

# Housing Delivery Study Addendum 2026 Update

Greater Cambridge Shared Planning Service

June 2026

## Quality information

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## Revision History

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## Table of Contents

1.	Introduction .....	1
1.1	Purpose of this Addendum .....	1
1.2	Context .....	1
1.3	Approach .....	1
1.4	Structure of this report .....	2
2.	Regulation 18 Representations Analysis.....	3
2.1	Introduction.....	3
2.2	Lead-In Times.....	3
2.3	Build-Out Rates .....	6
2.4	Windfall Allowance .....	8
3.	Housing Trajectory Review .....	11
3.1	Introduction.....	11
3.2	Proposed Submission Local Plan housing trajectory.....	11
4.	Conclusions and next steps .....	28
4.1	Conclusions.....	28
4.2	Next steps .....	29
	Appendix A : Housing Trajectory .....	30
A.1	Housing trajectory .....	30
A.2	Five year housing land supply calculations .....	64
A.3	Summary tables .....	66

# 1. Introduction

## 1.1 Purpose of this Addendum

- 1.1.1 Cambridge City Council and South Cambridgeshire District Council (the Councils) have instructed AECOM to conduct a review of the representations received during the 2025 Draft Greater Cambridge Local Plan Regulation 18 consultation where they relate to the Housing Delivery Study and its recommendations, and respond to the issues identified, including surrounding lead-in times, build-out rates, and windfall allowance.
- 1.1.2 This 2026 Update Addendum also reviews the updated housing trajectory for the Proposed Submission version of the Greater Cambridge Local Plan, and looks to highlight whether any adjustments are required based on the issues raised in the representations received on the Draft Greater Cambridge Local Plan, and any other material changes that may affect assumptions, including any arising from a review of the recommendations made in the Housing Delivery Study and its previous addenda.

## 1.2 Context

- 1.2.1 AECOM has been supporting Cambridge City Council and South Cambridgeshire District Council on the Housing Delivery Study for the emerging Greater Cambridge Local Plan since 2020. Previous reports and evidence provided include:
- [Housing Delivery Study: Interim Findings \(2020\)](#)
  - [Housing Delivery Study \(2021\)](#)
  - [Housing Delivery Study Addendum \(2022\)](#)
  - [Housing Delivery Study Addendum: 2025 Update \(2025\)](#)
- 1.2.2 The Councils undertook Regulation 18 [consultation](#) on the Draft Local Plan for Greater Cambridge (2025) between 1 December 2025 and 30 January 2026. This was supported by the Housing Delivery Study Addendum: 2025 Update.
- 1.2.3 Since the close of the consultation the Councils have also updated their [Housing Trajectory and Housing Land Supply Report](#), with the April 2026 report covering actual completions in 2024/25 and anticipated completions in 2025/26. This sets out a five-year housing land supply position of 5.6 years for the period 2026/27 to 2030/31.
- 1.2.4 This further Addendum has been prepared to assist the Councils' decision making going forward into the Regulation 19 (Proposed Submission) version of the Greater Cambridge Local Plan, which will be consulted on in Summer 2026 before submission for independent examination in December 2026.

## 1.3 Approach

- 1.3.1 The following approach has been taken in preparing this Addendum:

- Review, coding and grouping of comments in the representations received during the Regulation 18 consultation;
- Responding to the comments received relating to the Housing Delivery Study, including those relating to lead-in times, build-out rates and windfall allowance, using evidence;
- Review the updated draft Regulation 19 housing trajectory, including considering any representations relating to the delivery of specific sites; and
- Advise on deliverability of the development strategy and housing trajectory for the Greater Cambridge Local Plan against the housing requirement over the plan period, including five-year housing land supply at plan adoption.

## 1.4 Structure of this report

1.4.1 This Addendum to the Greater Cambridge Housing Delivery Study includes the following sections:

- **Section 2** – Regulation 18 Representations Analysis
- **Section 3** – Housing Trajectory Review
- **Section 4** – Conclusions

## 2. Regulation 18 Representations Analysis

### 2.1 Introduction

- 2.1.1 The Councils received approximately 7,000 representations during the Regulation 18 consultation on the Draft Greater Cambridge Local Plan. These representations are being comprehensively analysed to inform the Regulation 19 version of the Greater Cambridge Local Plan. This Addendum does not replace that wider process and should be read alongside the Consultation Statement produced by the Councils, by adding value and further detail on housing delivery issues.
- 2.1.2 The Councils shared with AECOM a subset of representations received during the Regulation 18 consultation which related to the assumptions in the Housing Delivery Study, the housing trajectory and the delivery of specific sites. Following a similar approach to that taken in the 2022 Housing Delivery Study Addendum, these representations were coded, summarised and grouped into a number of topics. The AECOM response is then provided, rejecting or accepting the need for changes to be made where appropriate.
- 2.1.3 Representations relating to the Housing Delivery Study recommendations for lead-in times, build-out rates and windfall allowance are considered and responded to in this section. Representations relating to wider housing delivery issues and comments on the delivery of specific sites are considered as part of reviewing the housing trajectory for the Proposed Submission version of the Greater Cambridge Local Plan, which is covered in Section 3.

### 2.2 Lead-In Times

#### Summary of Issues Raised in Representations

- 2.2.1 There are concerns around over-optimistic delivery timescales for large scale sites, which are considered to take longer to be brought forward and have greater uncertainty of lead-in times. Comments highlight that there have been significant delays in the delivery of existing strategic sites in Greater Cambridge, and that this demonstrates the complexities of strategic sites.
- 2.2.2 Representations set out that based on the Lichfield's 'Start to Finish' Report (2024) and the likely date of adoption of the Greater Cambridge Local Plan, it is considered that the lead-in times for several strategic sites are unrealistic. Based on the assumption that the emerging Local Plan will be adopted in May 2029, using Lichfield's report, delivery of new strategic sites would begin in 2035/36, making the projected delivery of first completions at Cambridge East in 2032/33 and at Cambourne North and Grange Farm in 2034/35 unrealistic.
- 2.2.3 Comments highlight that lead-in times are influenced by the ability for public sector infrastructure to be delivered, including East-West Rail (Cambourne

North), Cambourne-Cambridge Busway (Bourn Airfield), a new railway station (Waterbeach New Town), Cambridge Eastern Access Busway (Cambridge East), and Cambridge South East Transport Busway (Grange Farm). It is considered that the authorities are over optimistic regarding the delivery timetables for these infrastructure projects as the funding and approvals necessary to deliver this infrastructure are still unconfirmed. The authorities therefore also overestimate the number of homes that can be delivered during the plan period, by anticipating first housing completions too early.

## Response to Issues Raised in Representations

- 2.2.4 The recommended lead-in times in the Greater Cambridge Housing Delivery Study are broad assumptions based on:
- a detailed analysis of housing delivery for strategic scale developments in Greater Cambridge, Cambridgeshire, and across the OxCam Arc,
  - Lichfield’s Start to Finish report recommendations,
  - a literature review of published housing delivery information including from Inspectors Reports and other research reports, and
  - consideration of the local market.
- 2.2.5 The recommendations in the Greater Cambridge Housing Delivery Study are a starting point for developing detailed, site-specific trajectories. The study therefore allows for variations where there is site-specific evidence to support a nuanced approach. This includes taking into account the likely delivery timescales for any necessary related infrastructure.
- 2.2.6 The lead-in time assumptions vary by site size and location. Larger sites typically require significantly more infrastructure investment to support development than smaller sites. For the largest sites - new settlements require more enabling infrastructure to unlock development than urban extensions where some infrastructure already exists; which is also reflected in a more gradual ‘ramping up’ of delivery at new settlements compared to urban extensions. As a result the lead-in time assumptions allow for the different levels of necessary infrastructure delivery to facilitate development.
- 2.2.7 The lead-in time assumptions developed for Greater Cambridge are broadly in line with the ranges presented in the [Lichfields Start to Finish](#) evidence which present national averages and include different, weaker, housing markets and lower rates of affordable housing delivery than Greater Cambridge. Departures from the typical assumptions are justified in light of site-specific factors and more detailed information.
- 2.2.8 New evidence from [Savills and Cambridge Ahead](#) analyses the ratio between additions to stock and full planning consents and this shows that “sites in Greater Cambridge have on average been built out more quickly and with less attrition in development than seen across the rest of England over the past decade”. This points to the favourable performance of the development management process in Greater Cambridge compared to national data as well as the motivation of the development industry to secure detailed planning permissions and commence development to meet high housing demand.

- 2.2.9 The anticipated date of plan adoption will have a bearing on lead-in times, as earlier adoption in the plan period means that certainty for developers is provided earlier on and the principle of development is established. This is important for sites where developers have confirmed that they are waiting for plan adoption to submit planning applications, and means more completions in the plan period for the larger sites that will continue to deliver beyond the plan period.
- 2.2.10 The length of the local plan examination will impact on the adoption date. In terms of the length of local plan examinations, there has been [written ministerial statements from Matthew Pennycook](#) and [letters to the Planning Inspectorate](#), providing further guidance on ‘pragmatism’ during examinations, and the Inspectorate has introduced a pre-submission checklist which should be completed prior to submission of the plan. The aim of these measures is to ensure that examinations are significantly shortened, with further work during the examination process completed within a 6 month period so as to not delay the process.
- 2.2.11 It is noted that [new MHCLG housing land supply guidance for legacy plans](#) published 1 June 2026 states “It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that the 15 year period starts on the 1 April following the date of adoption. So, for example, if a plan is submitted for examination in August 2026, year 1 following adoption would start 1 April 2028”. With submission required by 31 December 2026, this results in an assumption that adoption of the Greater Cambridge Local Plan would take place between January and March 2028, and therefore that the 15 year period and five year supply period start on 1 April 2028. For sites where planning applications are not being ‘twin tracked’ with the examination process, this 1 April 2028 date is the point at which the typical assumptions can be applied.
- 2.2.12 Regarding infrastructure delivery it is noted that many existing bodies, more than most local planning authorities across the country benefit from the support of, can intervene to deliver infrastructure and unlock development, and are currently doing so. These include the District and County Councils, Cambridge Growth Company, Greater Cambridge Partnership and the Cambridgeshire and Peterborough Combined Authority, MHCLG, Homes England, DfT, and East West Rail Company. It has also been [announced](#) that a Development Corporation for Greater Cambridge will be established. This points to the potential to facilitate and potentially expedite the delivery of infrastructure in Greater Cambridge, however site-specific commentary on the timing of the delivery of specific infrastructure items and the impact on housing delivery is covered in Section 3.
- 2.2.13 These bodies are working with infrastructure providers to plan for timely infrastructure delivery, using public sector powers and funding to forward fund infrastructure. Memorandums of Understanding and Statements of Common Ground will provide the evidence to demonstrate that there is a ‘reasonable prospect that they are likely to come forward within the timescale envisaged’ in accordance with the [Planning Practice Guidance](#), which in turn underpins site-specific housing trajectories.
- 2.2.14 The site-specific assumptions for lead-in times made by the Greater Cambridge Housing Delivery Study are considered realistic and reliable for

use in plan-making in the Greater Cambridge area, reflecting the strength of the market but without being overly-optimistic and avoiding applying a single average lead-in time to all site sizes/types. The typical assumptions take into account the types of sites likely to come forward in the area, and provide a useful starting point from which to adjust in light of site-specific factors.

## 2.3 Build-Out Rates

### Summary of Issues Raised in Representations

- 2.3.1 The [Lichfields 'Start to Finish' 3<sup>rd</sup> edition report](#) is referenced within the representations in relation to build-out rates. Comments highlight that annual build out rates of 350 dwellings per annum for strategic sites is not consistent with the Lichfields report, which does not demonstrate this level of delivery across sites of 5,000 dwellings or more. It is noted that average annual build-out rates on large sites are between 100-188 dwellings per annum according to Lichfields due to challenging market conditions and slow delivery of supporting infrastructure. Comments therefore suggest that a more accurate annual build out for new settlements is 200 dwellings per annum.
- 2.3.2 Representations include analysis of historic delivery rates on strategic sites, and highlight that anticipated completions are significantly above historic maximums and do not take into account the planning context of each site. It is noted that the assumed rate of 300 dwellings per annum for new settlements has not been achieved at existing strategic sites over sustained periods or delivered in comparable national contexts. Representations note over-optimistic build out rates for specific sites, including North West Cambridge, Northstowe, Waterbeach New Town, North East Cambridge, Darwin Green, Cambridge East, and Cambourne North.
- 2.3.3 Comments suggest that the anticipated built-out rates on strategic sites do not appropriately take into account build-cost inflation, a fall in construction output in the three months to November 2025, reduced demand for particular types of dwellings (e.g. apartments), the ending of market support (e.g. Help to Buy), and affordability challenges that are reducing first time buyer demand. Comments also refer to the increasing range of policy requirements which are affecting the viability of sites, and also adding to their build costs. All of these factors are reported to be slowing the pace of build-out, particularly in high value areas. It is also noted that high build-out rates historically have been attributed to relatively high affordable housing delivery, whereas there are now increasingly unreliable levels of affordable housing delivery. Comments also highlight that most existing new settlements in Greater Cambridge will be providing less than 40% affordable housing due to the costs of other infrastructure.
- 2.3.4 The representations highlight that it is not credible to assume that all strategic sites will be able to deliver historically exceptional build out rates.

### Response to Issues Raised in Representations

- 2.3.5 As for lead-in times, the recommended build out rates in the Greater Cambridge Housing Delivery Study are broad assumptions based on:

- a detailed analysis of housing delivery for strategic scale developments in Greater Cambridge, Cambridgeshire, and across the OxCam Arc,
  - Lichfield's Start to Finish report recommendations,
  - a literature review of published housing delivery information including from Inspectors Reports and other research reports, and
  - consideration of the local market.
- 2.3.6 The build out rate assumptions vary by site size, location and housing type with flatted development having a different annual delivery rate to houses for example. The build-out rate assumptions take into account historic delivery in Greater Cambridge including affordable housing delivery and the number of outlets operating at sites.
- 2.3.7 Figures of 300 dwellings per annum (dpa) for new settlements and 350dpa for urban extensions to Cambridge relate to the peak build out, and not the average for the entire development. The average build out over the course of a development will be lower, allowing for the number of outlets to increase as infrastructure is put in to open up the sites for development, and in the later years to decrease as the sites finish delivering homes.
- 2.3.8 A peak of 350dpa is not assumed for all site typologies, just those adjacent to Cambridge where demand is highest and a wider range of housing types, sizes and tenures can be delivered close to employment within the city and the universities. Lichfields evidence is created from national data which has been taken into account in the Housing Delivery Study alongside local data which reflects local viability and demand for housing rather than national averages.
- 2.3.9 Lichfields data shows averages of 100-188 dpa for the largest sites, but that is the lower to upper quartile average over the build-out. The maximum average figure in the range is 323 dpa (Great Western Park, Didcot, also within the OxCam Growth Corridor). Furthermore the largest sites in the Lichfields data are still under construction with residual capacity to be built out after initial infrastructure investment and early phases are delivered, so the average may potentially be increased as further peak years are delivered.
- 2.3.10 New evidence from Savills and Cambridge Ahead analysing the ratio between additions to stock and full planning consents "suggests that sites in Greater Cambridge have on average been built out more quickly and with less attrition in development than seen across the rest of England over the past decade". This suggests that a relatively smooth development management process and relatively strong local housing market conditions have the potential for shorter lead-in times and higher build-out rates than the national averages presented in Lichfields evidence.
- 2.3.11 The Savills and Cambridge Ahead evidence also notes that nationally approximately 50% of affordable housing is delivered via S106 compared to 68% in Greater Cambridge, with consistent delivery of affordable housing above 500dpa which will sustain build-out rates with higher levels of affordable housing not adversely affecting market absorption rates.

