

Appendix C. Site-specific Infrastructure Delivery Proformas

C.1 Introductory Note

This appendix presents the infrastructure delivery proformas for the following proposed new strategic allocations set out in Policy S/DS (Development Strategy) of the Proposed Submission Local Plan:

- Cambridge East,
- Cambridge Biomedical Campus (CBC),
- Eddington and West Cambridge,
- Cambourne and Cambourne North,
- Land adjacent to the A11 and A1307 at Grange Farm,
- Babraham Research Campus, and
- Employment allocations along the A14 corridor, including Slate Hall Farm and Land South of A14 Cambridge Services (collectively known as the A14 Corridor Cluster in this appendix).

A proforma has also been produced for North East Cambridge (NEC), reflecting its designation in the Local Plan as an Area of Major Change, which will enable major growth within the plan period.

Policy S/DS also sets out proposed strategic allocations that are “carried forward” from the 2018 Local Plans – sites that are extant allocations that are proposed for allocation in the Greater Cambridge Local Plan. These include Northstowe, Waterbeach new town and Bourn Airfield new village. These allocations comprise of developments that have been consented or had resolution to grant planning permission, which are not the focus of the IDP on the basis that

infrastructure needs arising from these developments will have been assessed and considered through the development management process (see **Section 4.1.2** of the IDP). Therefore, proformas have not been produced for these allocations.

For each site, the proforma sets out the vision and objectives, relevant site-specific policies and the most up-to-date spatial framework. Alongside this, the proposed scale of growth over the plan period is outlined, comprising the number of homes, anticipated population and commercial floorspace. This information aligns with the allocations and infrastructure needs assessment methodology presented in Chapters 4-17 of the IDP.

Each proforma includes a focused infrastructure delivery schedule that identifies site-specific infrastructure and mitigation measures required to support the growth reflected in proposed allocations within the plan period, which is the focus of the IDP for infrastructure need assessment (see **Section 4.1.2**).

The schedules are not intended to capture all strategic infrastructure requirements across Greater Cambridge, but rather those necessary to ensure the successful delivery of each individual site and specific interventions required to mitigate the impact of the development on infrastructure capacity.

The site-specific schedules typically include:

- Strategic, local and internal transport measures needed to unlock and/or mitigate the specific impacts of development,
- Power infrastructure, such as new or reinforced primary substations required to deliver the site(s),
- Water supply and/or wastewater infrastructure required for the development,
- Waste management infrastructure required to enable the development,
- Targeted investments to enhance digital connectivity
- Social infrastructure required as a direct result of development, including education, community centres, libraries, sports halls, swimming pools, and primary healthcare facilities,
- Emergency services facilities, where located on-site; and
- Outdoor sports provision (e.g. playing pitches), accessible open space and green infrastructure.

In addition, the schedules identify strategic infrastructure located within specific sites but serving a wider area, to which multiple developments are expected to contribute. Examples include the proposed regional swimming pool at Cambridge East.

The following categories of infrastructure are excluded from the site-specific schedules:

- Strategic transport infrastructure, including major public transport corridors and highway interventions (such as CSET and the Greenways schemes). Developer contributions may be required for these projects but costs and/or apportionment across multiple allocations are to be defined.
- Strategic utilities, such as high-voltage electricity network reinforcements, reservoirs, desalination plants, anaerobic digestion facilities, and materials recovery facilities, which are typically funded through capital investment programmes and developers' contributions might not be needed, and
- Certain social infrastructure (e.g. burial provision, racquet sports facilities, and health and fitness facilities), where delivery is not directly attributable to a single site and contributions are expected to be pooled across developments.

It is important to note that the site-specific schedules reflect an exercise to forecast the infrastructure likely required to support the scale of growth enabled by the GCLP over the 20-year plan period. While the information presented has been determined through robust analysis, the application of recognised metrics and engagement with key stakeholders and delivery partners, it is not intended to replace more targeted infrastructure needs assessment in relation to individual planning applications. As such, the schedules provide a platform for further refinement through the development management process, as the placemaking ambitions of developers and other partners evolve and as the locations of windfall developments are better understood.

