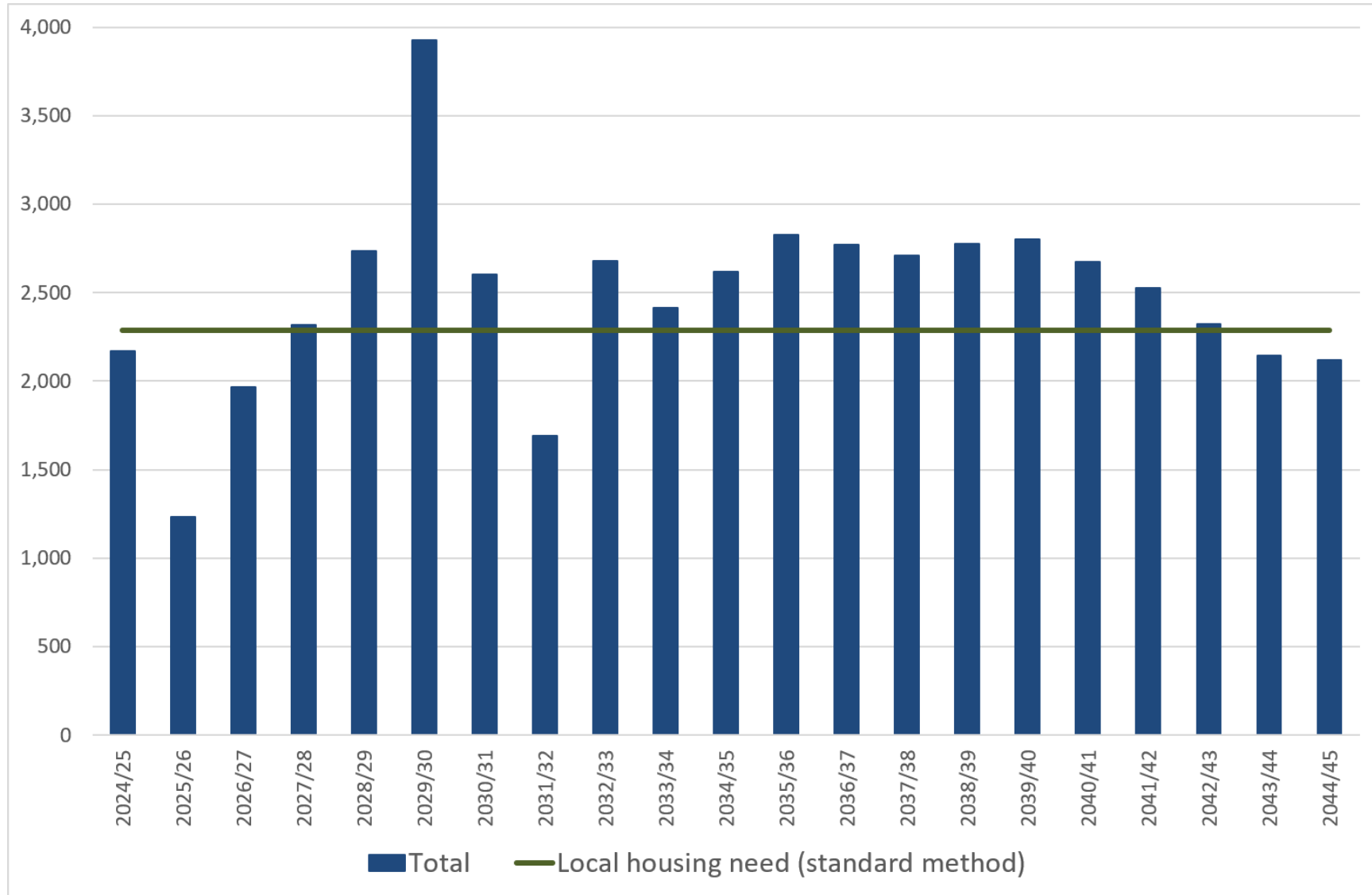


Figure 1b: Housing Trajectory for Greater Cambridge Local Plan 2024-2045



Housing Trajectory for Greater Cambridge Local Plan, 2024-2045

Figure 2: Existing supply (from completions, adopted allocations, sites with planning permission or a resolution to grant planning permission, and windfall allowance) plus updates from a review of adopted allocations