Viability testing demonstrates that high levels of affordable housing delivery can be expected over the plan period, supporting high build-out rates. As the [Letwin Review Draft Analysis](#) identified in 2018, affordable housing can be seen as net additional housing that does not influence the market absorption rate, as it does not compete with market housing for sale. The viability evidence demonstrates that seeking 40% affordable generally, and 50% affordable on Green Belt sites, is viable and can be expected to drive housing delivery without adversely affecting absorption rates of market housing.

- 2.3.12 It is acknowledged that build cost inflation, the ending of market support (e.g. Help to Buy), reduced demand for particular types of dwellings (e.g. apartments), and affordability challenges can have implications for viability and deliverability in the short term, and therefore build out rates. However, over the plan period as a whole viability evidence shows that in Greater Cambridge new allocations in the plan are viable and deliverable. The viability assessment appraisals use current (i.e. 2026) costs and values which factor in recent changes to build costs and the impact of higher interest rates and reduced support for first-time buyers on affordability. Current market conditions are used which demonstrate viability of development in Greater Cambridge and the likelihood that higher levels of affordable housing (compared to the national level) will help drive build-out rates. Sensitivity tests are undertaken in the viability evidence to understand the impact of further cost rises, but these short-term deliverability issues and economic headwinds are not forecast to occur over the plan period as a whole.
- 2.3.13 The site-specific assumptions for build out rates made by the Greater Cambridge Housing Delivery Study are considered realistic and reliable for use in plan-making in the Greater Cambridge area, reflecting the strength of the local market but without being overly-optimistic and avoiding applying a single average build out rate to all site sizes/types. The typical assumptions take into account the types of sites likely to come forward in the area, have been viability tested and provide a useful starting point from which to adjust in light of site-specific factors.

## 2.4 Windfall Allowance

### Summary of Issues Raised in Representations

- 2.4.1 There are concerns regarding the annual housing completions anticipated from windfall sites due to there having been a general decline in the delivery of windfall sites over time, and as recent annual completions and average annual completions fall short of the annual delivery rate proposed. There are also concerns that historic delivery rates include a period when South Cambridgeshire had a housing shortfall, and therefore it is not certain that these historic rates will be achieved in future.
- 2.4.2 In terms of delivery locations, questions are raised around the assumption that windfall sites will be delivered mainly on brownfield sites given that there are limited opportunities within settlements as many sites have already been delivered. In addition, it is highlighted that the defined settlement extents have been tightly drawn to the existing urban edges, which is unlikely to provide sufficient flexibility for (greenfield) windfall sites to come forward.

## Response to Issues Raised in Representations

- 2.4.3 The Greater Cambridge Housing Delivery Study considered historic housing delivery from windfall sites over the period 2006-2024 and provides recommendations in terms of levels of future anticipated supply from windfall sites. It recommends the use of a mid-point figure between delivery from historic windfall site completions and the previously calculated windfall allowance used by the Councils.
- 2.4.4 The calculations of historic housing delivery from windfall sites (see Table 4 of the Housing Delivery Study (2021) and Appendix B of the Housing Delivery Study Addendum (2025)) show both the average across 2006-2020 or 2006-2024 (499 dwellings 2006-2024), and also the average excluding the two highest and two lowest years so that it excludes outlier data (470 dwellings). The exclusion of the outlier years from the historic windfall completions data is a cautious approach that is likely to under-estimate housing supply, rather than being over-optimistic.
- 2.4.5 Furthermore sites granted permission under the 'tilted balance' as a departure to the development plan due to South Cambridgeshire District Council being unable to demonstrate a five year housing land supply between 2014 and 2018 have been excluded from the figures so that trend data is presented based on compelling evidence of typical windfall delivery. The proposed windfall allowance of 425dpa is below these average figures.
- 2.4.6 It is acknowledged that there are two lower years of delivery on windfall sites in 2020-21 and 2023-24 which coincides with the Covid-19 pandemic where delivery of consented sites, and the stock of new permissions on windfall sites being granted, were affected by lockdown restrictions. The three-year lag time relates to the implementation period for a full permission which is generally the route that windfall sites take. The time period over which the windfall allowance has been calculated includes the 2008-2009 global financial crisis and the Covid-19 pandemic which shows that the windfall rates have endured over the long-term across economic cycles.
- 2.4.7 The emerging Local Plan policies do not seek to limit the delivery of windfall sites compared to current or previous policies, and the NPPF 2024 supports the delivery of windfall sites, therefore it is considered realistic to assume that development will occur in line with the windfall calculation. Windfall completions in Greater Cambridge are not solely from brownfield sites as rural exception sites are supported alongside permitted development such as the conversion of agricultural barns to residential units.
- 2.4.8 The emerging Greater Cambridge Local Plan is being prepared as a 'legacy plan' as set out in the NPPF and LURA transitional arrangements. The draft NPPF that was subject to consultation in December 2025 to March 2026 and the National Decision Making Policies are not yet national policy, however they do set out the Government's direction of travel for supporting development including windfall development within settlements and also outside settlements near well-connected train stations. Greater Cambridge has a number of train stations which are likely to meet the criteria set out in the consultation draft NPPF policy S5 which may further increase windfall delivery during the plan period, providing reassurance that the windfall allowance is realistic over the plan period.

2.4.9 The windfall allowance recommended in the Housing Delivery Study of 425 dwellings per annum is based on robust evidence, and is considered realistic and reliable for use in plan-making in the Greater Cambridge area. It is based on a realistic calculation having had regard to the Housing and Employment Land Availability Assessment, historic long-term windfall delivery rates across economic cycles and expected future trends (in accordance with paragraph 75 of the NPPF 2024). The emerging Greater Cambridge Local Plan policies do not seek to limit the delivery of windfall sites compared to current or previous policies, therefore it is considered realistic to assume that development will occur in line with the windfall calculation.

## 3. Housing Trajectory Review

### 3.1 Introduction

- 3.1.1 The Councils have created a detailed housing trajectory that demonstrates delivery of their housing requirement (local housing need calculated using the standard method) within the plan period. This housing trajectory will be included in the Proposed Submission Greater Cambridge Local Plan that will be subject to public consultation in summer 2026. This detailed housing trajectory is provided in **Appendix A**.
- 3.1.2 This section assesses the detailed housing trajectory and comments on the overall deliverability of the housing trajectory, drawing on: recommendations included in this 2026 Update Addendum, the latest information provided by the Councils, the representations received on the delivery of specific sites during the Regulation 18 Draft Greater Cambridge Local Plan consultation, and any other material changes or further information.
- 3.1.3 The assessment highlights any further evidence or clarification necessary to demonstrate that both overall anticipated housing delivery, and the housing delivery of specific sites, are robust and deliverable.

### 3.2 Proposed Submission Local Plan housing trajectory

- 3.2.1 The housing trajectory for the Proposed Submission Greater Cambridge Local Plan starts with the existing supply as identified in the Councils annual update to the housing trajectory: [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 the Local Plan. This creates the baseline housing trajectory. The Proposed Submission Greater Cambridge Local Plan housing trajectory then adds on the anticipated delivery from the new allocations.
- 3.2.2 The Councils prepared the baseline housing trajectory of existing supply by assessing the deliverability and / or developability of all adopted allocations, sites with planning permission, and sites of 10 dwellings or more with a resolution to grant planning permission. This includes consideration of developments for self-contained dwellings and developments for communal accommodation for students or older people. The Councils have considered information gathered from a variety of sources, including a survey of developers, agents, landowners and housebuilders, site visits, Planning Performance Agreements, housebuilders' websites, and progress of the site through the planning application process. The baseline housing trajectory includes a windfall allowance of up to 425 dwellings per annum, which is in line with the recommendations set out in Section 2 of this Addendum.
- 3.2.3 We consider that through engaging with the development industry, drawing upon monitoring evidence, and reviewing their adopted allocations the Councils have taken a robust approach to the preparation of their baseline housing trajectory. Therefore, this Addendum does not look to reopen the

evidence for the delivery of the sites included in the baseline housing trajectory.

- 3.2.4 The 2022 HDS recommendation stated in terms of site specifics: “As the Councils continue with the preparation of the Local Plan, it is recommended that they engage with the developers/promoters of each of the new allocations and existing strategic sites to gather evidence to support the anticipated delivery of each of the sites, in a similar way to how officers engage with developers/promoters as part of the annual update to the Greater Cambridge Housing Trajectory. This should include information on:
- Delivery aspirations/strategies for each site, including anticipated timetables for development, number of outlets, market absorption rates in light of other proposed site allocations and existing strategic sites, and any key dependencies that pose a risk to housing delivery; and
  - The relationship between housing and infrastructure delivery, including identifying any infrastructure triggers, and whether there is a Statement of Common Ground, phasing plan, equalisation agreement, s106 or site-specific Infrastructure Development Plans in place for the development”.
- 3.2.5 Specific trajectories prepared for the new allocations are informed by engagement with the respective developers and promoters, as well as the HDS assumptions, and amended as necessary to reflect site-specific factors including infrastructure delivery.
- 3.2.6 In light of a review of this information, this section contains a site-by-site discussion of the new allocations, taking account of the Councils’ assumptions, the representations received, the timetables for delivery of key infrastructure, and the planning status of each site. It focuses on longer-term delivery over the plan period and specifically within the five-year housing land supply period at the date of plan adoption (1 April 2028 to 31 March 2033), and considers whether each site is deliverable and / or developable for the five year period at plan adoption, based on the definitions in the National Planning Policy Framework (December 2024).

## Assessment of non-strategic sites

### Garages at St. Matthews Street and Norfolk Street, Cambridge

- 3.2.7 A small urban site of 12 dwellings, with all dwellings expected to be delivered in 2039/40. Annual delivery of 12 dwellings.
- 3.2.8 **Commentary:** Landowner has confirmed that the site will not be available before 2036 but that it could be developed during the plan period. Typical assumptions applied for the lead-in time from 2036. This site is considered to be developable.

### North Cambridge Academy, 108 Arbury Road, Cambridge

- 3.2.9 A suburban site of 150 dwellings, with completions expected to be delivered in 2032/33 and 2033/34. Annual delivery of 75 dwellings.
- 3.2.10 **Commentary:** Agent has confirmed that the site is available now and a developer is being sought with an aspiration to commence construction in 2027/28. Agent has confirmed that full planning permission will be sought.

Assumed that first completions will be 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. Assumed up to 75 dwellings completed each year as located within a suburban area. This site is considered to be deliverable and developable.

### **1-99 Ekin Road and 1-8 Ekin Walk, Cambridge**

- 3.2.11 Full planning application 26/00039/FUL for demolition of 108 dwellings and erection of 134 dwellings pending determination. This urban site is expected to deliver 26 net dwellings, with demolition of all existing dwellings expected in 2026/27, and completions of new dwellings expected between 2027/28 and 2030/31. Annual delivery of up to 98 dwellings.
- 3.2.12 **Commentary:** Full planning application being considered and 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. This site is considered to be deliverable.

### **2-28 Davy Road and garage blocks, Cambridge**

- 3.2.13 An urban site expected to deliver 26 net dwellings, with demolition of all existing dwellings expected in 2028/29, and completions of new dwellings expected in 2029/30 and 2030/31. Annual delivery of up to 35 dwellings.
- 3.2.14 **Commentary:** Pre-application discussions have been held and a full planning application is anticipated in summer 2026. The site is being brought forward by Cambridge Investment Partnership. Typical assumptions applied for the lead-in time. This site is considered to be deliverable.

### **1-78 Hanover Court, 1-49 Princess Court and garage at Newtown garages, Cambridge**

- 3.2.15 Full planning application 25/04187/FUL for demolition of 127 dwellings and erection of 165 dwellings pending determination. This urban site is expected to deliver 38 net dwellings, with completions of new dwellings expected in 2028/29 and 2029/30, following demolition of all existing dwellings in 2026/27. Annual delivery of up to 121 dwellings.
- 3.2.16 **Commentary:** Full planning application being considered and 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. This site is considered to be deliverable.

### **Former Garage Block, East Road, Cambridge**

- 3.2.17 An urban site expected to deliver 40 dwellings, with the garages already demolished, and all dwellings expected to be delivered in 2035/36. Annual delivery of 40 dwellings.
- 3.2.18 **Commentary:** Some alternative residential uses have been considered however this is at an early stage, therefore the site continues to be proposed

for allocation for residential uses. Typical assumptions applied for the lead-in time from 2032/33.

- 3.2.19 Given the uncertainty over the development of this site for residential uses, it is reasonable to assume that completions will not occur within the five year period at plan adoption. This site is considered to be developable.

### **1-33 Stanton House, Christchurch Street, Cambridge**

- 3.2.20 An urban site expected to result in a net loss of 5 dwellings due to redevelopment, with demolitions already completed under prior approval in 2025/26, and all new dwellings expected to be delivered in 2028/29 and 2029/30. Annual delivery of up to 20 dwellings.
- 3.2.21 **Commentary:** Developer (Cambridge Investment Partnership) has advised that a full planning application will be submitted in 2026, and anticipates 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. Given demolition has occurred it is reasonable to assume that the site will be completed in the first five years post adoption. This site is considered to be deliverable.

### **Cambourne Town Centre**

- 3.2.22 A town centre site expected to deliver 120 dwellings. Full planning application 24/01548/FUL for 117 dwellings and class E floorspace pending determination. Completions expected between 2033/34 and 2035/36. Annual delivery of up to 50 dwellings.
- 3.2.23 **Commentary:** Full planning application being considered, however, further information is needed from the applicant, and therefore it is unclear when a decision will be made on this application. No completions assumed within the five year period at plan adoption. This site is considered to be developable.

### **Babraham Research Campus**

- 3.2.24 Outline planning application 25/04634/OUT for mixed use development, including up to 83 dwellings and the demolition of 40 dwellings, pending determination. Anticipated to deliver 43 net dwellings, with completions of new dwellings in 2032/33 and 2033/34, and existing dwellings expected to be demolished in 2031/32. Annual delivery of up to 40 dwellings.
- 3.2.25 **Commentary:** Outline planning application being considered, and updated plans and documentation for the planning application were submitted by the applicant in May 2026 to respond to consultee comments. Assumed that first completions will be in 2032/33 when the Grafham Water Supply transfer is due to be completed. This site is considered to be deliverable and developable.
- 3.2.26 The demolition of 40 dwellings in 2031/32 and the completion of 40 dwellings in 2032/33 means that whilst the site is included within the five year period at plan adoption, it does not contribute any net additional dwellings during this period.

### **Land at Maarnford Farm, Hunts Road, Duxford**

- 3.2.27 A rural site expected to deliver 60 dwellings, with completions in 2032/33 and 2033/34. Annual delivery of up to 40 dwellings.
- 3.2.28 **Commentary:** The HELAA submission states that the site is available within the first five years of the plan period. Typical assumptions applied for the lead-in time and build out rate. Assumed that first completions will be in 2032/33 when the Grafham Water Supply transfer is due to be completed. This site is considered to be deliverable and developable.

### **The Moor, Moor Lane, Melbourn**

- 3.2.29 A small rural site expected to deliver 20 dwellings, with all completions in 2032/33. Annual delivery of 20 dwellings.
- 3.2.30 **Commentary:** The agent has advised that an outline planning application will be submitted in 2026, and that the site will be marketed for sale after outline consent is achieved. The agent anticipates that construction will start on site in 2027/28, that the first dwellings will be completed in 2028/29, and that the development will be completed in 2030/31. Assumed that first completions will be in 2032/33 when the Grafham Water Supply transfer is due to be completed. This site is considered to be deliverable.