C.2 North East Cambridge (NEC)

NEC is an Area of Major Change covering 182 hectares around Cambridge North railway station and Cambridge Science Park. Following the withdrawal of funding for relocation of the Cambridge WWTP, NEC is no longer proposed for allocation in the emerging Local Plan. Its designation as an Area of Major Change would instead provide a flexible and coordinated framework to guide comprehensive, long-term redevelopment and management of change. Part of the area, the Milton Road Garages site, is proposed for allocation for mixed use development (Policy S/C/MRG: Milton Road Garages).

Vision and Objectives

The NEC Area of Major Change reflects the shared ambition across both public and private sectors to transform the area into a thriving, well-connected, mixed use Innovation District, building on the established successes of the existing science parks, maximising emerging opportunities at key accessible nodes, including Cambridge North Station, and retaining and intensifying mid-tech and light industrial uses around the Cowley Road Industrial Estate, making the best and most productive use of this area.

The area remains a priority for coordinated regeneration, investment and intensification of innovation-led, employment uses over the plan period. There is scope to further develop the area's strengths through the intensification of existing commercial sites, where complemented by improvements to public transport and interchange facilities, better pedestrian and cycling integration with the surrounding area, addressing severance along key transport corridors, and greater use of active modes of travel.

Key site-specific policies opportunities / constraints that inform infrastructure planning and delivery

- Provision of a green and blue infrastructure network joining with the strategic networks outside of NEC.
- Development will contribute towards NEC-wide transport infrastructure and strategic transport infrastructure that will serve the NEC area.
- Major development must ensure timely delivery of necessary infrastructure alongside occupation and where necessary the provision of interim measures to enable safe and effective operation between phases.

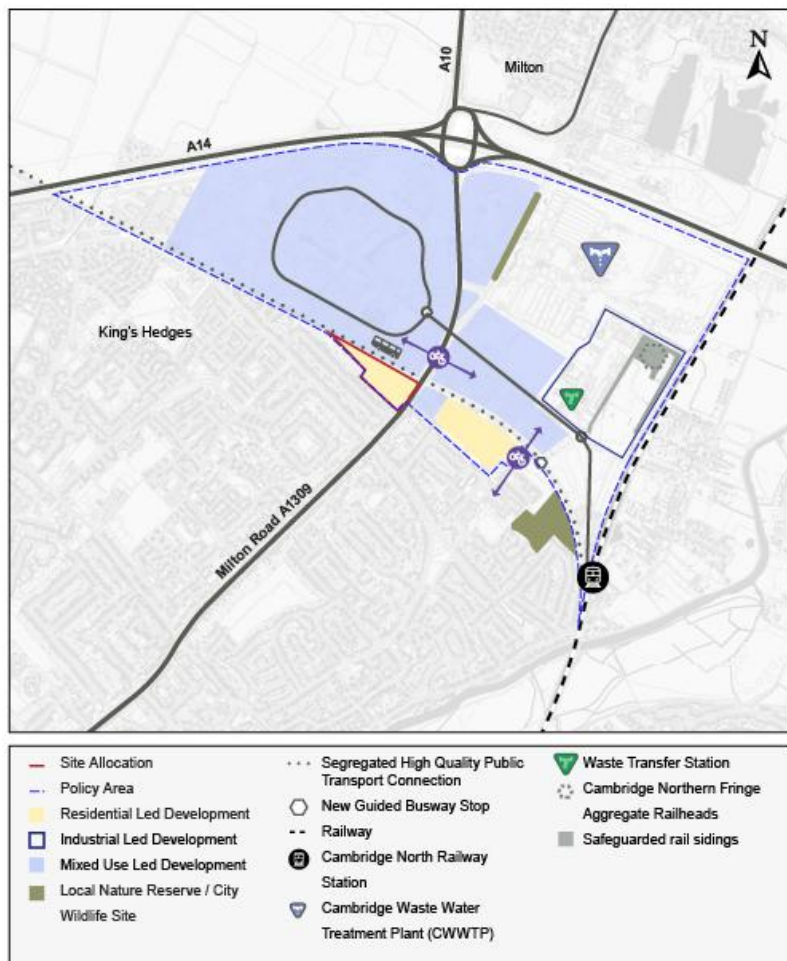


Figure C.2-1 - Spatial Framework at NEC (Regulation 19 Proposed Submission Local Plan)