Year	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	886	362	927	587	440	554	495	450	817	550	550	500	519	425	425	425	425	425	425	425	425	11,037	0
North East Cambridge	-	0	0	0	0	425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	0
North West Cambridge (Eddington)	309	258	46	43	340	231	604	48	0	0	200	200	200	137	0	0	0	0	0	0	0	2,616	0
Darwin Green	211	231	386	264	160	491	210	140	140	140	80	80	0	0	0	0	0	0	0	0	0	2,533	0
Cambridge East – Marleigh and North of Cherry Hinton	281	136	355	310	159	331	145	235	157	33	0	0	0	0	0	0	0	0	0	0	0	2,142	0
Land north and south of Worts' Causeway	0	5	142	220	63	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	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Northstowe	181	72	109	343	488	550	518	300	300	300	300	300	300	300	300	300	300	300	300	250	271	6,382	2,292
Waterbeach New Town	92	36	53	126	394	539	281	300	300	300	300	300	300	300	300	300	300	300	300	300	300	5,721	5,254
Bourn Airfield New Village	0	0	0	25	100	250	125	0	0	0	250	255	300	300	300	300	300	300	300	220	175	3,500	0
Cambourne West	209	131	186	304	328	257	189	110	121	120	50	45	0	0	0	0	0	0	0	0	0	2,050	0
Wellcome Genome Campus	-	0	0	83	150	100	0	150	150	150	150	150	150	150	100	17	0	0	0	0	0	1,500	0
Total	2,169	1,231	2,204	2,305	2,622	3,728	2,567	1,733	2,027	1,593	1,880	1,830	1,769	1,612	1,425	1,342	1,325	1,325	1,325	1,195	1,171	38,378	7,546

Figure 3: Anticipated delivery from new allocations

Year	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
Garages between St. Matthews Street and Norfolk Street, Cambridge	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	12	0
North Cambridge Academy, 108 Arbury Road, Cambridge	-	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	-108	11	24	98	1	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	35	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0
1-78 Hanover Court, 1-49 Princess Court and garage at Newtown garages, Cambridge	-	0	-127	0	121	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0
Former Garage Block, East Road, Cambridge	-	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	40	0
1-33 Stanton House, Christchurch Street, Cambridge	-	0	0	0	9	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0
Cambridge East (airport)	-	0	0	0	0	0	0	0	50	150	250	350	350	350	350	350	350	350	350	350	350	3,950	4,050
Cambridge East (Springstead Village densification)	-	0	0	0	0	0	0	0	0	100	100	100	50	0	0	0	0	0	0	0	0	350	0
North West Cambridge (Eddington densification)	-	0	0	0	0	0	0	0	350	350	150	150	150	200	350	350	250	150	50	0	0	2,500	0
Cambridge Biomedical Campus	-	0	0	0	0	0	0	0	0	0	50	100	150	150	150	150	100	100	0	0	0	1,000	0
Cambourne North	-	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	20	50	50	0	0	0	0	0	0	0	0	0	120	0
Grange Farm New Settlement	-	0	0	0	0	0	0	0	0	0	50	100	150	200	250	300	300	300	300	300	300	2,550	1,950
Babraham Research Campus	-	0	0	0	0	0	0	-40	40	43	0	0	0	0	0	0	0	0	0	0	0	43	0
Land at Maarnford Farm, Hunts Road, Duxford	-	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	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	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	40	40	40	5	0	0	0	0	0	0	0	0	0	125	0
Total	0	0	-235	11	112	197	34	-40	655	823	740	995	1,000	1,100	1,350	1,462	1,350	1,200	1,000	950	950	13,654	16,450

Figure 4: Summary

Year	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	2,169	1,231	2,204	2,305	2,622	3,728	2,567	1,733	2,027	1,593	1,880	1,830	1,769	1,612	1,425	1,342	1,325	1,325	1,325	1,195	1,171	38,378	7,546
New allocations	0	0	-235	11	112	197	34	-40	655	823	740	995	1,000	1,100	1,350	1,462	1,350	1,200	1,000	950	950	13,654	16,450
Total	2,169	1,231	1,969	2,316	2,734	3,925	2,601	1,693	2,682	2,416	2,620	2,825	2,769	2,712	2,775	2,804	2,675	2,525	2,325	2,145	2,121	52,032	23,996

Annex A of Appendix 9: Responses

Response 1: Cambridge Junction and Cambridge Leisure, Hills Road, Cambridge

From: Landsec

Sent: 11/03/2026 15:22

The current masterplan doesn't have any residential included so it's hard to give any definitive answers to any of the below Qs re pipeline. It's not to say it won't in the future, but the masterplan we hold was designed a few years ago.

The questions sent to Landsec were:

1. The site is proposed allocation S/C/CJ in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 100 dwellings. What progress is being made towards delivery of dwellings on this site?
2. When will the site become available?
3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
4. How many dwellings do you anticipate will be included in your proposed scheme for the site?
5. What are your intentions regarding securing a developer to bring forward the delivery of this site?
6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
7. When do you anticipate that construction of the first dwelling(s) will start on site?
8. When do you anticipate that the first dwelling(s) will be completed?
9. What are your anticipated housing completions each year up to 2045?