### **Land at Highfields (phase 2), Caldecote**

- 3.2.31 Full planning application 22/04215/FUL for 64 dwellings pending determination. Phase two of a rural site expected to deliver 65 dwellings, with completions in 2032/33 and 2033/34. Annual delivery of up to 40 dwellings.
- 3.2.32 **Commentary:** Full planning application being considered. Housebuilder (Vistry) has advised that consideration of the full planning application has been delayed due to matters needing to be resolved on phase one of the development, but that it is anticipated that the full planning application will be considered at planning committee in early summer 2026. 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 within one year of the first completion. Assumed that first completions will be in 2032/33 when the Grafham Water Supply transfer is due to be completed. This site is considered to be deliverable and developable.

### **Land to the west of Cambridge Road, Melbourn**

- 3.2.33 A rural site anticipated to deliver 125 dwellings, with completions expected between 2032/33 and 2035/36. Annual delivery of up to 40 dwellings.
- 3.2.34 **Commentary:** Landowner (Vistry) has advised that the site is available now and that a full planning application will be submitted after plan adoption. Housebuilder anticipates 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. Assumed that first completions

will be in 2032/33 when the Grafham Water Supply transfer is due to be completed. This site is considered to be deliverable and developable.

## Assessment of strategic sites

### Cambridge East - airport

- 3.2.35 Cambridge airport is anticipated to deliver 8,000 dwellings, with 3,950 dwellings anticipated in the plan period. First completions are anticipated in 2032/33, with annual delivery rates increasing to a peak in 2035/36. Annual delivery of up to 350 dwellings.
- 3.2.36 **Commentary:** In October 2025 Marshall Group confirmed that they are not currently looking to relocate to Cranfield Airport, although they are still actively looking for an alternative site. However, 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.
- 3.2.37 Agent (for Marshalls) previously advised that the airport site will be vacant by 2030, with parts of the site vacant by 2028. Agent anticipated that a planning application would be submitted prior to the Local Plan being adopted. Agent anticipated that construction would start on both the initial infrastructure and first dwellings in 2030, and that the first dwellings would be completed in 2030/31. Agent anticipated annual delivery of up to 400 dwellings.
- 3.2.38 The fact that that the relocation date by Marshalls as announced in June 2026 is earlier than the date previously stated by Marshalls agent, and that the new site owners aim to accelerate housing delivery, adds credence that the first completions will be in 2032/33 at the latest.
- 3.2.39 Assumed that first completions will be in 2032/33 when the Grafham Water Supply transfer is due to be completed, and that annual delivery peaks at 350 dwellings. This site is considered to be deliverable and developable.
- 3.2.40 The existing Marleigh and north of Cherry Hinton (Springstead Village) sites are delivering now whilst the airport is forecast to deliver from 2032/33 and Springstead Village densification (see below) from 2033/34. This ensures a steady build-out at Cambridge East without saturating the market and adversely affecting absorption rates.

### Cambridge East – Springstead Village densification

- 3.2.41 The Springstead Village densification is anticipated to deliver 350 dwellings, with completions expected between 2033/34 and 2036/37. No gradual build-up is assumed as this is a continuation of the existing Springstead Village development that is already under construction. Annual delivery of up to 100 dwellings.
- 3.2.42 **Commentary:** Some pre-application discussions have taken place regarding the delivery of the additional 350 dwellings through densification, and a planning application is expected in 2026/27. The existing parcels at

Springstead Village are forecast to deliver 1,134 dwellings over the years up to 2033/34. Annual delivery of up to 100 dwellings is lower than the anticipated annual delivery from existing parcels, but takes account of the site being in proximity to development at Cambridge airport that is also anticipated to be delivering at the same time. First completions assumed after the Grafham Water Supply transfer is due to be completed. This site is considered to be developable.

### North West Cambridge - Eddington densification

- 3.2.43 Eddington is a housing-led mixed-use development on the edge of Cambridge. The site is allocated in the North West Cambridge Area Action Plan 2009 and had outline planning permission for up to 3,000 dwellings, up to 2,000 student bedspaces, and senior living accommodation. The Eddington densification is anticipated to deliver an additional 2,500 dwellings. A total of 5,500 dwellings is therefore anticipated on this site, in addition to student bedspaces and senior living accommodation.
- 3.2.44 The 2,500 dwellings through densification are expected to be completed between 2032/33 and 2042/43. Annual delivery of up to 350 dwellings, from the dwellings delivered through densification.
- 3.2.45 New outline planning applications (25/03746/OUT and 25/03753/OUT) for a phased mixed use development, comprising: residential uses, student accommodation, co-living and senior living accommodation were submitted in September 2025, and it is anticipated that the Section 106 agreement will be signed and planning decisions issued by the end of 2026.
- 3.2.46 **Commentary:** North West Cambridge is a high density scheme on the edge of Cambridge which contains a significant proportion of flats and student bedspaces. The build-out profile of the site will be more 'lumpy' compared to typical greenfield housing developments as a result of individual blocks being built out. The site will deliver a mix of housing (student bedspaces, older people's housing, affordable housing for university key workers, and market housing including build to rent) which will facilitate high housing delivery rates as it will meet a wider variety of housing needs.
- 3.2.47 New outline planning applications, including the additional dwellings from densification, are being considered. The Environmental Statement submitted with the outline planning applications sets out that enabling, demolition and construction works are anticipated to be delivered in phases, and an indicative development trajectory shows that the development will be completed by 2037.
- 3.2.48 Within the existing 3,000 dwellings and 2,000 student bedspaces, detailed planning permissions have been approved for 1,848 dwellings and 325 student bedrooms, of which 1,430 dwellings and 325 student bedspaces had been completed at 31 March 2025. The remaining 418 dwellings on these parcels are anticipated to be delivered by 2029/30. In addition to the 1,848 dwellings and 325 student bedrooms that are included within the Councils' historic completions and existing supply, the Councils have also included 1,152 dwellings, 1,675 student bedspaces, and 75 older peoples bedspaces from the existing North West Cambridge allocation. The 1,152 dwellings are anticipated to be completed by 2031/32, the student bedspaces are

anticipated to be completed between 2034/35 and 2037/38, and the older peoples bedspaces are anticipated to be delivered in 2037/38.

- 3.2.49 The 2,500 dwellings through densification are expected to be completed between 2032/33 and 2042/43, and therefore follow on from the dwellings anticipated to be delivered within the existing supply. No gradual build-up is assumed as this is a continuation of the existing Eddington development that is already under construction. Assumed that first completions through densification will be in 2032/33 when the Grafham Water Supply transfer is due to be completed. This site is considered to be deliverable and developable.
- 3.2.50 Historic delivery for Eddington records that 1,430 dwellings were delivered between 2016/17 and 2024/25, with an average of 159 dpa and a peak of 409 dwellings in 2018/19. Anticipated delivery for Eddington shows 5,500 dwellings will be completed between 2016/17 and 2042/43, with an average of 204 dpa. The trajectory shows a peak of 350 dpa after 2032/33 across the combination of the new allocation and residual from the committed supply, in line with typical assumptions.

### Cambridge Biomedical Campus

- 3.2.51 An edge of Cambridge site anticipated to deliver 1,000 dwellings for campus workers, with completions expected between 2034/35 and 2041/42. Annual delivery of up to 150 dwellings.
- 3.2.52 **Commentary:** Development on the Cambridge Biomedical Campus will include support services for employees and visitors, along with a significant proportion of campus worker housing (the needs for which are significant as demonstrated in the [CBC Housing Study in 2024](#)), which will be restricted and not available for general sale or rent. Agent anticipates that delivery of residential uses on this site will be after the five year period at adoption. Typical assumptions for lead-in time and build out rate have been used. This site is considered to be developable.

### Cambourne North

- 3.2.53 A new settlement anticipated to deliver 13,000 dwellings, with 2,550 dwellings anticipated within the plan period. First completions anticipated in 2034/35, with annual delivery of up to 300 dwellings.
- 3.2.54 **Commentary:** Two landowners at the site: Martin Grant Land and Endurance Estates. Agent (for Martin Grant Land) has advised that the land within their control is available now, and that a number of assessments are being undertaken. Agent anticipates that an outline or hybrid planning application will be submitted for part of the site around the time of adoption of the Local Plan, and that delivery of site infrastructure could be undertaken alongside the East West Rail and Cambourne to Cambridge Busway transport schemes.
- 3.2.55 Agent (for Martin Grant Land) 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. First completions are therefore after the Grafham Water Supply transfer is due to be completed.

Officers consider that the land within the control of Endurance Estates is unlikely to be within the early phases of residential development.

- 3.2.56 One of the key pieces of infrastructure to unlock the site for development is the extension of the Greater Cambridge Partnership's (GCP) Cambourne to Cambridge public transport corridor scheme across the A428 from existing Cambourne, through the site via the East West Rail station, and continuing on to Papworth Everard.
- 3.2.57 The GCP Cambourne to Cambridge public transport corridor scheme is well advanced with a Transport and Works Act Order (TWAO) Public Inquiry closing in November 2025. The Inspectors are writing a report to the Secretary of State for Transport who will then decide whether to approve the TWAO and allow the scheme to go ahead. The Government's ['Find a Tender'](#) procurement portal advertises the tender for construction of the busway with the estimated contract duration January 2027 to December 2030. This will improve accessibility to Cambourne and potentially help facilitate earlier delivery in advance of East West Rail.
- 3.2.58 The Cambourne to Cambridge public transport corridor extension through the site is required for the delivery of Cambourne North, using third party land, and is required for the delivery of the majority of units proposed. The timescales for the delivery of Cambourne to Cambridge public transport corridor extension and phasing are still being discussed and agreed. Local public sector partners are committed to working together and with national government to support the delivery of and unblock any barriers to delivery of the Cambourne to Cambridge public transport corridor extension. This will include drawing on all relevant funding sources such as s106, CIL, and national funding opportunities associated with government's interest in the area.
- 3.2.59 An East West Rail route wide consultation closed on 9 June 2026. A Development Consent Order (DCO) application is due to be submitted in 2027, which can take around 18 months to be approved. The consultation confirms that a new station at Cambourne may be operational in the mid-late 2030s (2036-2038), which will support increased housing delivery at this new settlement and enable peak annual delivery from 2039/40 onwards. Officers understand that the Local Highways Authority do not consider that the station needs to be open before housing development on this site starts. The East West Rail DCO submission will confirm the boundaries and land take of the scheme to enable a planning application to be submitted at or soon after plan adoption.
- 3.2.60 As there are two site promoters at Cambourne North this supports the delivery of 300 dpa in line with typical assumptions, with Martin Grant Land likely delivering sooner than the Endurance Estates land. This site is considered to be developable.
- 3.2.61 Drawing on the above, delivery could commence in 2034/35 as forecast, however the timely delivery of the Cambourne to Cambridge public transport corridor extension or other measures to meet public and active transport requirements for early phases will determine whether the full site build-out will be able to align with the typical assumptions or not.

## Grange Farm New Settlement

- 3.2.62 A new settlement anticipated to deliver 4,500 dwellings, with 2,550 dwellings anticipated within the plan period. First completions anticipated in 2034/35, with annual delivery of up to 300 dwellings.
- 3.2.63 **Commentary:** Agent has advised that the site can be made available immediately, and 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.
- 3.2.64 Agent has advised that the landowner intends to act as the master developer, and will deliver the site infrastructure, before appointing housebuilders to deliver the housing. Agent anticipates that construction will start on initial infrastructure in 2032, that construction will start on the first dwellings in 2033, that the first completions will be in early 2034. Agent anticipates that up to 300 dwellings a year will be delivered. First completions are therefore after the Grafham Water Supply transfer is due to be completed.
- 3.2.65 One of the key pieces of infrastructure to unlock the site for development is an extension of the GCP's Cambridge South East Transport (CSET) Phase 2 scheme. Phase 2 of CSET is a new busway between a new A11 travel hub and Cambridge Biomedical Campus that will link the new Cambridge South station (at the Cambridge Biomedical Campus) to Granta Park and Babraham Research Campus via the new A11 travel hub. A Transport and Works Act Order approval is currently being sought for the GCP CSET Phase 2 scheme, with a public inquiry taking place in 2026. The extension is a segregated public transport and active travel connection from the proposed A11 Travel Hub that crosses the A11 and connects into the site.
- 3.2.66 The CSET extension is required for the delivery of Grange Farm, using third party land, and is required for the delivery of the majority of units proposed. The timescales for the delivery of CSET extension and phasing are still being discussed and agreed. Local public sector partners are committed to working together and with national government to support the delivery of and unblock any barriers to delivery of the CSET connection. This will include drawing on all relevant funding sources such as s106, CIL, and national funding opportunities associated with government's interest in the area.
- 3.2.67 Drawing on the above, delivery could commence in 2034/35 as forecast, however the timely delivery of the CSET extension or other measures to meet public and active transport requirements for early phases will determine whether the full site build-out will be able to align with the typical assumptions or not.
- 3.2.68 The Councils have included first completions a year later than anticipated by the agent, based on a lead-in time of 6 years from submission of outline planning application to first completions, and assuming submission of an outline application is in 2028/29 as anticipated by the agent. The Councils have also used the typical assumptions for annual build out rates for a new settlement, rather than the specific annual build out rates provided by the agent. Despite these differences in assumptions, the number of dwellings anticipated within the plan period by the Councils and the agent are very

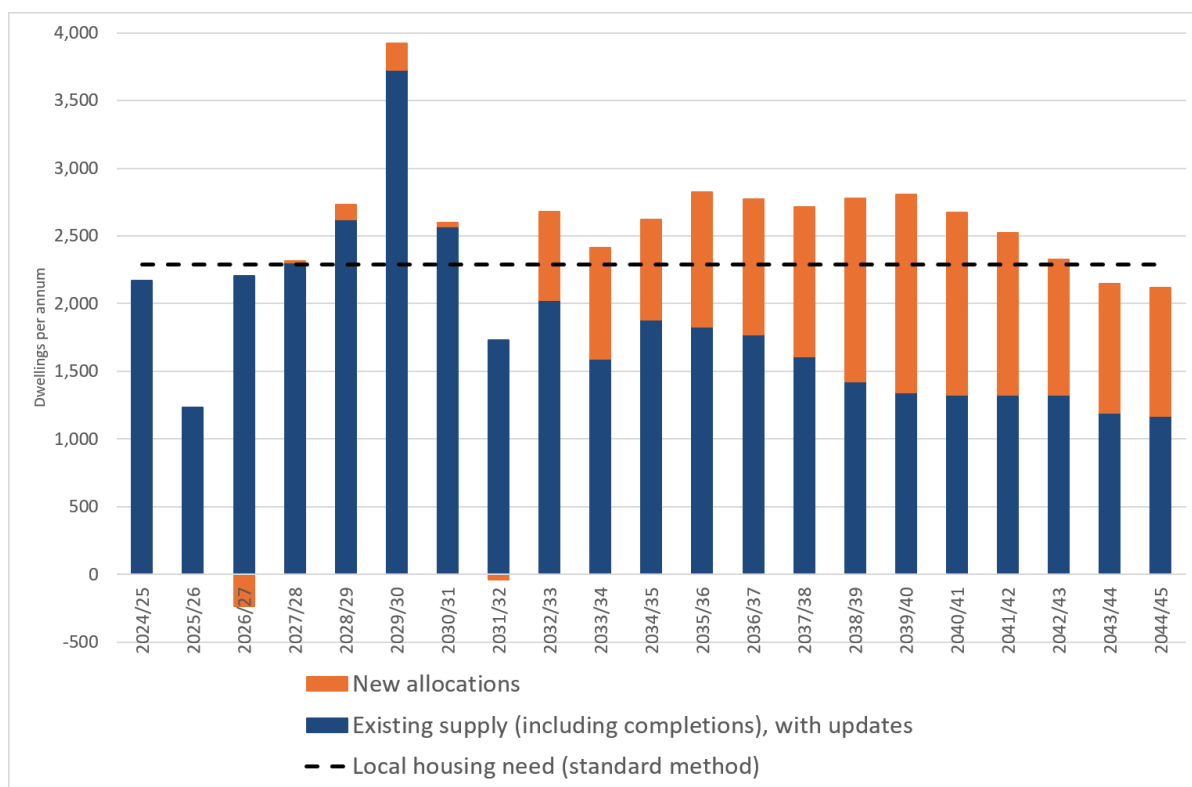
similar. The Councils anticipate 2,550 dwellings, and the agent anticipates 2,600 dwellings, which is a difference of only 50 dwellings. The Councils’ assumptions result in a slightly more cautious approach for the delivery of this site within the plan period. This site is considered to be developable.