Source: GCSPS

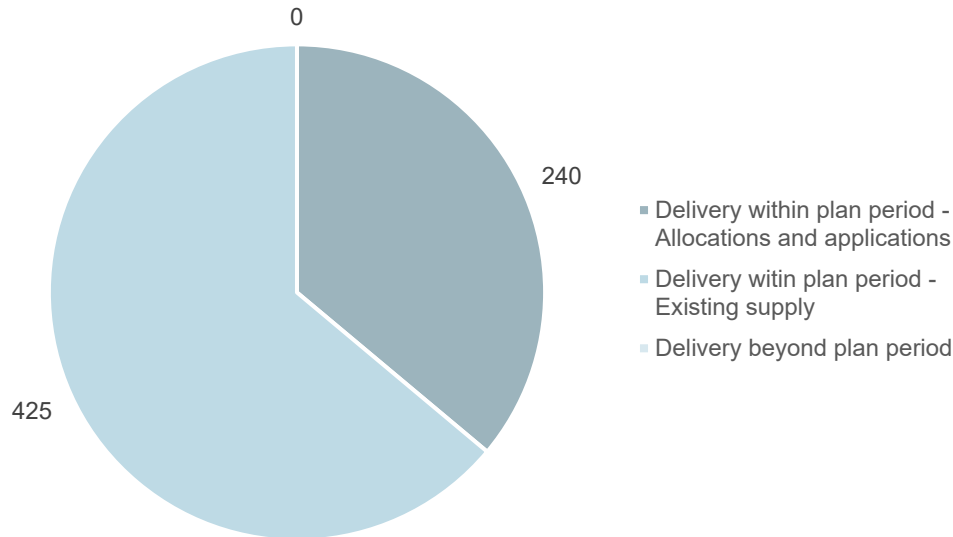
Scale of Growth at NEC Area of Major Change

Residential and population

Figure C.2-2 presents a breakdown of the total anticipated housing delivery at NEC. It is estimated that within the plan period around 665 dwellings may be delivered at NEC, of which 425 dwellings are committed at land north of Cambridge North Station through an Outline Planning Permission and are anticipated to be completed by the mid-2030s. The remaining 240 dwellings are expected to be delivered through a combination of the proposed site allocation (Policy S/C/MRG: Milton Road Garages) and through applications enabled through the policy following ongoing pre-application discussions with developers and landowners. This will result in a population increase of 576.

Table C.2-1 depicts the quantum of housing delivery and population growth at NEC that are considered for infrastructure need assessment in the IDP. Infrastructure delivery at NEC will be closely linked to the delivery of the associated strategic transport and open space network.

Figure C.2-2 – Total Housing Delivery anticipated at NEC Area of Major Change



Source: AtkinsRealis analysis (based on GCSPS trajectory as of March 2026)

Table C.2-1 - Housing Delivery and Population Growth at NEC Area of Major Change

Time period (5-year supply)	2024/25 to 2028/29	2029/30 to 2033-34	2034/35 to 2038/39	2039/40 to 2044/45	Total in the plan period
No. homes from allocation and applications enabled through the proposed policy*	0	150	90	0	240
Population	0	360	216	0	576

Source: GCSPS (Forecast as of March 2026)

*Including a number of emerging and pre-apps that are expected to result in the delivery of new homes in the plan period

Commercial floorspace and employment

It is understood that commercial floorspace and employment opportunities would be delivered through developments at NEC that have been consented or forthcoming planning applications (subject to the outcome of their determination). These proposals, located at existing employment campuses and industrial areas, are expected to provide a wide range of commercial floorspace including office, research and development (R&D), industrial, and storage and distribution.

It is also acknowledged that further employment growth may be delivered through further windfall applications following ongoing pre-application discussions. However, as of the publication of the IDP, the anticipated commercial floorspace and employment opportunities created by these developments remain uncertain. As such, these have not been included in the commercial floorspace quanta subject to infrastructure testing.