For example:

- 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - etc
10. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 2: Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge

From: Cambridge City Council

Sent: 11/03/2026 08:40

The site is not currently shortlisted for redevelopment, and currently is foreseen to be maintained as garage use.

We definitely can't discount it within the timeframe of the local plan, but I can confirm its not currently modelled in our plans till 2036. The garages are in good repair and well used, and given the scale of other development in the city centre its unlikely that it will be drawn into the current programme.

Response 3: North Cambridge Academy, 108 Arbury Road, Cambridge

From: LSA Planning

Sent: 17/03/2026 09:04

1. The site is proposed allocation S/C/NCA in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 150 dwellings. What progress is being made towards delivery of dwellings on this site?

Initial scheme drawn up to demonstrate capacity and discussions held with the Council and other stakeholders.

2. When will the site become available?

Available now.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

The nature of reports required is currently being reviewed.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

Approximately 150 dwellings.

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

Discussions underway.

6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Full application, end of 2026/early 2027.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

2027/2028

8. When do you anticipate that the first dwelling(s) will be completed?

Late 2027/early 2028

9. What are your anticipated housing completions each year up to 2045?

Not known.

10. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

There are no constraints.

Response 4: 1-99 Ekin Road and 1-8 Ekin Walk, Cambridge

From: Hill

Sent: 26/02/2026 09:44

1. The site is proposed allocation S/C/ER in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 26 additional dwellings. A full planning application (26/00039/FUL) for demolition of 108 dwellings and erection of 134 dwellings is being considered by the Council. What progress is being made towards delivery of dwellings on this site?

2. When do you anticipate that construction of the first new dwelling(s) will start on site?

Start on site date 01/11/2026

3. When do you anticipate that the first dwelling(s) will be completed?

2027-2028

4. What are your anticipated housing completions each year up to 2045? Please identify when the existing dwellings will be demolished.

- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 11
- 1 April 2028 – 31 March 2029: 24
- 1 April 2029 – 31 March 2030: 98
- 1 April 2030 – 31 March 2031: 1

5. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 5: 2-28 Davy Road and garage blocks, Cambridge

No response received from Cambridge Investment Partnership / Hill.

The questions sent to Cambridge Investment Partnership / Hill were:

1. The site is proposed allocation S/C/DR in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 48 additional dwellings. What progress is being made towards delivery of dwellings on this site?
2. When will the site become available?
3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
4. How many dwellings do you anticipate will be included in your proposed scheme for the site?
5. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
6. When do you anticipate that construction of the first new dwelling(s) will start on site?
7. When do you anticipate that the first dwelling(s) will be completed?
8. What are your anticipated housing completions each year up to 2045? Please identify when existing dwellings will be demolished.

For example:

- 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - etc
9. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 6: 1-78 Hanover Court, 1-49 Princess Court and garage at Newtown garages, Cambridge

From: Hill

Sent: 26/02/2026 09:44

1. The site is proposed allocation S/C/HPC in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 37 additional dwellings. A full planning application (25/04187/FUL) for demolition of 127 dwellings and erection of 165 dwellings is being considered by the Council. What progress is being made towards delivery of dwellings on this site?

2. When do you anticipate that construction of the first new dwelling(s) will start on site?

Start on site date 01/09/2026

3. When do you anticipate that the first dwelling(s) will be completed?

2028-2029

4. What are your anticipated housing completions each year up to 2045? Please identify when the existing dwellings will be demolished.

- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 121
- 1 April 2029 – 31 March 2030: 44
- 1 April 2030 – 31 March 2031: 0

5. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 7: Former Garage Block, East Road, Cambridge

From: Hill

Sent: 09/04/2026 11:50

The Council's current thinking is to remove the site from the residential land portfolio and explore alternative uses.

As such, I would assume no residential dwellings on this site for your planning.

The questions sent to Cambridge Investment Partnership / Hill were:

1. The site is proposed allocation S/C/GER in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 40 dwellings. What progress is being made towards delivery of dwellings on this site?
2. When will the site become available?
3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
4. How many dwellings do you anticipate will be included in your proposed scheme for the site?
5. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
6. When do you anticipate that construction of the first dwelling(s) will start on site?
7. When do you anticipate that the first dwelling(s) will be completed?
8. What are your anticipated housing completions each year up to 2045?

For example:

- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- etc

9. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 8: 1-33 Stanton House, Christchurch Street, Cambridge

From: Hill

Sent: 23/02/2026 09:58

1. The site is proposed allocation S/C/SH in the Draft Greater Cambridge Local Plan, and has an indicative capacity of a net loss of 5 dwellings. We are aware that the site has a prior approval decision from July 2025 that confirms that permission is not required for the demolition of a sheltered housing scheme comprising of 33 flats and a former wardens house, and that demolition is underway. What progress is being made towards delivery of dwellings on this site?