### Deliverability

3.2.69 The following section discusses the overall ability of the housing trajectory to deliver against the housing requirement over the plan period, within the five year period at plan adoption, and in terms of the Housing Delivery Test.

#### Housing trajectory over the plan period

3.2.70 The performance of the housing trajectory relative to the housing requirement is shown below in **Figure 1**. As shown in Appendix A existing supply forms the bulk of the housing delivery over the plan period, with new site allocations taking on greater importance as time progresses. Due to the balanced portfolio of sites and significant level of existing commitments (including from small and medium sites), the mid-latter part of the plan period is when new strategic allocations are forecast to deliver, with smaller and medium sites in the beginning to the middle of the plan period (alongside existing commitments).



**Figure 1: Housing trajectory split by existing supply and new allocations**

3.2.71 The beginning of the plan period is largely ‘fixed’ due to the impact of lead-in times on new allocations, however, the ‘hybrid’ approach of combining smaller allocations in Cambridge and at the villages that deliver in the middle of the plan period, alongside the longer-term delivery that comes from strategic sites with longer lead-in times, creates a fairly smooth housing trajectory.

- 3.2.72 Using the figures in the housing trajectory the supply is due to exceed the housing requirement over the plan period by 3,963 dwellings, a headroom of 8.2%. Delivery is forecast to exceed the requirement after plan adoption in every monitoring year, with the exception of 2031/32, 2043/44 and 2044/45. However, the anticipated shortfalls in these years are compensated for by anticipated over-delivery in all other years post plan adoption.
- 3.2.73 It is noted that there is strong early plan period delivery from historic completions and existing commitments. A recent report from Savills and Cambridge Ahead shows that housing delivery is increasing in Greater Cambridge, in contrast to recent trends at the national level.
- 3.2.74 For new allocations, delivery within the five year period at adoption (2028-2033) is realistic for the sites where planning applications are already being considered, where agents / developers / housebuilders are anticipating that planning applications will be submitted ahead of adoption of the Local Plan, or for non-strategic sites where typical assumptions allow for submission of a planning application to first completions within five years. For other sites that are less well progressed, these sites are likely to be developable with anticipated completions from 2033/34 onwards.
- 3.2.75 There is no national planning policy requirement for headroom to be included over the plan period, but it is sensible to do so to provide resilience. The only time that headroom is required is for the buffer required on the five-year supply calculation, which is either 5% or 20% depending on Housing Delivery Test results. For the developable sites in years 6-10 (and where possible 11+) there is no policy requirement for a buffer or headroom. With the requirement to review local plans every 5 years, a plan review can address any shortfall later in the plan period if it arises (delivering in the years 11+).
- 3.2.76 The size of the headroom should reflect the risks of delays materialising during the plan period, with riskier site allocations and spatial strategies requiring greater headroom to ensure delivery is maintained against the housing requirement.
- 3.2.77 Analysis of the trajectory shows that 74% of the housing supply in the plan period is already accounted for via actual completions and existing commitments (planning permissions and adopted allocations). New allocations, which make up 26% of anticipated completions within the plan period, are broadly anticipated to come forward from the middle of the plan period (2032/33) onwards, once the Grafham Water Supply transfer has been completed and as transport improvements are delivered.
- 3.2.78 The new settlements at Cambourne North and Grange Farm constitute approximately 10% of anticipated completions within the plan period. The high level of supply from existing commitments, the majority of which have planning permission, mitigates the risk of under-delivery from new sites, as does the Councils' experience in delivering new settlements and urban extensions. Should it be necessary Local Government Reform, Spatial Development Strategies, and future Local Plans could address any forecast longer-term under-delivery, should it arise.
- 3.2.79 It is noted that Greater Cambridge has more organisations supporting the delivery of housing and infrastructure delivery tools at its disposal than the

majority of local planning authorities across the country, including the Greater Cambridge Development Corporation.

- 3.2.80 Taking all of the above into account, it is considered that a headroom of 8.2% over the plan period is reasonable.

### **Housing Delivery Test**

- 3.2.81 The Councils in recent years have had no consequences from the Housing Delivery Test results. The current Housing Delivery Test (HDT) measurement is the 2023 measurement, published in December 2024, and covering the period 2020/21, 2021/22 and 2022/23. The 2024 and 2025 measurements are delayed but due to be published this year according to response to a Written Question by Minister of State for Housing and Planning [Matthew Pennycook](#).
- 3.2.82 The HDT is the measure used to determine whether councils must apply a 5% or 20% buffer on their five-year housing land supply. Despite the adopted Cambridge and South Cambridgeshire Local Plans being examined concurrently with an aligned development strategy and joint housing trajectory, they are not a formal joint local plan and so the HDT calculation is undertaken separately. The Councils have lobbied the Ministry for Housing, Communities and Local Government to undertake a joint calculation for Greater Cambridge.
- 3.2.83 The Councils will continue to push for the HDT to be calculated on a joint basis, and upon plan adoption there will be a single housing requirement for Greater Cambridge and this will be the basis against which the HDT will be calculated.
- 3.2.84 The current HDT measurement shows no 'consequence' for Cambridge City or South Cambridgeshire, however this is based on historic data. Based on published and forecast data for Greater Cambridge, it is anticipated that a 5% buffer will be required to be applied to the five-year supply calculation at the point of plan adoption. However this will need to be kept under review should the forecast completions not materialise as expected, the standard method local housing need figure increase during this timeframe, or the timing of publication of Housing Delivery Test results not be as anticipated.

### **Five Year Housing Land Supply**

- 3.2.85 It is anticipated that the Local Plan will be adopted in the final quarter of the 2027/28 monitoring year, and therefore the five-year supply has been calculated for 2028/29 to 2032/33 on the basis that this will be the five-year period at the point of adoption.
- 3.2.86 Using the housing trajectory in Appendix A, the five-year supply has been calculated based on both the Sedgefield and Liverpool methods and with a 5% buffer. **Table 1-1** below summarises the rolling five-year housing land supply calculations. The calculations show that under either the Sedgefield or Liverpool methods with a 5% buffer that the Councils are able to demonstrate a five year supply at plan adoption, and for every year until 2040/41, however the five-year housing land supply under the Sedgefield method is marginal in 2028/29 (5.03 years) and 2029/30 (5.08 years). This will need to be kept under review as the Councils continue with the plan-

making and examination process, taking account of actual completions and any changes to the standard method local housing need figure.

- 3.2.87 Although the Councils can demonstrate a five year supply based on the Sedgefield method, taking account of the increased annual requirement (compared to the adopted Local Plans), the development strategy and necessary transport and water supply infrastructure, and the lead-in times for strategic sites to progress through the planning process, it is recommended that the use of the Liverpool method will be more reliable and robust. This is particularly important given the current economic headwinds facing the development industry at present, which may impact the five-year housing land supply position between now and plan adoption.
- 3.2.88 The Liverpool method is considered appropriate given the shortfall that arises during the beginning of the plan period. This shortfall partially relates to the development of allocations in the adopted Local Plans being delayed due to water availability and water quality issues. The “unique set of challenges” in Greater Cambridge led the government to establish the [Water Scarcity Group in 2023](#) whose intervention regarding water credits and the planned development of the Grafham Water Supply Transfer and Fens Reservoir has provided the certainty needed to enable planning permissions to be granted on allocated sites where decisions were held up due to objections from statutory consultees over concerns over abstraction and that water quality would deteriorate. The shortfall is also partially due to the Local Plan being unable to deliver an increase in annual completions before its adoption, as sites tend to need the Local Plan to be adopted before they can come forward through the planning application process, and can be delivered. Therefore, even though anticipated completions in most years prior to the adoption of the Greater Cambridge Local Plan are above the adopted annual housing requirement of 1,675 dwellings, they are still below the new housing requirement of 2,289 dwellings.
- 3.2.89 The Sedgefield approach results in a marginal five-year housing land supply whereas the Liverpool method will ensure it is met more comfortably with greater resilience, reflecting the challenges that Greater Cambridge has faced in delivering additional homes prior to plan adoption. The Councils were able to present a convincing case for use of the Liverpool method as part of the plan-making process for the adopted Local Plans, so there is local precedent in that regard.

**Table 1-1. Five-year housing land supply calculations at plan adoption and for the first five years of the plan**

<b>Five-year housing land supply (5YHLS) calculation</b>	<b>2028 / 2029</b>	<b>2029 / 2030</b>	<b>2030 / 2031</b>	<b>2031 / 2032</b>	<b>2032 / 2033</b>
Rolling 5YHLS (5% buffer) Sedgefield	5.03	5.08	5.28	5.54	5.70
Rolling 5YHLS (5% buffer) Liverpool	5.47	5.39	5.09	5.24	5.60

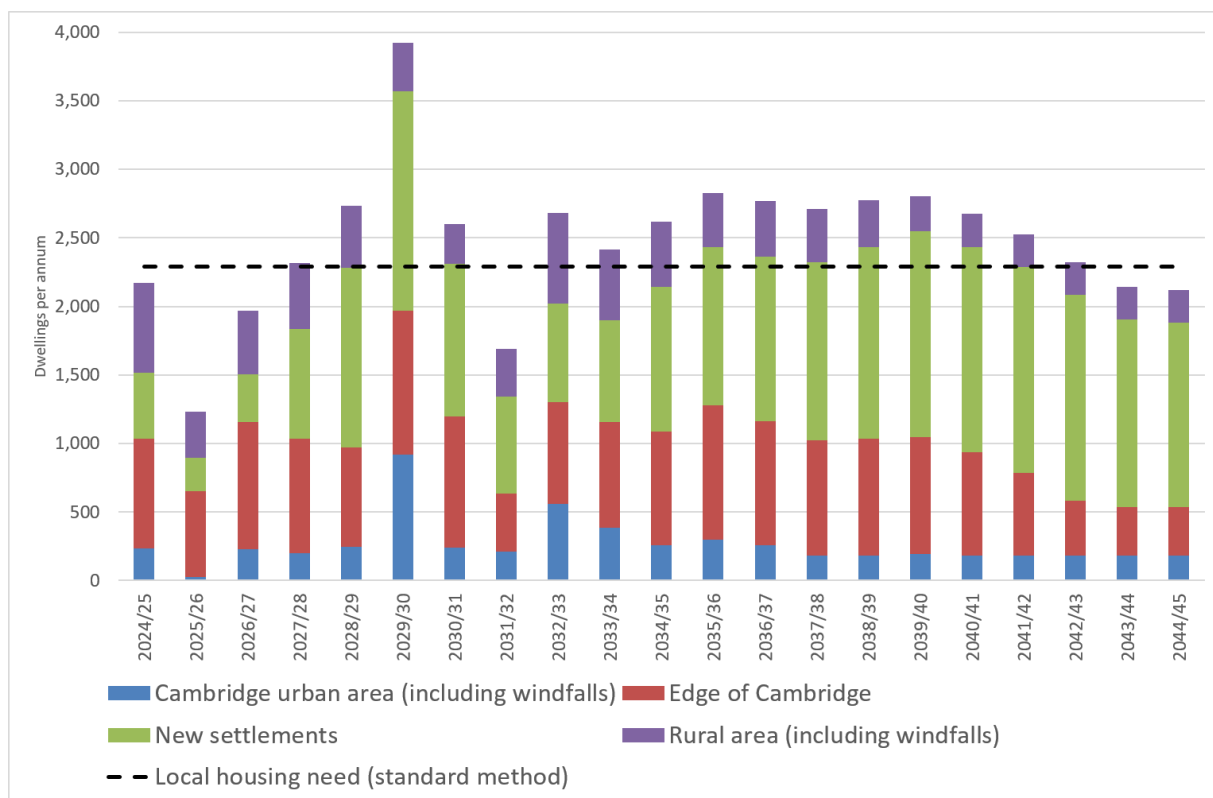
- 3.2.90 The housing trajectory produced by the Councils for the new allocations draws upon the cautious assumptions for build-out rates and lead-in times, as recommended in the HDS, and the Councils have provided site-specific

justification for where the assumptions have been departed from. The Councils have gathered information on delivery intentions from the landowners, housebuilders, developers or agents of the new allocations.

- 3.2.91 The Councils have allocated a sufficient mix and variety of sites to demonstrate a five-year housing land supply at plan adoption with a 5% buffer, noting the significant variety of site sizes and locations from existing commitments and allocations that also contribute towards this. The headroom against the housing requirement should provide more resilience in the supply over the plan period.
- 3.2.92 Strategic sites are only forecast to deliver within the first five years after plan adoption where compelling evidence supports this.

**Diversity of supply**

- 3.2.93 Table 4 in Appendix A shows that over the plan period 10% of the supply is in the Cambridge Urban Area, 28% is on the edge of Cambridge, 43% is at new settlements, and 14% is in the rural area, with 4% already completed. Figure 2 below illustrates how the anticipated completions (and actual completions) each year are split across different broad areas.



**Figure 2: Greater Cambridge Housing Trajectory by broad area**

- 3.2.94 The two new allocations for New Settlements (Grange Farm and Cambourne North) are expected to deliver from the middle of the plan period onwards, and only contribute around 10% of the plan period supply between them. The majority of development at new settlements is from existing allocations which all have outline planning permission, and most have some parcels with detailed planning permission and have already started to deliver new homes.

- 3.2.95 Similarly, the two new allocations for urban extensions (Cambridge airport and Cambridge Biomedical Campus) and the two new allocations for densification of existing urban extensions (Eddington and Springstead Village) are expected to deliver from the middle of the plan period onwards, and only contribute around 15% of the plan period supply between them. The majority of development at urban extensions is from existing allocations which all have outline planning permission, and most have parcels with detailed planning permission and are well advanced in their delivery of new homes. Most of the urban extensions within the existing supply are anticipated to be completed by the middle of the plan period.
- 3.2.96 There would not likely be an overreliance on new settlement or urban extension delivery in one part of the plan period, such that build-out rates would be expected to decline. However, differentiation in housing types and tenures will be essential to mitigate competition risks, and to avoid any impacts on market absorption.
- 3.2.97 Evidence shows that at the national level housing delivery is reducing – which is perhaps inevitable given only around 25% of local plans were adopted in the last 5 years and remain up to date – but it is noted that the Savills and Cambridge Ahead evidence demonstrates that Greater Cambridge is bucking the trend and in 2024/25 approximately half of all development was at the strategic sites of Eddington, Darwin Green, Marleigh and Cambourne.
- 3.2.98 It is considered there is a balanced mix of viable sites that can deliver across the plan period, taking account of infrastructure requirements and affordable housing contributions.
- 3.2.99 The Councils are continuing to seek high levels of affordable housing on all types of residential developments, which through their viability evidence they have demonstrated to be viable. A continued high level of affordable housing delivery (compared to national averages) will support higher build-out rates, as part of delivering a diversity of types and tenures of new homes.