Infrastructure Delivery Schedule for NEC Area of Major Change

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Local Transport	Bus service to connect North East Cambridge with North West Cambridge	Orbital bus services from North East Cambridge to Eddington, Madingley Park and Ride and the proposed Cambourne to Cambridge public transport corridor.	TBC	Unfunded	TBC	s106	TBC	Public transport operator, CPCA	Essential					
Transport	Internal Site Transport	Bridge over Milton Road to Cambridge Science Park	A pedestrian and cycle-friendly bridge links over Milton Road, connecting to the Eastern section of the site to Cambridge Science Park.	18	Unfunded	18.00	s106	18.00	CCC	Essential					
Transport	Internal Site Transport	Busway Crossings	The development should include the provision for 3no. further pedestrian/cycle crossings of the Busway East of Milton Rd (2no.) and West of Milton Rd (1no.).	0.6	Unfunded	0.60	s106	0.60	CCC	Essential					
Transport	Internal Site Transport	Upgrade to the Milton Road underpass under the Busway	Improvements to the appearance and security of the underpass, including improved lighting, surfacing, and wall tiles.	1	Unfunded	1.00	CCC		CCC	Essential					
Transport	Internal Site Transport	Filling in of the Milton Road underpass under the Busway, and extending the existing surface-level footway / cycleway	Long-term ambition to fill in the ramps and underpass and replace with surface provision.	2	Unfunded	2.00	CCC		CCC	Placemaking					
Transport	Internal Site Transport	Improved crossing at Milton Road with the busway junction	Reconfiguration of this junction to improve the north-south movement for pedestrians and cyclists.	1.3	Unfunded	1.30	s106	1.30	Developers / CCC	Essential					
Transport	Internal Site Transport	Improved cycle / walking route to North Cambridge Academy Secondary School	An improved route to the North Cambridge Academy Secondary School, which could involve the widening of footpaths and the installation of zebra crossings on quiet streets.	2.2	Unfunded	2.20	s106/CC C	2.20	CCC	Essential					
Transport	Local Transport	Cycle network improvements	A series of improvements to the cycle network, focused on plugging gaps in infrastructure and the delivery of already planned works.	15	Partly funded	TBC	various	TBC	GCP, CPCA, CCC	Essential					
Transport	Internal Site Transport	Mobility hubs	A network of Mobility Hubs at key public transport and active travel corridors.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC, Public transport operator	Essential					



Infrastructure Typology	Infrastruc-ture Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing					
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045	
Transport	Internal Site Transport	Delivery and consolidation hubs	Provision of 2x delivery and consolidation hubs in conjunction with a last mile delivery system to avoid unnecessary trips.	TBC	Unfunded	TBC	s106	TBC	Developers / CCC	Essential						
Transport	Internal Site Transport	Intra-NEC area shuttle bus system	Either specialist autonomous vehicles or driven vehicles that serve a 3-mile-long route, which would take 15 minutes to run (20-year Operating Costs).	22.5	Unfunded	22.50	s106/CC C	22.50	Developers / CCC	Placemaking						
Transport	Internal Site Transport	Parking barns	Provide parking within parking barns to consolidate parking within the site and make sustainable travel more attractive.	TBC	Unfunded	TBC	s106	TBC	Developer	Placemaking						
Transport	Internal Site Transport	Sensor and AI technology for Trip Budget Adherence and on-site priority and management	Range of technological measures to allow access to and from the Campus to be monitored, managed and enforced.	0.2	Unfunded	0.20	s106	0.20	Developer	Essential						
Power	Power	Primary substation expansion/upgrade	New transformer to increase capacity of the existing Milton Road substation	4	Funded	0	OFGEM		UKPN / OFGEM	Critical						
Power	Power	Primary substation expansion/upgrade	Provision of a new primary substation to meet future demand from employment-driven growth in NEC	15	Unfunded	15	OFGEM		UKPN / OFGEM	Critical						
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of adult football pitches.	Full-size natural grass pitches marked for 11-a-side adult play (typically 100-110m x 64-75m) suitable for affiliated league play. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.28	Unfunded	0.28	s106	0.28	Developer	Essential						
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of youth football pitches.	Smaller sized natural grass pitches for 11-a-side for youth age groups (typically 15 – 18yrs). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.13	Unfunded	0.13	s106	0.13	Developer	Essential						
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of mini soccer pitches.	Small natural grass pitches to support 5-a-side and 7-a-side play, typically for younger age groups (Under 10s). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.01	Unfunded	0.01	s106	0.01	Developer	Essential						

