

Development Strategy

Topic Paper

Appendix 14: Identifying housing requirements for Neighbourhood Areas



Greater Cambridge Local Plan

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Development Strategy Topic Paper 2026

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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 48,069 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 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 completions in 2024/25 and delivery of housing on allocations – as together these are anticipated to deliver 41,886 dwellings. 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 2025 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 2025-2045 by proportionally splitting the remaining housing requirement (i.e. those dwellings not anticipated to be delivered from completions in 2024/25 or allocations, which is 6,183 dwellings) on the basis of their proportion of the Greater Cambridge population. As actual completions in 2024/25 have already been taken into account, the housing requirements identified are for 2025-2045.

2.7 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.

2.8 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

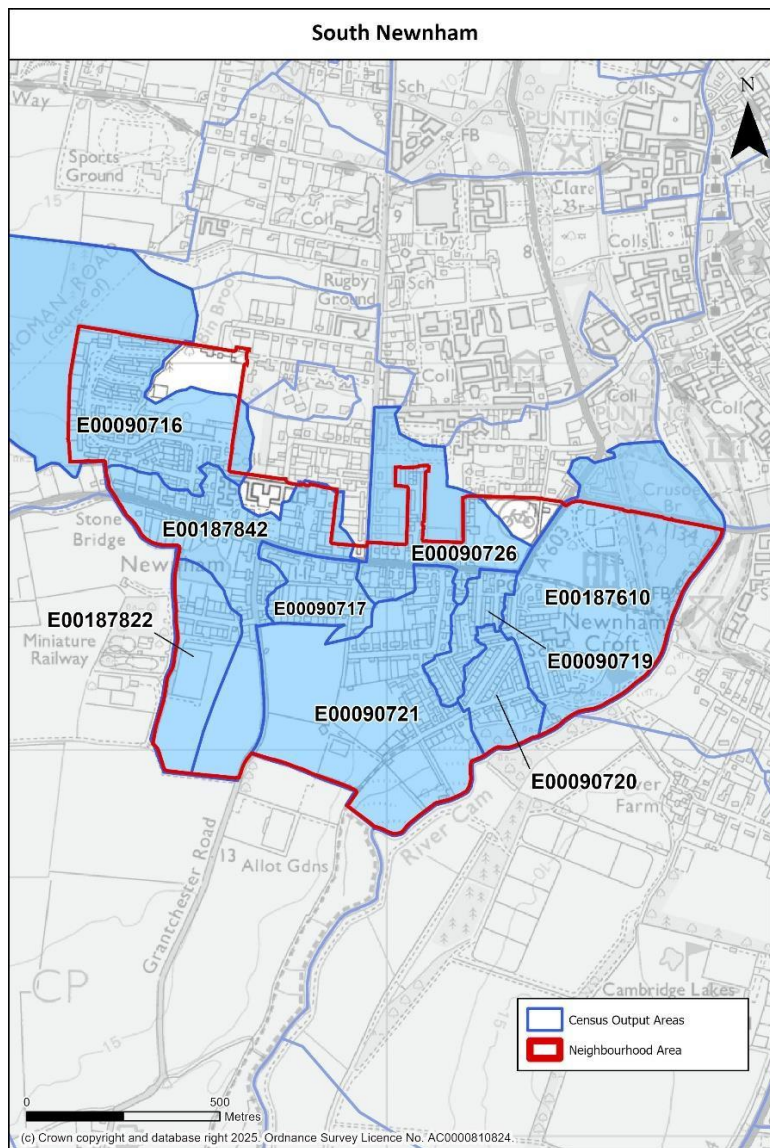
Table 2: Housing requirements for designated neighbourhood areas within Greater Cambridge

Designated neighbourhood area	Housing requirement for 2025-2045	Comments	Percentage of Greater Cambridge population
South Newnham	54	Based on population of nine Census output areas.	0.88%
Babraham	7	Whole parish.	0.11%
Bassingbourn-cum-Kneesworth	66	Whole parish.	1.06%