### **Small sites requirement**

- 3.2.100 Some representations have suggested that the Councils made insufficient provision to satisfy paragraph 73a in the NPPF 2024, which sets out that local planning authorities should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare. This is not a formal requirement for Local Plans (the word 'should' is used), and it is noted that the Inspectors in the neighbouring Uttlesford District Council Local Plan Examination recently found [sound](#) a plan that meets 10% of their housing requirement solely via completions and commitments (including a small sites windfall allowance) and not from any specific new allocations. As outlined in Table 1-2, over the plan period 7,005 dwellings are forecast to be delivered on sites of less than 1ha, which equates to 13.5% of the homes anticipated over the plan period.

**Table 1-2. Housing supply from small sites under 1ha over the plan period**

<b>Source of supply</b>	<b>Total dwellings anticipated 2024-2045 (dwellings, net)</b>	<b>Dwellings anticipated on sites no larger than one hectare 2024-2045 (dwellings, net)</b>
Completions 2024/25	2,169	388
Existing commitments (planning permissions and adopted allocations), excluding windfall allowance but including any revisions to adopted allocations	29,547	1,545
New sites	13,654	119
Windfall allowance	6,662	4,953
<b>Total</b>	<b>52,032</b>	<b>7,005</b>

## 4. Conclusions and next steps

### 4.1 Conclusions

- 4.1.1 This Housing Delivery Study Addendum has reviewed and responded to the comments received during the Regulation 18 consultation on the Draft Greater Cambridge Local Plan relating to the Housing Delivery Study, including those relating to lead-in times, build-out rates and windfall allowance.
- 4.1.2 The site-specific assumptions for lead-in times and build out rates made by the Greater Cambridge Housing Delivery Study are considered realistic and reliable for use in plan-making in the Greater Cambridge area, reflecting the strength of the market but without being overly-optimistic and avoiding applying a single average lead-in time or build out rate to all site sizes/types. The typical assumptions take into account the types of sites likely to come forward in the area, and provide a useful starting point from which to adjust in light of site-specific factors and evidence from the site promoters.
- 4.1.3 The windfall allowance recommended in the Housing Delivery Study of 425 dwellings per annum is based on robust evidence, and is considered realistic and reliable for use in plan-making in the Greater Cambridge area. The windfall allowance is considered to be justified in light of long-term development trends across economic cycles, removing outlier data and any planning permissions granted under the “tilted balance” where non-policy compliant development was approved due to the Councils being unable to demonstrate a five-year housing land supply.
- 4.1.4 This Housing Delivery Study Addendum has also undertaken a review and assessment of the Councils’ proposed submission local plan (Regulation 19) housing trajectory, including in light of the consideration of representations received during the Regulation 18 consultation.
- 4.1.5 The housing trajectory is based on realistic assumptions for new local plan site allocations with conclusions on deliverability and developability justified, drawing on discussions and evidence from the site promoters. Lead-in time and build-out rate assumptions are within the upper range of the Lichfields Start to Finish 3 national evidence, as justified based on local evidence and strength of the local housing market, including high affordable housing delivery and strong buildout (evidenced in previous iterations of the Housing Delivery Study and new research from Savills and Cambridge Ahead).
- 4.1.6 There is a sufficient diversity and mix of supply to deliver over the plan period as a whole, with site-specific trajectories allowing for the delivery of strategic infrastructure to unlock development. New allocations are set to deliver 26% of the overall housing requirement, phased predominantly from 2033/34 onwards after the Grafham Water Supply Transfer has been completed.
- 4.1.7 Building up the housing trajectory on a site-by-site basis shows that the proposed standard method local housing need housing requirement would be met over the plan period as a whole with headroom of 8.2%.

- 4.1.8 The trajectory evidences shows that the Councils would be able to demonstrate a five-year housing land supply at plan adoption (to be calculated at 1<sup>st</sup> April 2028 in light of new government guidance for legacy plans). This five-year housing land supply is forecast to be maintained on a rolling basis over the plan period until 2040/41.
- 4.1.9 A five-year housing land supply with a 5% buffer is able to be demonstrated under both the Sedgefield and Liverpool methods where the shortfall accrued between the start of the plan period and plan adoption is addressed in the future supply; however the use of the Liverpool method (where the shortfall is met over the plan period, rather than the first five years) provides a more robust land supply that will be able to withstand any short-term economic headwinds currently faced by the development industry.
- 4.1.10 The Liverpool method is recommended and deemed appropriate in the local context both given the “unique local context” identified by the Government and subsequent interventions from the Water Scarcity Group that were needed to enable planning permissions to be granted on sites allocated in the current local plans to deliver in the early years of the plan period, and as the Local Plan is unable to deliver an increase in annual completions before its adoption, as sites tend to need the Local Plan to be adopted before they can come forward through the planning application process, and can be delivered. It is therefore very difficult for Greater Cambridge to deliver a sustained increase of 37% in annual completions (from 1,675 to 2,289 dwellings) before the adoption of the Local Plan. The adopted Local Plans both used the Liverpool method to address shortfall over the plan period to account for new strategic sites beginning to deliver, so there is local precedent in that regard.
- 4.1.11 Analysis has been undertaken to demonstrate that sufficient small sites will form part of the land supply over the plan period to meet NPPF paragraph 73 a) requirements.

## 4.2 Next steps

- 4.2.1 The Councils are currently applying a 5% buffer to their five year housing land supply calculations, based on the Housing Delivery Test results (the 2023 Measurement). The Councils will need to keep this under review as new HDT measurements, and any consequences, apply the day after publication.
- 4.2.2 The Councils should also continue to engage with promoters, consultees and infrastructure providers to facilitate delivery in line with the assumptions in the plan. Housing trajectories are a ‘snapshot in time’ and will need to be updated over time as more details are known, infrastructure is delivered and the development management process is worked through. The Councils have strong and proactive housing land supply monitoring procedures with survey evidence and engagement from the development industry which should be drawn upon to support the examination of the plan in 2027, and update the housing trajectory and five-year housing land supply calculation at that point.

# Appendix A : Housing Trajectory

## A.1 Housing trajectory

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Completions - Self-contained dwellings	Existing supply	Completions	-	513	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	513	-
Completions - Dwelling equivalents	Existing supply	Completions	-	-9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-9	-
Completions - Self-contained dwellings	Existing supply	Completions	-	1,665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,665	-
Completions - Dwelling equivalents	Existing supply	Completions	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-
The Paddocks Trading Estate, Cherry Hinton Road	Existing supply	Adopted Local Plan allocation	Cambridge Local Plan 2018 - Site R7 (123 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
379-381 Milton Road	Existing supply	Adopted Local Plan allocation	Cambridge Local Plan 2018 - Site M1 (95 dwellings)	-	0	0	0	0	0	0	0	95	0	0	0	0	0	0	0	0	0	0	0	0	95	0
BT telephone exchange and car park, Long Road	Existing supply	Adopted Local Plan allocation	Cambridge Local Plan 2018 - Site R14 (76 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willowcroft, Histon Road	Existing supply	Full / reserved matters permission New Local Plan allocation	Cambridge Local Plan 2018 - Site R2 (78 dwellings), Greater Cambridge Local Plan - Policy S/LAC / Site S/C/HTR (100 dwellings), 14/1254/FUL (15 dwellings following demolition of a dwelling), 15/1369/FUL & 17/0412/S73 (21 dwellings) and 24/01354/FUL (70 dwellings)	-	0	70	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	100	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045	
Travis Perkins, Devonshire Road	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Site R9 (43 dwellings) and 22/01982/FUL (70 dwellings)	-	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	0	
Police Station, Parkside	Existing supply	Adopted Local Plan allocation New Local Plan allocation	Cambridge Local Plan 2018 - Site M4 (50 dwellings) and Greater Cambridge Local Plan - Policy S/LAC / Site S/C/PPS (50 dwellings)	-	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0
Henry Giles House, Chesterton Road	Existing supply	Adopted Local Plan allocation New Local Plan allocation	Cambridge Local Plan 2018 - Site R4 (48 dwellings) and Greater Cambridge Local Plan - Policy S/LAC / Site S/C/HGH (50 dwellings)	-	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0
Betjeman House, Hills Road	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 21 / Site M44 (156 dwellings) and 06/0552/FUL (156 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk	Existing supply	Full / reserved matters application - appeal lodged	Cambridge Local Plan 2018 - Site R5 (35 dwellings) and 23/04380/FUL (appeal lodged, 12 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	Existing supply	Adopted Local Plan allocation	Cambridge Local Plan 2018 - Site R8 (33 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Horizon Resource Centre, 285 Coldham's Lane	Existing supply	Adopted Local Plan allocation New Local Plan allocation	Cambridge Local Plan 2018 - Site R11 (40 dwellings) and Greater Cambridge Local Plan - Policy S/LAC / Site S/C/HRC (40 dwellings)	-	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Cambridge Professional Development Centre, Foster Road	Existing supply	Adopted Local Plan allocation New Local Plan allocation	Cambridge Local Plan 2018 - Site R16 (67 dwellings) and Greater Cambridge Local Plan - Policy S/LAC / Site S/C/PDC (40 dwellings)	-	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
Clifton Road Area / Land at Clifton Road (including Cambridge Junction and Cambridge Leisure)	Existing supply	Adopted Local Plan allocation New Local Plan allocation	Cambridge Local Plan 2018 - Policy 21 / Site M2 (maximum capacity of 550 dwellings) and Greater Cambridge Local Plan - Policy S/LAC / Site S/C/LCR (300 dwellings)	-	0	0	0	0	0	0	0	0	75	75	75	75	0	0	0	0	0	0	0	0	300	0
82-88 Hills Road and 57-63 Bateman Street	Existing supply	Adopted Local Plan allocation	Cambridge Local Plan 2018 - Site M5 (20 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
636-656 Newmarket Road	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Site R6 (75 dwellings) and 23/04687/FUL (120 dwellings following demolition of 18 dwellings)	-	0	54	-18	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	0
Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, East Barnwell Community Centre and Cambridge Spiritualist Centre, Newmarket Road	Existing supply	Adopted Local Plan allocation New Local Plan allocation	Cambridge Local Plan 2018 - Site R6 (75 dwellings) and Greater Cambridge Local Plan - Policy S/LAC / Site S/C/BRN (154 additional dwellings)	-	0	0	0	0	0	0	25	27	0	0	0	0	0	0	0	0	0	0	0	0	52	0
315-349 Mill Road and Brookfields	Existing supply	Adopted Local Plan allocation	Cambridge Local Plan 2018 - Site R21 (78 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Old Press / Mill Lane, Cambridge	Existing supply	Full / reserved	Cambridge Local Plan 2018 - Policy 43 / Site U1 (350	-	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
		matters permission	student rooms) and 25/01903/FUL (change of use from office/meeting rooms and a House in Multiple Occupation to 13 student bedrooms)																							
North East Cambridge - Land north of Cambridge North Station	Existing supply	Outline planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/4 and 22/02771/OUT (up to 425 dwellings)	-	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) - Lot 1	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1748/REM (117 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 2	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 14/1722/REM (264 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 3	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1827/REM (232 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 4	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) and 22/01168/REM (88 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 8	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings),	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			11/1114/OUT (up to 3,000 dwellings) and 14/0109/REM (73 dwellings)																							
North-West Cambridge (Eddington) - Lots M1 & M2	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 15/1663/REM (121 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lots M1 & M2	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings), S/2219/15/RM (240 dwellings, of which 119 dwellings in South Cambridgeshire, however, 10 dwellings replaced by S/2766/19/RM, 1 dwelling replaced by 20/01762/REM, and 2 dwellings replaced by 20/01549/REM), S/2766/19/RM (9 dwellings), 20/01762/REM (5 dwellings) and 20/01549/REM (8 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot M3	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 17/0285/REM (106 dwellings)	-	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	0
North-West Cambridge (Eddington) - Lots M4 & M5	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings)	-	0	46	43	47	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			and 22/04989/REM (160 dwellings)																							
North-West Cambridge (Eddington) - Lots S1 & S2	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) and 21/04036/REM (373 dwellings)	-	189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189	0
North-West Cambridge (Eddington) - Lot S3	Existing supply	Full / reserved matters permission	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 18/1195/REM (186 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Future Lots	Existing supply	Adopted Local Plan allocation New Local Plan allocation Outline planning application pending	North West Cambridge AAP (approximately 3,000 dwellings), Greater Cambridge Local Plan - Policy S/ED (5,500 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 25/03746/OUT (pending, residential uses)	-	0	0	0	0	207	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	255	0
North-West Cambridge (Eddington) - Future Lots	Existing supply	Adopted Local Plan allocation New Local Plan allocation Outline planning application pending	North West Cambridge AAP (approximately 3,000 dwellings), Greater Cambridge Local Plan - Policy S/ED (5,500 dwellings), S/1886/11 (up to 3,000 dwellings) and 25/03753/OUT (pending, residential uses)	-	0	0	0	293	0	604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	897	0
Land between Huntingdon Road and Histon Road: NIAB Main	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
(Darwin Green) - Local Centre			to 1,593 dwellings) and 15/1670/REM (114 dwellings)																							
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW1	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 16/0208/REM (173 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW2	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/04431/REM (323 dwellings)	-	40	129	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	230	0
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW3	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/05434/REM (210 dwellings)	-	0	0	60	60	60	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210	0
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW4	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/05433/REM (342 dwellings)	-	107	148	87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	342	0
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcels BDW5 & BDW6	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings), 21/03619/REM (410 dwellings) and 24/00961/FUL (revised design,	-	84	109	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	249	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			additional 1 dwelling)																							
Land between Huntingdon Road and Histon Road: Land at NIAB, Huntingdon Road	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings) and 21/03609/FUL (291 dwellings)	-	0	0	0	0	291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	291	0
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	Existing supply	Outline planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/2 (approximately 1,000 dwellings), Greater Cambridge Local Plan - Policy S/HHR (2,700 dwellings) and 22/02528/OUT (up to 1,000 dwellings)	-	0	0	0	100	140	180	140	140	140	80	80	0	0	0	0	0	0	0	0	0	1,000	0
Cambridge East - north of Newmarket Road: Marleigh, Phase 1a and Phase 1b	Existing supply	Full / reserved matters permission	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings), S/1096/19/RM (239 dwellings) and 20/02569/REM (308 dwellings)	-	12	65	70	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	154	0
Cambridge East - north of Newmarket Road: Marleigh, Phase 2	Existing supply	Full / reserved matters permission	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings) and 21/02450/REM (421 dwellings)	-	57	116	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	208	0
Cambridge East - north of Newmarket	Existing supply	Full / reserved	Cambridge East AAP, South Cambridgeshire Local Plan 2018 -	-	0	0	9	52	189	68	105	0	0	0	0	0	0	0	0	0	0	0	0	0	423	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Road: Marleigh, Phase 3		matters permission	Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings), 23/04930/REM (332 dwellings) and 23/04936/FUL (91 dwellings)																							
Cambridge East - north of Cherry Hinton: first phase (RMA3)	Existing supply	Full / reserved matters permission	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), 18/0481/OUT (maximum of 1,200 dwellings), and 22/05018/REM (351 dwellings, 95 dwellings within Cambridge)	-	8	4	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	0	24	0
Cambridge East - north of Cherry Hinton: first phase (RMA3)	Existing supply	Full / reserved matters permission	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings), S/1231/18/OL (maximum of 1,200 dwellings) and 22/05037/REM (351 dwellings, 256 dwellings within South Cambridgeshire)	-	59	108	45	0	0	0	0	6	16	0	0	0	0	0	0	0	0	0	0	0	234	0
Cambridge East - north of Cherry Hinton: second phase (RMA4)	Existing supply	Full / reserved matters permission	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), 18/0481/OUT (maximum of 1,200 dwellings) and 23/03347/REM (136 dwellings)	-	0	31	105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136	0
Cambridge East - north of Cherry	Existing supply	Full / reserved	Cambridge East AAP, Cambridge	-	0	31	81	91	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	223	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Hinton: third phase (RMA5)		matters permission	Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), 18/0481/OUT (maximum of 1,200 dwellings) and 25/01098/REM (292 dwellings, 223 dwellings within Cambridge)																							
Cambridge East - north of Cherry Hinton: third phase (RMA5)	Existing supply	Full / reserved matters permission	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings), S/1231/18/OL (maximum of 1,200 dwellings) and 25/01059/REM (292 dwellings, 69 dwellings within South Cambridgeshire)	-	0	0	0	0	63	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>69</b>	0
Cambridge East - north of Cherry Hinton: remainder, including RMA6	Existing supply	Outline planning permission	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), Greater Cambridge Local Plan - Policy S/CE (1,550 dwellings) and 18/0481/OUT (maximum of 1,200 dwellings)	-	0	0	0	9	59	71	95	110	11	0	0	0	0	0	0	0	0	0	0	0	<b>355</b>	0
Land north of Worts' Causeway	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 27 / Site GB1 (200 dwellings), 20/01972/OUT (up to 200 dwellings) and 23/04191/REM (200 dwellings)	-	5	87	54	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>200</b>	0
Land south of Worts' Causeway - first phase	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings),	-	0	4	71	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>80</b>	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			19/1168/OUT (up to 230 dwellings) and 22/02646/REM (80 dwellings)																							
Land south of Worts' Causeway - second phase	Existing supply	Full / reserved matters permission	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings), 19/1168/OUT (up to 230 dwellings) and 24/01531/REM (150 dwellings)	-	0	51	95	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	0
Northstowe - phase 1: parcel H1 (Bloor Homes)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1416/16/RM (92 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H2 (Barratts / David Wilson Homes)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3477/16/RM (135 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H3 (Taylor Wimpey)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/2776/16/RM (40 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H4 (Bovis Homes)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3174/16/RM (84 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcels H5 & H6 (Bovis Homes)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings),	-	24	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			S/0390/12 (site wide masterplan) and S/3405/18/RM (240 dwellings)																							
Northstowe - phase 1: parcel H7 (Barratts / David Wilson Homes)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1475/18/RM (115 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H8 (Barratts / David Wilson Homes)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1355/19/RM (73 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H9 (Barratts / David Wilson Homes)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/2907/19/RM (130 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H10 (Taylor Wimpey)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/0045/19/RM (76 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H11 (Taylor Wimpey)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1620/17/RM (152 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H12 (Linden Homes)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			and S/3016/16/RM (271 dwellings)																							
Northstowe - phase 1: parcel H13 (Taylor Wimpey)	Existing supply	Full / reserved matters permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/0065/20/RM (92 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 2: parcel 2A	Existing supply	Full / reserved matters permission	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), Greater Cambridge Local Plan - Policy S/NS (10,180 dwellings), S/0390/12 (site wide masterplan) and S/3499/19/RM (406 dwellings)	-	0	0	72	144	74	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	334	0
Northstowe - phase 2: parcel 2B	Existing supply	Full / reserved matters permission	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and 21/02310/REM (300 dwellings)	-	48	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	144	0
Northstowe - phase 2: parcel 2D1	Existing supply	Outline planning permission, reserved matters application pending	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), Greater Cambridge Local Plan - Policy S/NS (10,180 dwellings), S/0390/12 (site wide masterplan) and 25/04485/REM (pending, 145 dwellings)	-	0	0	73	64	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	145	0
Northstowe - phase 2: remaining parcels, including 2C, TC1, C2 and 2F	Existing supply	Outline planning permission	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), Greater Cambridge Local Plan - Policy S/NS (10,180 dwellings) and S/0390/12	-	0	0	148	150	290	254	140	135	140	135	80	100	150	150	150	150	150	150	100	77	2,649	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			(site wide masterplan)																							
Northstowe - phase 3A	Existing supply	Outline planning permission	Northstowe AAP, Greater Cambridge Local Plan - Policy S/NS (10,180 dwellings), S/0390/12 (site wide masterplan) and 20/02171/OUT (phase 3A, up to 4,000 dwellings)	-	0	0	0	0	24	90	50	50	50	50	50	100	150	150	150	150	150	150	150	194	<b>1,708</b>	2,292
Northstowe - phase 3B	Existing supply	Outline planning permission	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, Greater Cambridge Local Plan - Policy S/NS (10,180 dwellings), S/0390/12 (site wide masterplan) and 20/02142/OUT (phase 3B, up to 1,000 dwellings)	-	0	0	0	80	100	100	110	115	110	115	170	100	0	0	0	0	0	0	0	0	<b>1,000</b>	0
Northstowe - Land west of Station Road	Existing supply	Full / reserved matters permission	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan), 20/03598/OUT (up to 107 dwellings and demolition of existing dwelling) and 25/00887/REM (104 dwellings and demolition of existing)	-	0	-1	50	50	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>103</b>	0
Northstowe - Digital Park	Existing supply	Outline planning permission	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, Greater Cambridge Local Plan - Policy S/NS (10,180 dwellings),	-	0	0	0	0	50	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>80</b>	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			S/0390/12 (site wide masterplan) and S/3854/19/OL (up to 80 dwellings)																							
Waterbeach New Town - West: parcel P1	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings), 21/02400/REM (89 dwellings) and 25/02921/REM (pending, revised design, increase of 3 dwellings)	-	10	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0
Waterbeach New Town - West: Parcel P2.1	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 21/03866/REM (111 dwellings)	-	26	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	0
Waterbeach New Town - West: Parcels P2.2 and P3.2	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 25/01318/REM (198 dwellings)	-	0	6	36	36	69	48	3	0	0	0	0	0	0	0	0	0	0	0	0	0	198	0
Waterbeach New Town - West: Parcels P4 and P4.3	Existing supply	Outline planning permission, reserved matters application pending	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), Greater Cambridge Local Plan - Policy S/WNT (11,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and	-	0	0	22	76	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	176	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			25/04170/REM (pending, 176 dwellings)																							
Waterbeach New Town - West: Parcels P5.1, P5.2 and P5.3	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 25/01016/REM (90 dwellings)	-	0	0	48	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	0
Waterbeach New Town - West: Parcel P5.4	Existing supply	Outline planning permission, reserved matters application pending	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), Greater Cambridge Local Plan - Policy S/WNT (11,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 26/00534/REM (pending, 15 dwellings)	-	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0
Waterbeach New Town - West: remaining parcels, including P3.1, P6.1, P6.2, P7.1, P7.2, P8.1, P8.2, P8.3, P9.1, P9.2, P10.1, P10.2, P11 and KP2	Existing supply	Outline planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), Greater Cambridge Local Plan - Policy S/WNT (11,000 dwellings) and S/0559/17/OL (up to 6,500 dwellings)	-	0	0	20	240	300	158	197	200	200	200	200	200	200	200	200	200	200	200	200	200	3,515	2,304
Waterbeach New Town - East	Existing supply	Outline planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), Greater Cambridge Local Plan - Policy S/WNT (11,000 dwellings) and S/2075/18/OL (up to 4,500 dwellings)	-	0	0	0	0	75	75	100	100	100	100	100	100	100	100	100	100	100	100	100	100	1,550	2,950