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing					
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045	
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of rugby union pitches.	Natural grass pitches for rugby union (adult or junior). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.07	Unfunded	0.07	s106	0.07	Developer	Essential						
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of cricket pitches.	Natural grass cricket pitches, including square and surrounding field. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.07	Unfunded	0.07	s106	0.07	Developer	Essential						
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of outdoor tennis courts.	Standard outdoor tennis courts with appropriate floodlighting to allow evening and winter play. Equivalent demand generated by development reflected in indicative cost estimate.	0.03	Unfunded	0.03	s106	0.03	Developer	Essential						
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of 3G Artificial Grass Pitches (AGP).	Full size floodlit third-generation turf pitches designed primarily for football (and sometimes rugby training) for year-round use. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.10	Unfunded	0.1	s106	0.1	Developer	Essential						
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Sand Based AGP.	Full-size sand-dressed or water-based artificial surfaces suitable for competitive hockey. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.13	Unfunded	0.13	s106	0.13	Developer	Essential						
Accessible Green Space and Green Infrastructure	Accessible Green Space	11.2 ha of accessible green space (AGS)	Total informal open space, delivered within the site (or off-site) in line with Local Plan GI standards.	3.34	Unfunded	3.34	s106	3.34	Developer	Essential						
Accessible Green Space and Green Infrastructure	Play space	Children and teenagers provision (“play space”): 0.48 ha of informal play + 0.40 ha of equipped play.	Play space, delivered within the site in line with Local Plan GI standards.	1.29	Unfunded	1.3	s106	1.3	Developer	Essential						
Accessible Green Space and Green Infrastructure	Food growing	0.64 ha of food growing space.	Food growing space, delivered within site in line with Local Plan GI standards – at NEC, innovative typologies welcomed given high density nature (as per Greater Cambridge Food Growing Study)	0.08	Unfunded	0.08	s106	0.08	Developer	Essential						

C.3 Cambridge East

Cambridge East is located on the edge of Cambridge outside the Green Belt, comprising land at the former Airport.

Vision and Objectives

Cambridge East will be a vibrant, inclusive new city district that reflects the spirit of Cambridge while shaping its future. Rooted in a unique setting, Cambridge East will offer welcoming, walkable neighbourhoods which support an intergenerational community to live well, work, learn, and thrive.

A vibrant urban quarter will form the heart of this well-connected mixed-use district, bringing together cultural and commercial space, including R&D, to foster economic opportunity, collaboration, and innovation. Green streets, public spaces, and a new Cambridge Common will connect communities, promote wellbeing, and support nature recovery. Excellent sustainable transport links will ensure seamless access to the city and beyond.

Guided by design excellence, environmental responsibility, and long-term stewardship, Cambridge East will set new standards for sustainable, high-quality placemaking.

Key site-specific policies opportunities / constraints that inform infrastructure planning and delivery

- Provision of strategic scale green infrastructure beyond the site that also includes facilities for recreational needs.
- Significant provision of public transport, walking and wheeling connections throughout the site connecting wider routes to other key destinations within Cambridge.

- Early delivery of infrastructure must be agreed with the Local Planning Authority.