Building has now been demolished. Full planning application to re-develop the site is being targeted for submission in Q2 this year.

2. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

A number of assessments have already been undertaken to inform our draft proposals. These include a Phase II SI, utilities survey, PEA, AIA, BNG assessment etc. Additional surveys required to satisfy validation requirements for the full planning application will include but are not limited to: daylight & sunlight assessment, heritage & archaeological assessment, sustainability assessments, air quality assessment and acoustic survey.

3. How many dwellings do you anticipate will be included in your proposed scheme for the site?

29 affordable dwellings. These will include 12 specialist needs units.

4. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Full planning application. Target submission in Q2 2026.

5. When do you anticipate that construction of the first new dwelling(s) will start on site?

Early 2027.

6. When do you anticipate that the first dwelling(s) will be completed?

Late 2028 / early 2029.

7. What are your anticipated housing completions each year up to 2045? Please identify when existing dwellings will be demolished.

Existing dwellings demolished in 2026. 29 new dwellings practically complete in 2029.

8. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

As a 100% affordable scheme, Hill Residential Limited will be delivering the scheme as a contractor for Cambridge City Council under a JCT contract. Delivery of the project could be affected if there is significant build cost inflation. However, HRL will ensure all works packages are properly tendered to ensure best value for the Council and deliver the scheme to agreed budgets.

Response 9: Cambridge East

From: Quod

Sent: 23/03/2026 19:43

1. The site is part of proposed allocation S/CE in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 8,000 dwellings. What progress is being made towards delivery of dwellings on this site?

Marshall will have appointed a delivery partner by Q2 2026 who will commence the preparation of a planning application for the site.

2. We understand that there will need to be the relocation of existing uses to another location(s) before housing can be delivered on the site. What is your anticipated programme for the relocation of the existing uses necessary to enable dwellings to be delivered on site?

The Airport site will be vacant by 2030 and Marshall are aiming to deliver vacant possession prior to this (2029). Parts of the site will be vacant and available for development in 2028.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Marshall has previously undertaken survey work to understand constraints and opportunities across the site - this work has previously been discussed with GCSP's policy colleagues and published with the Reg 18 Local Plan. Marshall has an ongoing team of consultants appointed to support the planning promotion of the site. Following appointment of the delivery partner, site assessment work will commence in detail to support a planning application.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

Up to 9,000 new homes - although this is subject to a masterplanning exercise which is yet to be undertaken.

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

A delivery partner will be appointed by Q2 2026.

6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Marshall envisages the delivery partner will submit a planning application prior to the Local Plan being adopted.

7. What is your anticipated programme for the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:

a. When do you anticipate that construction of initial infrastructure will start on site?

2030

b. When do you anticipate that the initial infrastructure will be completed?

2032

8. When do you anticipate that construction of the first dwelling(s) will start on site?

2030

9. When do you anticipate that the first dwelling(s) will be completed?

2030

10. Our assumptions are that urban extensions have a peak annual build out rate of 350 dwellings a year, with a gradual build up in the first three years and a gradual tail off in the final three years. How many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development? If you anticipate a higher or lower peak annual build out rate than 350 dwellings a year, please provide your reasoning for this.

The note previously shared with GCSP from [January 2025](#) sets out that we consider that up to 400 dwellings a year could be delivered via multiple outlets. The reasoning given is provided in this note.

11. What are your anticipated housing completions each year up to 2045?

- 1 April 2030 – 31 March 2031: 100 homes
- 1 April 2031 – 31 March 2032: 200 homes
- 1 April 2032 – 31 March 2033: 300 homes
- 1 April 2033 – 31 March 2034: 400 homes
- 1 April 2034 – 31 March 2035: 400 homes
- 1 April 2035 – 31 March 2036: 400 homes
- 1 April 2036 – 31 March 2037: 400 homes
- 1 April 2037 – 31 March 2038: 400 homes
- 1 April 2038 – 31 March 2039: 400 homes
- 1 April 2039 – 31 March 2040: 400 homes
- 1 April 2040 – 31 March 2041: 400 homes
- 1 April 2041 – 31 March 2042: 400 homes
- 1 April 2042 – 31 March 2043: 400 homes
- 1 April 2043 – 31 March 2044: 400 homes
- 1 April 2044 – 31 March 2045: 400 homes

TOTAL: 5,400 in the Plan period

12. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

As with all strategic sites of scale, there will be costs associated with readying the site for development, and market factors will be a consideration at the time of a planning application, but there is nothing specifically to note at this stage that would affect the overall delivery of development.