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Bourn Airfield New Village	Existing supply	Outline planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/7 (approximately 3,500 dwellings), Greater Cambridge Local Plan - Policy S/BA (3,500 dwellings) and S/3440/18/OL (approximately 3,500 dwellings)	-	0	0	25	100	250	125	0	0	0	250	255	300	300	300	300	300	300	300	220	175	<b>3,500</b>	0
Cambourne West (land north west of Lower Cambourne) - Parcels 1.1a & 1.1b (Vistry)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and S/4537/19/RM (200 dwellings)	-	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>30</b>	0
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3a & 1.3d (Vistry)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/02543/REM (150 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	0
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Taylor Wimpey)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings), 20/01640/REM (286 dwellings) and 24/04845/S73 (revised design, decrease of 8 dwellings)	-	24	45	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>93</b>	0
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Taylor Wimpey)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings), 20/01640/REM (286 dwellings) and 24/04845/S73 (revised design, decrease of 8 dwellings)	-	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>8</b>	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
of Lower Cambourne) - Parcel 1.2 (Taylor Wimpey)		matters permission	Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/01536/REM (190 dwellings)																							
Cambourne West (land north west of Lower Cambourne) - Parcel 1.5 (Taylor Wimpey)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 22/04745/REM (41 dwellings)	-	33	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0
Cambourne West (land north west of Lower Cambourne) - Parcel 2.1 (Vistry)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 22/04785/REM (118 dwellings)	-	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
Cambourne West (land north west of Lower Cambourne) - Parcel 2.2a (Taylor Wimpey)	Existing supply	Outline planning permission, reserved matters application pending	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), Greater Cambridge Local Plan - Policy S/CB (2,350 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 25/04934/REM (pending, 86 dwellings)	-	0	0	19	60	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86	0
Cambourne West (land north west of Lower Cambourne) -	Existing supply	Outline planning permission, reserved	South Cambridgeshire Local Plan 2018 - Policy SS/8	-	0	0	0	0	30	60	50	16	0	0	0	0	0	0	0	0	0	0	0	0	156	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Parcel 2.2b (north) (Vistry)		matters application pending	(approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 26/00594/REM (pending, 156 dwellings)																							
Cambourne West (land north west of Lower Cambourne) - Parcel 2.2b (south) (Taylor Wimpey)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), Greater Cambridge Local Plan - Policy S/CB (2,350 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 24/02652/REM (120 dwellings)	-	0	25	57	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	0
Cambourne West (land north west of Lower Cambourne) - Parcel 2.3 (Taylor Wimpey)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 25/00192/REM (203 dwellings)	-	0	5	60	61	56	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	203	0
Cambourne West (land north west of Lower Cambourne) - Parcel 3.2a (Vistry)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 25/00126/REM (111 dwellings)	-	0	38	49	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111	0
Cambourne West (land north west of Lower Cambourne) - Parcel 3.2b (Vistry)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings),	-	0	0	0	25	49	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045	
			S/2903/14/OL (up to 2,350 dwellings) and 24/04021/REM (122 dwellings)																								
Cambourne West (land north west of Lower Cambourne) - remaining parcels	Existing supply	Outline planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), Greater Cambridge Local Plan - Policy S/CB (2,350 dwellings) and S/2903/14/OL (up to 2,350 dwellings)	-	0	0	40	35	60	60	60	105	120	50	45	0	0	0	0	0	0	0	0	0	575	0	
Cambourne West (land within the Business Park)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings) and 23/00123/FUL (256 dwellings)	-	0	65	55	81	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	256	0	
Fulbourn & Ida Darwin Hospitals	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy H/3, S/1066/13 (development brief), S/0670/17/OL (up to 203 dwellings) and 20/05199/REM (203 dwellings)	-	0	40	40	40	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	155	0	
Papworth West-Central - south of Church Lane	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy H/4, S/0623/13 (hybrid, 58 dwellings and 8 live work dwellings), S/2859/16/VC and S/0307/17/RM (53 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045	
Papworth West-Central - Catholic Church site	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy H/4 and S/0089/16/FL (4 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Papworth West-Central - St Peters Nurses Home, Church Lane	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy H/4 and 22/04309/FUL (change of use of nurses home to 9 dwellings, and 1 new dwelling)	-	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	
Dales Manor Business Park, Sawston	Existing supply	Adopted Local Plan allocation	South Cambridgeshire Local Plan 2018 - Policy H/1a (200 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land south of Babraham Road, Sawston	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy H/1c (260 dwellings) and 21/03955/FUL (280 dwellings)	-	39	80	60	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	0	
Land at Bennell Farm, West Street, Comberton (East of the access road)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings), S/2204/15/OL (up to 90 dwellings), S/1812/17/OL (up to 90 dwellings), S/4552/17/RM (90 dwellings) and S/0351/19/VC (revised design)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Bennell Farm, West Street, Comberton (West of the access road)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings) and 20/01992/FUL (41 dwellings)	-	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0
Histon & Impington Station Area (The	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 -	-	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0	