Designated neighbourhood area	Housing requirement for 2025-2045	Comments	Percentage of Greater Cambridge population
Bourn	20	Whole parish.	0.32%
Cottenham	127	Whole parish.	2.06%
Foxton	25	Whole parish.	0.41%
Fulbourn	101	Whole parish.	1.64%
Gamlingay	75	Whole parish.	1.22%
Great Abington Former Land Settlement Association Estate	5	Former land settlement association area only. Based on population of one Census output area.	0.08%
Girton	88	Whole parish.	1.43%
Harston	36	Whole parish.	0.59%
Haslingfield	32	Whole parish.	0.51%
Heydon	4	Whole parish.	0.07%
Histon and Impington	164	Two parishes, excluding land south of A14. Based on population of 24 Census output areas	2.65%
Horseheath	9	Whole parish.	0.15%
Linton and Hildersham	94	Whole of two parishes.	1.52%
Longstowe	4	Whole parish.	0.07%
Melbourn	98	Whole parish.	1.59%
Orwell	23	Whole parish.	0.37%
Pampisford	7	Whole parish.	0.12%
Sawston	146	Whole parish.	2.36%
Stapleford and Great Shelford	131	Whole of two parishes.	2.12%
Swavesey	55	Whole parish.	0.89%
Thriplow and Heathfield	23	Whole parish.	0.37%
Waterbeach	113	Whole parish.	1.82%
West Wickham	8	Whole parish.	0.13%
Whittlesford	38	Whole parish.	0.61%

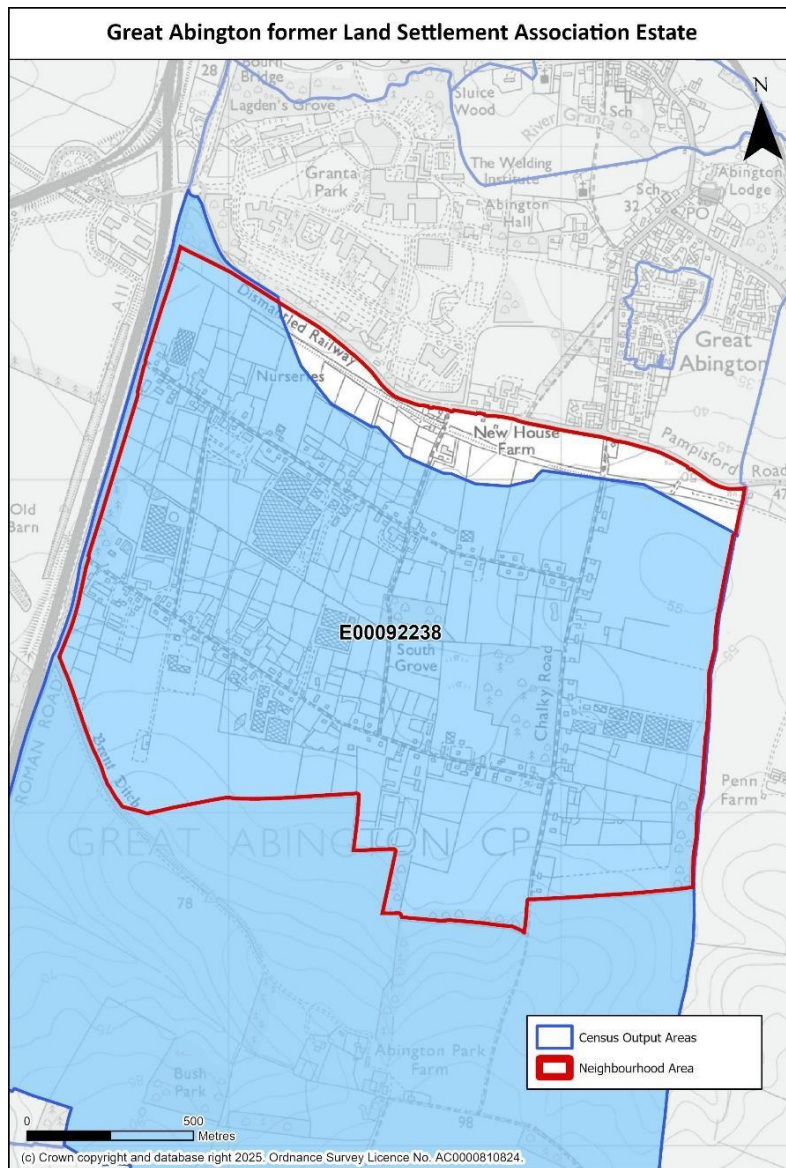
2.9 For **South Newnham Neighbourhood Area**, the following Census output areas have been used (as illustrated on Map a): E00090716, E00090717, E00090719, E00090720, E00090721, E00090726, E00187610, E00187822, and E00187842.

Map a: South Newnham Neighbourhood Area and ‘best fit’ Census output areas



2.10 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



2.11 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.