Response 10: Cambridge Biomedical Campus

From: Quod

Sent: 02/03/2026 20:08

The Reg 18 draft site allocation states an indicative capacity of 1,000 dwellings, which is based on previous work undertaken by the Landowner Collaboration Group. The residential plots identified in the draft Spatial Framework are owned by Cambridge University Hospitals NHS Foundation Trust (CUH). CUH has recently commissioned a detailed study to explore how to bring forward opportunities within its ownership, including the housing plots, however, this work is still on-going. Until this work is concluded, I'm afraid CUH won't be able to answer the questions you have asked, but it would be reasonable to assume that the delivery of these homes would be after the first 5 years of the Local Plan. Apologies that we can't be more specific at this time.

In response to the Reg 18 plan, representations were also submitted by members of the Landowner Collaboration Group setting out the opportunity for an additional 300 homes on the expansion land. Prologis and the County Council, who are working together to bring forward the expansion land, have an ambition to deliver these homes early in the plan period and so we have also provided answers relating to this opportunity.

1. The site is proposed allocation S/CBC in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 1,000 dwellings. What progress is being made towards delivery of dwellings on this site?

As explained above, CUH has commissioned further work to inform how development will be brought forward. This work is still on-going.

In addition to the indicative capacity of 1,000 dwellings on CUH land, Prologis and Cambridgeshire County Council are considering the potential for an additional 300 dwellings on the Phase 3 and 4 expansion land. These homes would meet the needs of scientists, academics and other employees associated with the campus. Representations were made to the Reg 18 plan presenting this opportunity.

2. When will the site become available?

A detailed study to explore the CUH opportunity is on-going and so the relevant information is not yet available.

The expansion land controlled by Prologis and CCC is expected to be available from 2028-2029 in line with the Local Plan adoption.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

The Landowner Collaboration Group has prepared a comprehensive evidence base establishing the opportunity to intensify and expand CBC. This information has been shared with GCSP and discussed at numerous meetings over the past five years.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

The draft Spatial Framework presents an opportunity for 1,000 homes on CUH land. A detailed study to explore the CUH opportunity in more detail is on-going.

Prologis and CUH anticipate delivering 300 dwellings on the expansion land.

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

A detailed study to explore the CUH opportunity is on-going and so the relevant information is not yet available.

Prologis and CUH anticipate bringing on a delivery partner at the point the Local Plan is adopted.

6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

A detailed study to explore the CUH opportunity is on-going and so the relevant information is not yet available.

For the expansion land, a hybrid planning application is likely to be submitted before the Local Plan is adopted. The residential element is likely to be submitted in outline.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

A detailed study to explore the CUH opportunity is on-going and so the relevant information is not yet available.

Prologis and CCC anticipate starting on site in 2029

8. When do you anticipate that the first dwelling(s) will be completed?

A detailed study to explore the CUH opportunity is on-going and so the relevant information is not yet available.

Prologis and CCC anticipate delivering the first dwelling in 2031.

9. What are your anticipated housing completions each year up to 2045?

A detailed study to explore the CUH opportunity is on-going and so the relevant information is not yet available.

Prologis and CCC anticipate delivering homes in two phases, with completions in 2031 through to 2033

10. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

A detailed study to explore the CUH opportunity is on-going and so the relevant information is not yet available.

Prologis and CCC don't foresee any constraints, market or cost factors affecting delivery.

Response 11a: Cambourne North (Martin Grant Land)

From: Savills

Sent: 09/03/2026 12:39

Savills are appointed to act on behalf of Martin Grant Land (MGL) who have a controlling interest in the land north of the A428, which has been identified under reference S/CBN for development. MGL do not control the whole of the parcel for development, so other representations are likely to be submitted alongside these. We have not had sight of these additional representations and the content herein reflect the position of MGL and the land under their control.

1. The site is proposed allocation S/CBN in the Draft Greater Cambridge Local Plan, and the whole site has an indicative capacity of 13,000 dwellings. What progress is being made towards delivery of dwellings on this site?

A: Martin Grant Land control a majority of the site and have been working towards allocation of the land for development for over 15 years. Following the draft allocation in the Regulation 18 plan in 2025, MGL has continued meeting with stakeholders including Greater Cambridge Shared Planning (GCSP), East West Rail (EWR), the Cambridge Growth Group (CGC) and others including regular meetings with the representatives of the other landowners in the draft allocation. The thrust of these meetings has been to support the draft allocation whilst seeking to provide both existing and new evidence to help demonstrate deliverability and bring the site forwards.