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Bishops Site, Cambridge Road, Impington)		matters permission	Policy E/8 and 21/02902/FUL (38 dwellings)																							
Histon & Impington Station Area (Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington)	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy E/8 and S/0783/17/FL (12 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
149 Newmarket Road, Cambridge	Existing supply	Full / reserved matters permission	20/01125/FUL (demolition of a dwelling and 10 new dwellings)	-	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
185-189 Newmarket Road and 1 Godesdone Road, Cambridge	Existing supply	Full / reserved matters permission	22/04356/FUL (conversion of buildings containing 3 dwellings to create 7 dwellings, and erection of 5 new dwellings)	-	0	-3	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
212-214 Newmarket Road, Cambridge	Existing supply	Full / reserved matters permission	18/1679/FUL (13 dwellings)	-	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0
Edward House, 8 Albion Row, Cambridge	Existing supply	Full / reserved matters permission	23/02294/FUL (16 dwellings)	-	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0
St. Edmund's College, Cambridge	Existing supply	Full / reserved matters permission	16/1864/FUL (demolition of 6 dwellings and 6 new dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge	Existing supply	Full / reserved matters permission	23/02696/FUL (redevelopment to provide postgraduate accommodation)	-	0	0	-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	0
Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge	Existing supply	Full / reserved matters permission	05/1329/FUL (16 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
12-34 Fanshawe Road, Cambridge	Existing supply	Full / reserved matters permission	23/04686/FUL (demolition of 30 dwellings and 84 new dwellings)	-	8	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	0
6A Chapel Street, Cambridge	Existing supply	Full / reserved matters permission	23/00064/FUL (13 dwellings)	-	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0
19-35 Regent Street, Cambridge	Existing supply	Full / reserved matters permission	23/04952/FUL (redevelopment including student accommodation)	-	0	0	-4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4	0
Ravenscroft House, 59-61 Regent Street, Cambridge	Existing supply	Full / reserved matters permission	25/02412/PRIOR (change of use to 12 dwellings)	-	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
Dukes Court, 54-62 Newmarket Road, Cambridge	Existing supply	Full / reserved matters permission	24/04000/PRIOR (change of use to 23 dwellings) and 25/04918/PRIOR (change of use to 29 dwellings)	-	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0
Wesley House, Jesus Lane, Cambridge	Existing supply	Full / reserved matters permission	25/02388/FUL (change of use of Principals Lodge to 8 bed student accommodation)	-	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0
Stanton House, Christchurch Street, Cambridge	Existing supply	Full / reserved matters permission	25/02139/PRIOR (demolition of sheltered housing scheme comprising of 33 flats and former wardens house)	-	-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-34	0
Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College, Cambridge	Existing supply	Full / reserved matters permission	24/01985/FUL (refurbishment of coach houses to create 2 flats)	-	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
102-108 Shelford Road, Cambridge	Existing supply	Full / reserved matters permission	19/1324/FUL (conversion of 2 dwellings to 6 dwellings, demolition of 2)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			dwelling and 6 new dwellings)																							
Land off Sandy Lane, Cambridge	Existing supply	Full / reserved matters permission	21/01065/FUL (26 dwellings)	-	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0
121-125 Chesterton Road, Cambridge	Existing supply	Full / reserved matters permission	19/1098/FUL (19 houses in multiple occupation)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35 Milton Road, Cambridge	Existing supply	Full / reserved matters permission	23/03579/FUL (demolition of 2 dwellings and 11 new dwellings)	-	0	-2	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
Small Sites (9 dwellings or less) already Under Construction at 31 March 2025	Existing supply	Small sites with planning permission	-	-	41	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	0
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2025	Existing supply	Small sites with planning permission	-	-	11	29	40	23	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114	0
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2025	Existing supply	Small sites with planning permission	-	-	0	3	7	10	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0
Windfall Allowance	Existing supply	Windfall allowance	-	-	0	0	0	0	168	183	185	185	185	185	185	185	185	185	185	185	185	185	185	185	2,941	0
Former CEMEX Cement Works, Haslingfield Road, Barrington *	Existing supply	Full / reserved matters permission	S/2365/14/OL (up to 220 dwellings), S/3485/18/RM (220 dwellings), S/1427/19/RM (220 dwellings), 21/04088/FUL (revised design, increase of 3 dwellings) and 21/04087/FUL (revised design, increase of 37 dwellings)	-	51	35	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94	0
26 South End, Bassingbourn	Existing supply	Full / reserved	S/0331/15/FL (demolition of	-	1	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
		matters permission	existing dwelling and 10 new dwellings), 22/00943/FUL (Plot 1B, 1 dwelling) and 24/04781/FUL (Plot 9A, 1 dwelling)																							
Rear of 18-28 Highfields Road, Highfields Caldecote *	Existing supply	Full / reserved matters permission	S/2047/16/FL (71 dwellings)	-	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
Land north east of Rampton Road, Cottenham *	Existing supply	Full / reserved matters permission	S/2876/16/OL & S/2876/16/NMA1 (up to 154 dwellings) and 21/01881/REM (140 dwellings)	-	10	40	40	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	0
Rear of 38 Histon Road, Cottenham	Existing supply	Full / reserved matters permission	20/04906/OUT (34 affordable dwellings) and 25/00054/REM (34 affordable dwellings)	-	0	17	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	0
Land off Potton End, Eltisley	Existing supply	Full / reserved matters permission	S/3182/19/FL (12 dwellings)	-	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
Land at Teversham Road, Fulbourn *	Existing supply	Full / reserved matters permission	S/0202/17/OL (up to 110 dwellings) and S/3290/19/RM (110 dwellings)	-	20	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Telford House, 76 Cow Lane, Fulbourn	Existing supply	Full / reserved matters permission	22/03530/PRIOR (change of use to 11 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South of West Road, Gamlingay *	Existing supply	Full / reserved matters permission	S/2367/16/OL (up to 29 dwellings), S/1338/15/OL (up to 29 dwellings) and S/3868/18/RM (29 dwellings)	-	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0
Former Waste Water Treatment Facility, Cambridge Road, Hauxton	Existing supply	Full / reserved matters permission	S/2184/16/OL (up to 32 dwellings) and 24/00208/REM (32 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Wellcome Genome Campus, Hinxton	Existing supply	Outline planning permission, with some full / reserved matters permissions	Greater Cambridge Local Plan - Policy S/GC (1,500 dwellings), S/4329/18/OL (up to 1,500 dwellings) and 24/02106/REM (83 dwellings)	-	0	0	83	150	100	0	150	150	150	150	150	150	100	17	0	0	0	0	0	<b>1,500</b>	0	
Land adjacent to School Hill, Histon	Existing supply	Full / reserved matters permission	23/04537/FUL (extensions to provide 15 dwellings)	-	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>15</b>	0
135 Station Road, Impington	Existing supply	Full / reserved matters permission	25/00514/PRIOR (change of use to 11 dwellings)	-	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>11</b>	0
Land at and to the rear of 30 and 32 New Road, Over	Existing supply	Full / reserved matters permission	20/03254/OUT (demolition of two dwellings and erection of 44 new dwellings) and 22/01965/REM (demolition of two dwellings and erection of 44 new dwellings)	-	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>10</b>	0
Land between 66-68 Common Lane, Sawston *	Existing supply	Full / reserved matters permission	S/2286/16/OL (up to 10 dwellings) and S/4787/18/RM (10 dwellings)	-	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>10</b>	0
Land between Haverhill Road and Hinton Way, Stapleford	Existing supply	Full / reserved matters permission	20/02929/OUT (retirement care village) and 22/04303/REM (147 dwellings for older people)	-	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>18</b>	0
Land rear of 130 Middlewatch, Swavesey *	Existing supply	Full / reserved matters permission	S/1605/16/OL (demolition of a dwelling and up to 70 new dwellings) and S/1896/19/RM (demolition of a dwelling and 70 new dwellings)	-	0	25	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>70</b>	0
Land north of 39A Station Road West,	Existing supply	Full / reserved matters permission	23/01150/FUL (demolition of dwelling and 48 new dwellings)	-	0	-1	8	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>47</b>	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045	
<b>Whittlesford Bridge</b>																											
Land south of 1b Over Road, Willingham *	Existing supply	Full / reserved matters permission	S/2921/15/OL (26 dwellings) and 21/00915/REM (26 dwellings)	-	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	
Small Sites (9 dwellings or less) already Under Construction at 31 March 2025	Existing supply	Small sites with planning permission	-	-	128	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171	0	
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2025	Existing supply	Small sites with planning permission	-	-	34	84	117	67	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	335	0	
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2025	Existing supply	Small sites with planning permission	-	-	0	17	42	58	33	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166	0	
Land to the south of North End, Meldreth	Existing supply	Outline planning application with resolution to grant	25/00566/OUT (resolution to grant, up to 38 dwellings)	-	0	0	0	18	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0	
Windfall Allowance	Existing supply	Windfall allowance	-	-	0	0	0	0	137	224	240	240	240	240	240	240	240	240	240	240	240	240	240	240	3,721	0	
Old Press / Mill Lane, Cambridge	Existing supply	Adopted Local Plan allocation, with some full / reserved matters permission New Local Plan allocation	Cambridge Local Plan 2018 - Policy 43 / Site U1 (350 student rooms), Greater Cambridge Local Plan - Policy S/LAC / Site S/C/OPM (243 student bedrooms), 18/1930/FUL (redevelopment including 94 student rooms) and 25/01903/FUL (change of use from office/meeting rooms and a House in Multiple	-	0	0	5	0	0	0	0	52	50	0	0	0	0	0	0	0	0	0	0	0	107	0	

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Occupation to 13 student bedrooms)																										
Orchard Park - parcel Com4	Existing supply	Full / reserved matters permission	South Cambridgeshire Local Plan 2018 - Policy SS/1 and S/4243/19/FL (138 student rooms)	-	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	0
North West Cambridge (Eddington) - student accommodation	Existing supply	Outline planning permission, with some full / reserved matters permissions New Local Plan allocation Outline planning application pending	Greater Cambridge Local Plan - Policy S/ED (2,000 bedspaces), 11/1114/OUT (up to 2,000 student bedspaces), 13/1400/REM (325 student bedspaces) and 25/03746/OUT (pending, student accommodation)	-	0	0	0	0	0	0	0	0	0	200	200	200	98	0	0	0	0	0	0	0	698	0
North West Cambridge (Eddington) - older peoples accommodation	Existing supply	Adopted Local Plan allocation New Local Plan allocation Outline planning application pending	Greater Cambridge Local Plan - Policy S/ED (senior living facility), S/1886/11 (up to 6,500 sqm of senior living) and 25/03753/OUT (pending, senior living)	-	0	0	0	0	0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	39	0
Cambridge East - North of Cherry Hinton	Existing supply	Outline planning permission, with some full / reserved matters permissions New Local Plan allocation	Greater Cambridge Local Plan - Policy S/CE (1,550 dwellings), 18/0481/OUT & S/1231/18/OL (maximum of 1,200 homes including retirement living facility)	-	0	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0
Bell School	Existing supply	Full / reserved matters permission New Local Plan allocation	Greater Cambridge Local Plan - Policy S/EOC / Site S/EOC/BS (100 student bedrooms), 06/0795/OUT, 12/1027/S73, 13/1118/S73 &	-	0	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
13/1786/REM (100 student bedrooms)																										
Northstowe: phase 2	Existing supply	Outline planning permission New Local Plan allocation	Northstowe AAP, Greater Cambridge Local Plan - Policy S/NS (10,180 dwellings), S/2011/14/OL (up to 3,500 dwellings) and S/0390/12 (site wide masterplan)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe: phase 3	Existing supply	Outline planning permission New Local Plan allocation	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, Greater Cambridge Local Plan - Policy S/NS (10,180 dwellings), S/0390/12 (site wide masterplan), 20/02171/OUT (phase 3a, up to 4,000 dwellings) and 20/02142/OUT (phase 3b, up to 1,000 dwellings)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterbeach New Town - West	Existing supply	Outline planning permission New Local Plan allocation	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), Greater Cambridge Local Plan - Policy S/WNT (11,000 dwellings) and S/0559/17/OL (up to 600 residential institutional units)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterbeach New Town - East	Existing supply	Outline planning permission New Local Plan allocation	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), Greater Cambridge Local Plan - Policy S/WNT (11,000 dwellings) and S/2075/18/OL (up	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

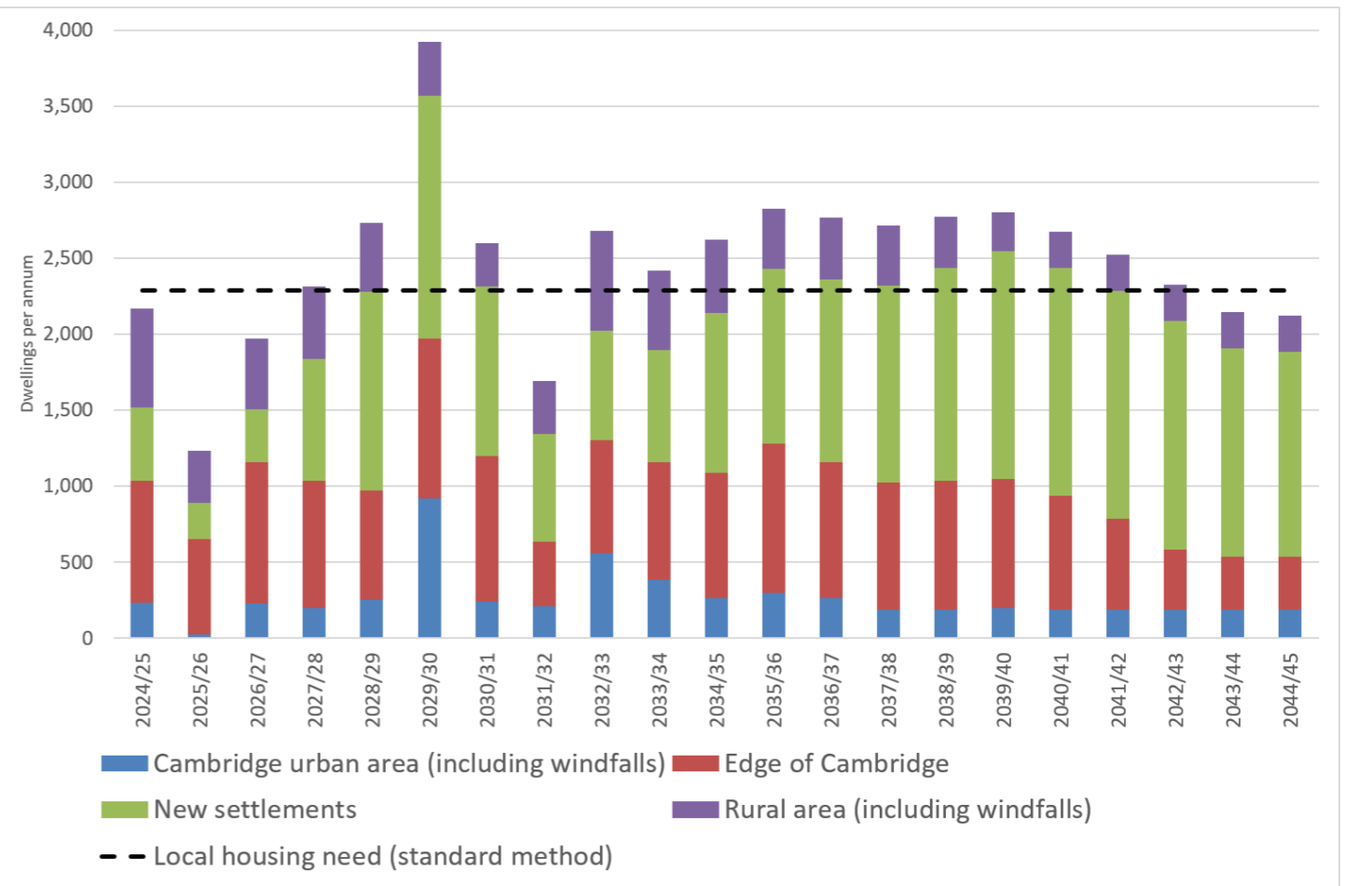
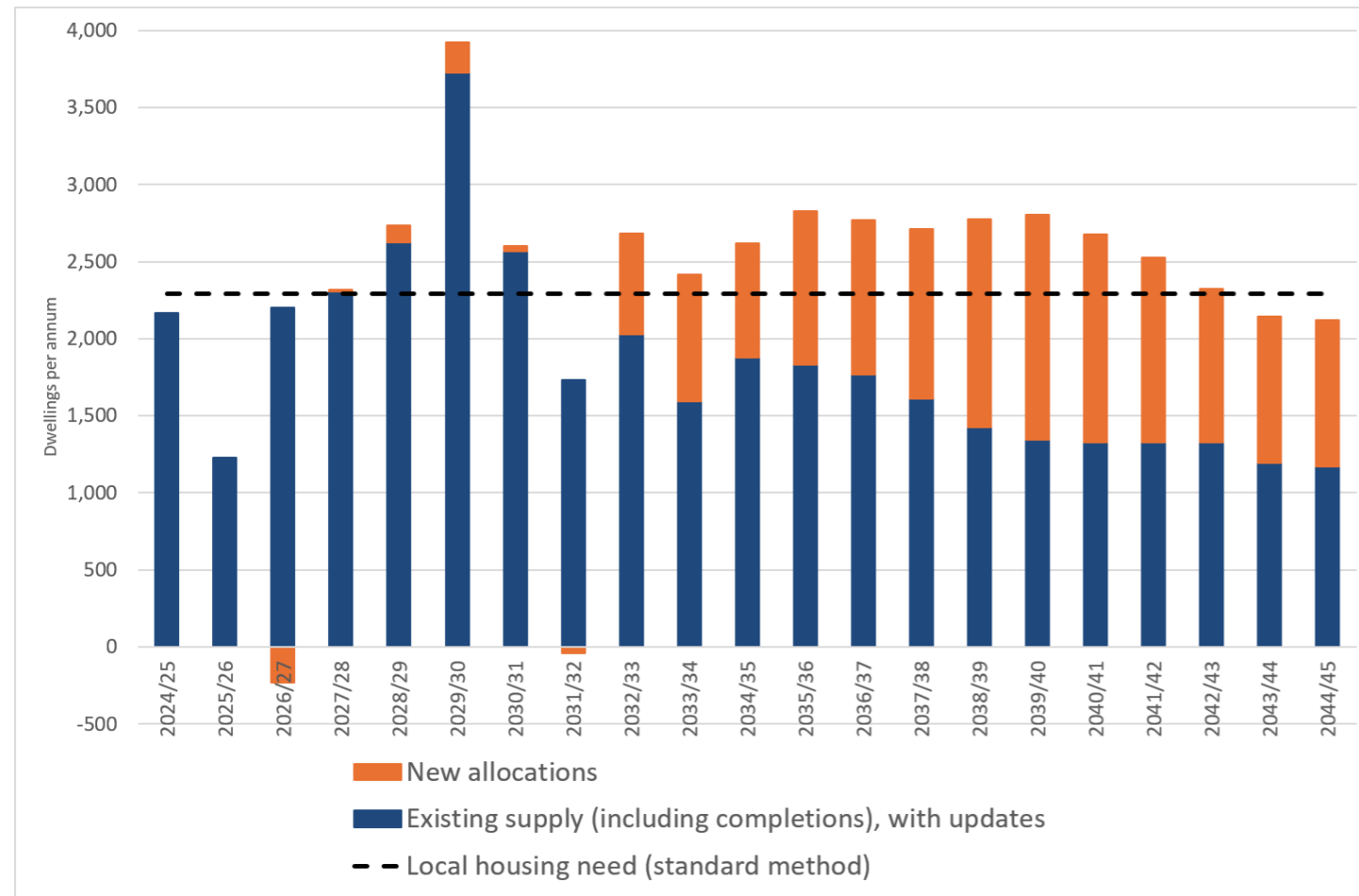
Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
			to 450 units within use class C2)																							
Bourn Airfield New Village	Existing supply	Outline planning permission New Local Plan allocation	South Cambridgeshire Local Plan 2018 - Policy SS/7 (approximately 3,500 dwellings), Greater Cambridge Local Plan - Policy S/BA (3,500 dwellings) and S/3440/18/OL (up to 250 units of residential institutional use)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
John Banks Honda, 444 Newmarket Road, Cambridge	Existing supply	Full / reserved matters permission	19/0340/FUL (demolition of buildings and 154 new student bedrooms) and 19/0340/NMA2 (revised design, 140 new student bedrooms)	-	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	0
Edward House, 8 Albion Row, Cambridge	Existing supply	Full / reserved matters permission	23/02294/FUL (demolition of 15 bed care home)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Edmund's College, Cambridge	Existing supply	Full / reserved matters permission	16/1864/FUL (16 student bedrooms)	-	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	0
Fitzwilliam College, Storeys Way, Cambridge	Existing supply	Full / reserved matters permission	23/04233/FUL (17 student rooms)	-	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge	Existing supply	Full / reserved matters permission	23/02696/FUL (redevelopment to provide postgraduate accommodation)	-	0	0	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	0
19-35 Regent Street, Cambridge	Existing supply	Full / reserved matters permission	23/04952/FUL (redevelopment including student accommodation)	-	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Wesley House, Jesus Lane, Cambridge	Existing supply	Full / reserved matters permission	25/02388/FUL (change of use of Principals Lodge to 8 bed student accommodation)	-	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
64 & 65 Bridge Street, Cambridge	Existing supply	Full / reserved matters permission	24/01788/FUL (change of use from 13 student bedrooms to offices)	-	-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	0
Downing College, Regent Street, Cambridge	Existing supply	Full / reserved matters permission	24/04271/FUL (conversion of roofspace to 6 student bedrooms)	-	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
Owlstone Croft, Cambridge	Existing supply	Full / reserved matters permission	22/02066/FUL (loss of 15 student bedrooms and 60 new postgraduate bedrooms)	-	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0
Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College, Cambridge	Existing supply	Full / reserved matters permission	24/01985/FUL (change of use of office to 12 student bedrooms)	-	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
Gracefield Nursing Home, St Neots Road, Caldecote	Existing supply	Full / reserved matters permission	25/00524/FUL (extension including 2 additional bedrooms)	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Former Hotel Felix, Whitehouse Lane, Cambridge	Existing supply	Full / reserved matters permission	21/00953/FUL (demolition of buildings and new 80 bed care home) and 25/03681/S73 (pending, revised design, new 72 bed care home)	-	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0
Girton College, Huntingdon Road, Girton	Existing supply	Outline planning permission	22/00887/OUT (student residential accommodation)	-	0	0	0	0	0	50	0	50	0	50	0	19	0	0	0	0	0	0	0	0	169	0
1 Edmund Close, Milton	Existing supply	Full / reserved matters permission	24/03205/FUL (renovation of care home to provide accessible ensuite bedrooms)	-	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
Garages at St. Matthews Street and Norfolk Street, Cambridge	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/LAC / Site S/C/SMS (12 dwellings)	0	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	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/LAC / Site S/C/NCA (150 dwellings)	0	0	0	0	0	0	0	75	75	0	0	0	0	0	0	0	0	0	0	0	0	150	0
1-99 Ekin Road and 1-8 Ekin Walk, Cambridge	New GCLP allocation	Full planning application pending	Greater Cambridge - Local Plan - Policy S/LAC / Site S/C/ER (26 additional dwellings) and 26/00039/FUL (pending, demolition of 108 dwellings and 134 new dwellings)	0	-108	11	24	98	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0
2-28 Davy Road and garage blocks, Cambridge	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/LAC / Site S/C/DR (26 additional dwellings)	0	0	0	-42	35	33	0	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	New GCLP allocation	Full planning application pending	Greater Cambridge - Local Plan - Policy S/LAC / Site S/C/HPC (38 additional dwellings) and 25/04187/FUL (pending, demolition of 127 dwellings and 165 new dwellings)	0	-127	0	121	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0
Former Garage Block, East Road, Cambridge	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/LAC / Site S/C/GER (40 dwellings)	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	40	0
1-33 Stanton House, Christchurch Street, Cambridge	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/LAC / Site S/C/SH (net loss of 5 dwellings)	0	0	0	9	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045	
Cambridge East (airport)	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/CE (8,000 dwellings)	0	0	0	0	0	0	0	50	150	250	350	350	350	350	350	350	350	350	350	350	350	3,950	4,050	
Cambridge East (Springstead Village densification)	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/CE (1,550 dwellings)	0	0	0	0	0	0	0	0	0	100	100	100	50	0	0	0	0	0	0	0	0	0	350	0
North West Cambridge (Eddington densification)	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/ED (5,500 dwellings)	0	0	0	0	0	0	0	350	350	150	150	150	200	350	350	250	150	50	0	0	0	0	2,500	0
Cambridge Biomedical Campus	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/CBC (1,000 dwellings)	0	0	0	0	0	0	0	0	0	50	100	150	150	150	150	150	100	0	0	0	0	0	1,000	0
Cambourne North	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/CBN (13,000 dwellings)	0	0	0	0	0	0	0	0	0	50	100	150	200	250	300	300	300	300	300	300	300	300	2,550	10,450
Cambourne Town Centre	New GCLP allocation	Full planning application pending	Greater Cambridge - Local Plan - Policy S/CB / Town Centre (120 dwellings) and 24/01548/FUL (pending, 117 dwellings)	0	0	0	0	0	0	0	0	20	50	50	0	0	0	0	0	0	0	0	0	0	0	120	0
Grange Farm New Settlement	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/GF (6,000 dwellings)	0	0	0	0	0	0	0	0	0	50	100	150	200	250	300	300	300	300	300	300	300	300	2,550	3,450
Babraham Research Campus	New GCLP allocation	Outline planning application pending	Greater Cambridge - Local Plan - Policy S/RSC/BRC (43 additional dwellings) and 25/04634/OUT (demolition of 40 dwellings and up to 83 new dwellings)	0	0	0	0	0	0	-40	40	43	0	0	0	0	0	0	0	0	0	0	0	0	0	43	0
Land at Maarnford Farm, Hunts Road, Duxford	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/RSC / Site S/RSC/MF (60 dwellings)	0	0	0	0	0	0	0	40	20	0	0	0	0	0	0	0	0	0	0	0	0	0	60	0