2. When will the site become available?

A: The site is available. Landowners are coordinated and have a long-term relationship with MGL to bring the site forwards for development.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

A: There are a number of ongoing assessments being undertaken; archaeology, landscape and ecology are all underway – some updating older surveys and carrying out some new surveys required given the increase in the total area of the site. Work on social value, economics, infrastructure, transport, environmental sustainability and services is also being carried out.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

A: MGL fully support the development of 13,000 units at Cambourne North as proposed. MGL foresee that the densities and level of development required on land under their control as part of this will be achievable and are gathering further

evidence to demonstrate this.

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

A: MGL is a strategic promoter of land for development, and their business is predicated on securing developer support to take on and develop parcels of land. They have a long history and significant current portfolio of delivering strategic land for development.

6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

A: MGL anticipate being ready to submit an application at around the time of adoption of the local plan. This is likely to be either outline or hybrid, for part of the site (i.e. not the whole 13,000 units) given the complexity of such a large application. MGL believe that with an agreed framework in place for the whole site, a series of smaller applications will lead to better delivery outcomes and deliver on site quicker. MGL are open to exploring a strategy for earlier application in order to bring forward an advanced phase of delivery.

7. What is your anticipated programme for the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:

a. When do you anticipate that construction of initial infrastructure will start on site?

b. When do you anticipate that the initial infrastructure will be completed?

A: The site infrastructure is likely to be a complex issue, including the delivery of EWR, which will occupy land immediately north of the A428, and also of the Cambourne to Cambridge (C2C) bus route. The development is not wholly dependent on these schemes, and supporting infrastructure for early phases is being explored. MGL anticipate these projects (EWR and C2C) will be largely built out from the mid-2030s onwards and that site infrastructure could be undertaken in parallel with this work. There are other wider infrastructure issues to be overcome (such as electricity, water scarcity and wastewater). In light of this complexity, infrastructure delivery in the early to mid-2030s and beyond is likely.

8. When do you anticipate that construction of the first dwelling(s) will start on site?

A: MGL anticipates that the first homes would commence construction in the period after 2033.

9. When do you anticipate that the first dwelling(s) will be completed?

A: MGL anticipates that the first homes would be completed in 2034/35.

10. Our assumptions are that new settlements have a peak annual build out rate of 300 dwellings a year, with a gradual build up in the first five years and a gradual tail off in the final five years. How many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development? If you anticipate a higher or lower peak annual build out rate than 300 dwellings a year, please provide your reasoning for this.

A: MGL sees no reason to dispute this likely outcome with a gradual build up from the initial delivery. 300 dwellings a year could be exceeded, should the site attract a higher number of outlets, though given the scale of development and the timing/complexity of infrastructure delivery this would be unlikely to be achievable before the 2045 date indicated. However, 300 units a year peak delivery appears to be a sound estimate given historical trend on strategic sites.

11. What are your anticipated housing completions each year up to 2045?

2034-2035	50
2035-2036	100
2036-2037	150
2037-2038	200
2038-2039	250
2039-2040	300
2040-2041	300
2041-2042	300
2042-2043	300
2043-2044	300
2044-2045	300
Total	2,550

12. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

A: This site will be large and complex, and subject to a number of factors over the next 10-20 years of the plan period and beyond which impact market and cost conditions. Initially MGL see there is benefit in the work of the Cambridge Growth Company and the possibility of a Development Corporation to help deliver Infrastructure in the GC area.

Response 11b: Cambourne North (Endurance Estates)

No response received from No6 Developments.

The questions sent to No6 Developments were:

1. The site is proposed allocation S/CBN in the Draft Greater Cambridge Local Plan, and the whole site has an indicative capacity of 13,000 dwellings. What progress is being made towards delivery of dwellings on this site?
2. When will the site become available?
3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
4. How many dwellings do you anticipate will be included in your proposed scheme for the site?
5. What are your intentions regarding securing a developer to bring forward the delivery of this site?
6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
7. What is your anticipated programme for the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
 - a. When do you anticipate that construction of initial infrastructure will start on site?
 - b. When do you anticipate that the initial infrastructure will be completed?
8. When do you anticipate that construction of the first dwelling(s) will start on site?
9. When do you anticipate that the first dwelling(s) will be completed?
10. Our assumptions are that new settlements have a peak annual build out rate of 300 dwellings a year, with a gradual build up in the first five years and a gradual tail off in the final five years. How many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development? If you anticipate a higher or lower peak annual build out rate than 300 dwellings a year, please provide your reasoning for this.
11. What are your anticipated housing completions each year up to 2045?

For example:

- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- etc

12. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 12: Cambourne Town Centre

No response received from Newcrest Cambourne Ltd.

The questions sent to Newcrest Cambourne Ltd were:

1. The site is part of the proposed allocation S/CB in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 120 dwellings. A full planning application (24/01548/FUL) for 117 dwellings and commercial uses is being considered by the Council. What progress is being made towards delivery of dwellings on this site?
2. What are your intentions regarding securing a developer to bring forward the delivery of this site?
3. When do you anticipate that construction of the first dwelling(s) will start on site?
4. When do you anticipate that the first dwelling(s) will be completed?
5. What are your anticipated housing completions each year up to 2045?

For example:

- 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - etc
6. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 13: Land adjacent to A11 and A1307 at Grange Farm

From: No6 Developments

Sent: 22/05/2026 12:20

Our suggested working assumptions are:

- Ongoing updates and refinement of evidence ongoing
- Local Plan Examination 2027
- Adoption of Local Plan, say mid 2028
- Preparation of Planning Application commencing later 2027, leading to submission of hybrid application, say end 2028 (assume 12-15 months). This is assumed to be outline for the whole, and a detailed first phase of infrastructure and development, working in partnership with one or more housebuilders. This would also necessitate preparation of the Strategic Design Code.
- Approval of hybrid application – 2030, we have assumed a period of 18 months to 2 years for negotiation of any permission.
- Discharge of conditions 2031
- Commence infrastructure delivery 2032
- First completions 2033/34

We would of course like to deliver faster but this depends on the local plan process and the speed at which the planning application may be determined & 106 negotiated etc etc.

1. The site is proposed allocation S/GF in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 6,000 dwellings. What progress is being made towards delivery of dwellings on this site?

We are working jointly with GCSP to explore the potential allocation of the site.

2. When will the site become available?

The site can be made available for development immediately, pending the necessary planning approvals.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

A suite of assessment documents have been prepared and submitted to GCSP as part of the local plan evidence. This includes preliminary work in areas including transport, flood risk/drainage, energy and utilities, ecology, landscape and heritage. Further work will be required to develop the evidence required for a planning application.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

Approximately 4,500 to 5,000 dwellings.

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

The intention is that as landowner, the Pampisford Estate act as master developer, working with specialists with experience of legacy style projects, to secure planning permission, and deliver site infrastructure ahead of appointment of SME housebuilders for delivery of housing and other uses on site. The intention is that the landowner retains a long term interest in the project, including in the management of all common areas.

6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

We currently anticipate a hybrid planning application – seeking outline for the whole, and details of a first phase of core infrastructure works (and potentially a first phase of development). Our intention is to submit this around the time the Local Plan is adopted, assumed to be c. 2028.

7. What is your anticipated programme for the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:

- a. When do you anticipate that construction of initial infrastructure will start on site?

2032/33

- b. When do you anticipate that the initial infrastructure will be completed?

2033 – insofar as is necessary for first completions

8. When do you anticipate that construction of the first dwelling(s) will start on site?

2033

9. When do you anticipate that the first dwelling(s) will be completed?

Early 2034

10. Our assumptions are that new settlements have a peak annual build out rate of 300 dwellings a year, with a gradual build up in the first five years and a gradual tail off in the final five years. How many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development? If you anticipate a higher or lower peak annual build out rate than 300 dwellings a year, please provide your reasoning for this.

Our proposed delivery trajectory is below. It assumes 3 housebuilders working side-by-side at a single location for 4+ years, and then with a separate part of the site opened to allow further housebuilder activity simultaneously. We concur with GCSP that a peak delivery rate of c. 300 dwellings is a reasonable expectation.

2033/2034	50
2034/2035	100
2035/2036	150
2036/2037	200
2037/2038	200
2038/2039	200
2039/2040	250
2040/2041	250
2041/2042	300
2042/2043	300
2043/2044	300
2044/2045	300
Total in plan period: 2024-2045	2600

Post 2045	3400
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11. What are your anticipated housing completions each year up to 2045?

See table above.

12. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

No specific constraints identified at this stage.

Response 14: Babraham Research Campus

No response received from Bidwells.

The questions sent to Bidwells were:

1. The site is proposed allocation S/RSC/BRC in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 120 additional dwellings. An outline planning application (25/04634/OUT) for mixed use development, including up to 83 dwellings and the demolition of 40 dwellings is being considered by the Council. What progress is being made towards delivery of dwellings on this site?
2. When do you anticipate that a reserved matters planning application for housing will be submitted?
3. When do you anticipate that construction of the first dwelling(s) will start on site?
4. When do you anticipate that the first dwelling(s) will be completed?
5. What are your anticipated housing completions each year up to 2045? Please identify when existing dwellings will be demolished.

For example:

- 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - etc
6. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 15: Land at Maarnford Farm, Hunts Road, Duxford

No response received from Wheatley.