Site Name and Address	Existing Supply or new GCLP allocation	Planning status	Policy and / or Planning Permission(s)	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Total in plan period: 2024-2045	Post 2045
The Moor, Moor Lane, Melbourn	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/RRA / Site S/RRA/ML (20 dwellings)	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	New GCLP allocation	Full planning application pending	Greater Cambridge - Local Plan - Policy S/RRA / Site S/RRA/H (65 dwellings) and 22/04215/FUL (pending, 66 dwellings)	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	New GCLP allocation	New Local Plan allocation	Greater Cambridge - Local Plan - Policy S/RRA / Site S/RRA/CR (125 dwellings)	0	0	0	0	0	0	0	40	40	40	5	0	0	0	0	0	0	0	0	0	0	125	0
<b>TOTAL</b>	-	-	-	<b>2,169</b>	<b>1,231</b>	<b>1,969</b>	<b>2,316</b>	<b>2,734</b>	<b>3,925</b>	<b>2,601</b>	<b>1,693</b>	<b>2,682</b>	<b>2,416</b>	<b>2,620</b>	<b>2,825</b>	<b>2,769</b>	<b>2,712</b>	<b>2,775</b>	<b>2,804</b>	<b>2,675</b>	<b>2,525</b>	<b>2,325</b>	<b>2,145</b>	<b>2,121</b>	<b>52,032</b>	<b>25,496</b>



## A.2 Five year housing land supply calculations

Figures	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Total in plan period: 2024- 2045
Standard Method LHN	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	2,289	48,069
Comparison against Standard Method	-120	-1,058	-320	27	445	1,636	312	-596	393	127	331	536	480	423	486	515	386	236	36	-144	-168	3,963
Cumulative delivery	2,169	3,400	5,369	7,685	10,419	14,344	16,945	18,638	21,320	23,736	26,356	29,181	31,950	34,662	37,437	40,241	42,916	45,441	47,766	49,911	52,032	-
Cumulative requirement	2,289	4,578	6,867	9,156	11,445	13,734	16,023	18,312	20,601	22,890	25,179	27,468	29,757	32,046	34,335	36,624	38,913	41,202	43,491	45,780	48,069	-
Rolling 5YHLS (5% buffer) Sedgefield	-	-	-	-	5.03	5.08	5.28	5.54	5.70	5.92	6.16	6.44	6.72	6.94	7.07	7.12	7.17	-	-	-	-	-
Rolling 5YHLS (5% buffer) Liverpool	-	-	-	-	5.47	5.39	5.09	5.24	5.60	5.70	5.90	6.09	6.23	6.38	6.52	6.70	7.17	-	-	-	-	-

### 5YHLS Calculation at 1st April 2028 5% buffer Sedgefield method

Component	Step	Calculation	Number
(a)	Requirement from start of plan period (1st April 2024 - 31st March 2028)	2289 dpa x 4	9156.0
(b)	Forecast completions from start of plan period (1st April 2024) to plan adoption (1st April 2028)		7685.0
(c)	Shortfall/Surplus*	(a) - (b)	1471.0
(d)	5 year requirement + Shortfall/Surplus	(2295 x 5) + (c)	12916.0
(e)	Add 5% buffer	(d) x 1.05	13561.8
(f)	Annual target	(e) / 5 years	2712.4
(g)	Supply within first 5 years		13635.0
(h)	Land supply	(g) / (f)	5.03
(i)	Deficit / surplus	(g) - (e)	73

**5YHLS Calculation at 1st April 2028 5% buffer Liverpool method**

Component	Step	Calculation	Number
(a)	Requirement from start of plan period (1st April 2024 - 2289 dpa x 4 31st March 2028)		9156.0
(b)	Forecast completions from start of plan period (1st April 2024) to plan adoption (1st April 2028)		7685.0
(c)	Shortfall/Surplus*	(a) - (b)	1471.0
(d)	Years of the plan period remaining (17)		17.0
(e)	Liverpool method adjustment for the five-year period	((c) / (d)) * 5	432.6
(f)	5 year requirement + Shortfall/Surplus	(2289 x 5) + (e)	11877.6
(g)	Add 5% buffer	(d) x 1.05	12471.5
(h)	Annual target	(e) / 5 years	2494.3
(i)	Supply within first 5 years		13635.0
<b>(k)</b>	<b>Land supply</b>	<b>(g) / (f)</b>	<b>5.47</b>
(l)	Deficit / surplus	(g) - (e)	1163

### A.3 Summary tables

**Table 1: Existing supply (from adopted allocations, sites with planning permission or a resolution to grant planning permission, and windfall allowance) plus updates from a review of adopted allocations**

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	2,169	362	927	587	440	554	495	450	817	550	550	500	519	425	425	425	425	425	425	425	425	12,320	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)	0	258	46	43	340	231	604	48	0	0	200	200	200	137	0	0	0	0	0	0	0	2,307	0
Darwin Green	0	231	386	264	160	491	210	140	140	140	80	80	0	0	0	0	0	0	0	0	0	2,322	0
Cambridge East – Marleigh and North of Cherry Hinton	0	136	355	310	159	331	145	235	157	33	0	0	0	0	0	0	0	0	0	0	0	1,861	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	0	72	109	343	488	550	518	300	300	300	300	300	300	300	300	300	300	300	300	250	271	6,201	2,292
Waterbeach New Town	0	36	53	126	394	539	281	300	300	300	300	300	300	300	300	300	300	300	300	300	300	5,629	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	0	131	186	304	328	257	189	110	121	120	50	45	0	0	0	0	0	0	0	0	0	1,841	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
<b>Total</b>	<b>2,169</b>	<b>1,231</b>	<b>2,204</b>	<b>2,305</b>	<b>2,622</b>	<b>3,728</b>	<b>2,567</b>	<b>1,733</b>	<b>2,027</b>	<b>1,593</b>	<b>1,880</b>	<b>1,830</b>	<b>1,769</b>	<b>1,612</b>	<b>1,425</b>	<b>1,342</b>	<b>1,325</b>	<b>1,325</b>	<b>1,325</b>	<b>1,195</b>	<b>1,171</b>	<b>38,378</b>	<b>7,546</b>

**Table 2: 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 20 St. Matthews Street and Blue Moon Public House, 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	150	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	3,450
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>-235</b>	<b>11</b>	<b>112</b>	<b>197</b>	<b>34</b>	<b>-40</b>	<b>655</b>	<b>823</b>	<b>740</b>	<b>995</b>	<b>1,000</b>	<b>1,100</b>	<b>1,350</b>	<b>1,462</b>	<b>1,350</b>	<b>1,200</b>	<b>1,000</b>	<b>950</b>	<b>950</b>	<b>13,654</b>	<b>17,950</b>

**Table 3: 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	<b>38,378</b>	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	<b>13,654</b>	17,950
<b>Total</b>	<b>2,169</b>	<b>1,231</b>	<b>1,969</b>	<b>2,316</b>	<b>2,734</b>	<b>3,925</b>	<b>2,601</b>	<b>1,693</b>	<b>2,682</b>	<b>2,416</b>	<b>2,620</b>	<b>2,825</b>	<b>2,769</b>	<b>2,712</b>	<b>2,775</b>	<b>2,804</b>	<b>2,675</b>	<b>2,525</b>	<b>2,325</b>	<b>2,145</b>	<b>2,121</b>	<b>52,032</b>	<b>25,496</b>

**Table 4: Delivery by Broad Area**

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	% of plan period supply	
Cambridge urban area	0	24	230	200	249	918	239	210	561	385	260	300	260	185	185	197	185	185	185	185	185	185	5,328	0	<b>10%</b>
Edge of Cambridge	0	630	929	837	722	1,053	959	423	739	773	830	980	900	837	850	850	750	600	400	350	350	14,762	4,050	<b>28%</b>	
New Settlements	0	239	348	798	1,310	1,596	1,113	710	721	740	1,050	1,150	1,200	1,300	1,400	1,500	1,500	1,500	1,500	1,370	1,346	22,391	21,446	<b>43%</b>	
Rural Area	0	338	462	481	453	358	290	350	661	518	480	395	409	390	340	257	240	240	240	240	240	240	7,382	0	<b>14%</b>
Completions	2,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,169	0	<b>4%</b>	
<b>Total</b>	<b>2,169</b>	<b>1,231</b>	<b>1,969</b>	<b>2,316</b>	<b>2,734</b>	<b>3,925</b>	<b>2,601</b>	<b>1,693</b>	<b>2,682</b>	<b>2,416</b>	<b>2,620</b>	<b>2,825</b>	<b>2,769</b>	<b>2,712</b>	<b>2,775</b>	<b>2,804</b>	<b>2,675</b>	<b>2,525</b>	<b>2,325</b>	<b>2,145</b>	<b>2,121</b>	<b>52,032</b>	<b>25,496</b>	<b>100%</b>	