The questions sent to Wheatley were:

1. The site is proposed allocation S/RSC/MF in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 60 dwellings. What progress is being made towards delivery of dwellings on this site?
2. When will the site become available?
3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
4. How many dwellings do you anticipate will be included in your proposed scheme for the site?
5. What are your intentions regarding securing a developer to bring forward the delivery of this site?
6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
7. When do you anticipate that construction of the first dwelling(s) will start on site?
8. When do you anticipate that the first dwelling(s) will be completed?
9. What are your anticipated housing completions each year up to 2045?

For example:

- 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - etc
10. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 16: The Moor, Moor Lane, Melbourn

From: Sworders

Sent: 26/02/2026 17:18

1. The site is proposed allocation S/RRA/ML in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 20 dwellings. What progress is being made towards delivery of dwellings on this site?

An outline planning application is currently being prepared for submission in Spring / Early Summer 2026.

2. When will the site become available?

Assuming the outline planning permission is granted in 2026 the site will become available thereafter.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

The planning application will be accompanied by a full suite of technical reports, in accordance with the Council's validation requirements.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

The indicative layout for the site shows 23 dwellings can be accommodated on the site, however this is subject to final reports and surveys and so may yet change

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

Following the grant of outline permission, the site will be marketed for sale to a developer, who will submit the reserved matters application and progress the build.

6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

We are anticipating the submission of an outline planning application in Spring/ Early Summer 2026, in advance of the anticipated adoption of the new Local Plan.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Assuming outline permission is granted in 2026, the first dwellings could start on site in 2027/early 2028 following the sale of the site to a developer and subsequent approval of reserved matters.

8. When do you anticipate that the first dwelling(s) will be completed?

2028/2029.

9. What are your anticipated housing completions each year up to 2045?

The site could be completed in full by 2030/2031.

10. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

We are not aware of any constraints or factors likely to affect delivery of the development. The timescales provided above are largely dependent upon the Council's timescales in determining both the outline and reserved matters' applications, as well as the discharging of conditions. We have also submitted representations to the recent Regulation 18 consultation, in which we raised concerns that a number of the draft policy requirements, in combination, could prove challenging and restrictive to delivery on site.

Response 17: Land at Highfields (phase 2), Caldecote

From: Vistry

Sent: 18/02/2026 09:31

1. The site is proposed allocation S/RRA/H in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 65 dwellings. A full planning application (22/04215/FUL) for 66 dwellings was submitted in September 2022 and is being considered by the Council. What progress is being made towards delivery of dwellings on this site?

The construction of units on this scheme has been delayed due to matters related to conditions on phase 1. These matters have now been concluded. We have been working on a revised layout over the last few months and will be submitting this within the next few weeks. It is hopeful that we can get to a planning committee by early summer.

2. When do you anticipate that construction of the first dwelling(s) will start on site?

Depending on planning approval, it will take around 8-9 months to get on site following planning approval (due to working up a full package of working drawings, tendering the package, instructing the works and so on). You could therefore assume that construction will start early 2027.

3. When do you anticipate that the first dwelling(s) will be completed?

It would take around 9 months for first occupations.

4. What are your anticipated housing completions each year up to 2045?

The whole scheme should be built within 1 year of first occupation.

5. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

Not anticipated at present.

Response 18: Land to the west of Cambridge Road, Melbourn

From: Vistry

Sent: 23/02/2026 13:58

1. The site is proposed allocation S/RRA/CR in the Draft Greater Cambridge Local Plan, and has an indicative capacity of 120 dwellings. What progress is being made towards delivery of dwellings on this site?

We would anticipate the submission of a full application for the 120 dwellings from the adoption of the Local Plan, unless Officers are happy to accept an application in advance of the plan being adopted. In terms of delivery, we would expect the following timescales:

4 months for preparation and submission of application.

6 months for determination of application with completion of S106 Agreement

9 months for discharge of pre-commencement conditions and agree Section 278 Agreement.

SoS to first occupation 12 months.

First occupation to last (120 plots) 19 Months.

Total duration of build 31 Months.

2. When will the site become available?

The site is available now.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

A number of assessments have previously been undertaken. Where necessary and at the appropriate time these assessments will be updated to inform a future planning application.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

120

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

Vistry is the developer

6. It is anticipated that the Greater Cambridge Local Plan will be adopted in 2028-2029. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Please see Q1

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Please see Q1

8. When do you anticipate that the first dwelling(s) will be completed?

Please see Q1

9. What are your anticipated housing completions each year up to 2045?

Please see Q1

10. Are there any constraints or market and cost factors that are likely to affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

We don't see there being any market factors the delivery of the scheme and would work with partners through our partnership model to deliver the site.