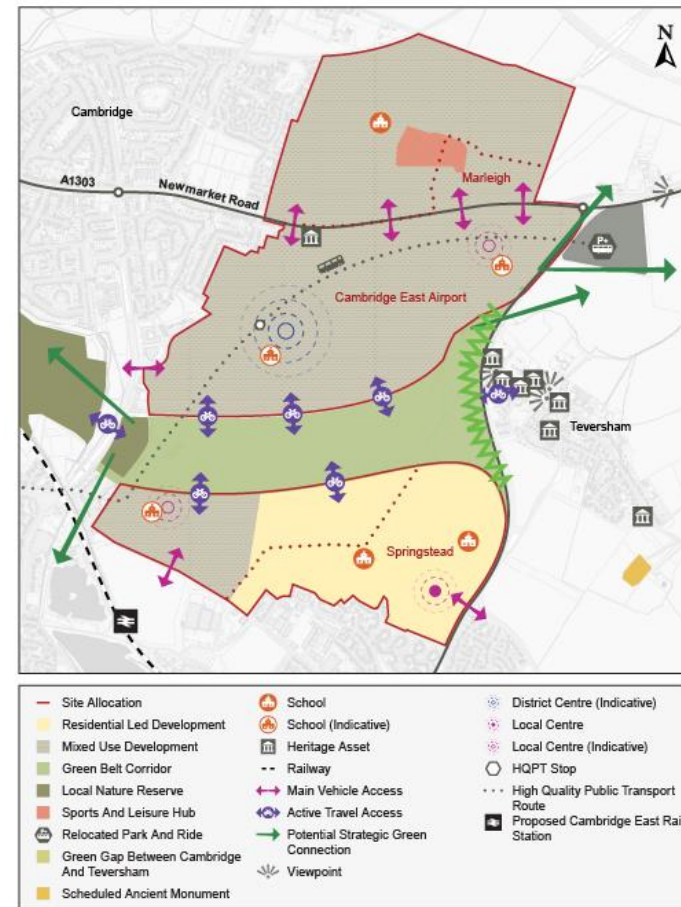


Figure C.3-3- Spatial Framework at Cambridge East

Source: GCSPS

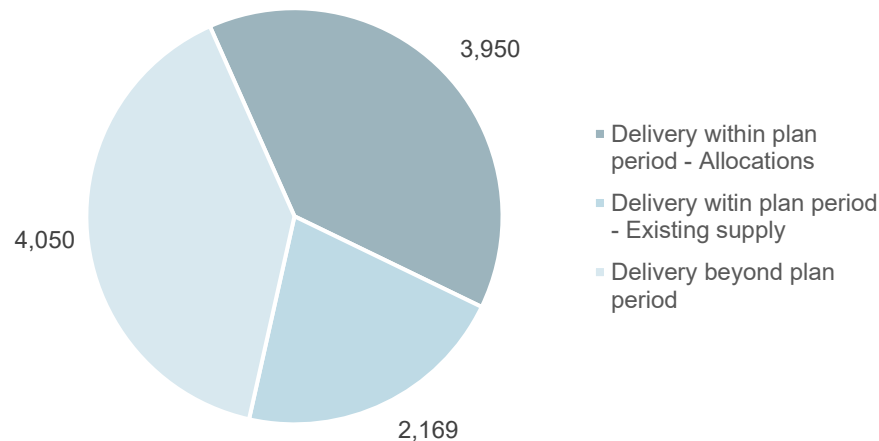
Scale of Growth at Cambridge East

Residential and population

Figure C.3-4 presents a breakdown of the total anticipated housing delivery at Cambridge East. It is estimated that within the plan period around 6,119 dwellings will be delivered at Cambridge East, of which 2,169 dwellings have been committed through consented developments at Marleigh and Springstead Village, and 3,950 dwellings are the new site allocation including the airport site. Development at Cambridge East is also anticipated to continue beyond the plan period with around an additional 4,050 dwellings.

Table C.3-2 depicts the quantum of housing delivery and population growth at Cambridge East that are considered for infrastructure need assessment in the IDP. The 3,950 dwellings delivered through the new site allocation will result in a population increase of 9,480. The majority of the new site allocation at Cambridge East will be delivered from the mid-2030s onwards. Delivery of the site allocation will require early delivery of strategic transport infrastructure, including the proposed Cambridge Eastern Access corridor improvements inclusive of a new public transport corridor through the site, and primary school provision within the first phases of development.

Figure C.3-4 – Total Housing Delivery at Cambridge East



Source: AtkinsRéalis analysis (based on GCSPS trajectory as of March 2026)



Table C.3-2 - Housing Delivery and Population Growth at Cambridge East

Time period (5-year supply)	2024/25 to 2028/29	2029/30 to 2033-34	2034/35 to 2038/39	2039/40 to 2044/45	Total in the plan period
No. of homes through allocation	0	200	2,000	1,750	3,950
Population	0	480	4,800	4,200	9,480

Source: GCSPS (Trajectory as of March 2026)

Commercial floorspaces and employment

Various types of commercial floorspaces, including office, R&D, industrial, and storage and distribution, will be delivered at Cambridge East. As demonstrated in **Table C.3-3**, for the purpose of infrastructure testing it has been assumed that the new site allocation at Cambridge East will deliver approximately 21,750sqm of commercial floorspaces within the plan period, with a significant proportion for offices and R&D uses. This floorspace is projected to accommodate around an additional 1,170 jobs in the plan period.

Table C.3-3 – Employment Growth from site allocation at Cambridge East

Type of commercial floorspace	Business (Class E(g) / B1)	Office (Class E(g)(i) / B1(a))	R&D (Class E(g)(ii) / B1(b))	Light Industrial (Class E(g)(iii) / B1(c))	General Industrial (Class B2)	Storage and Distribution (Class B8)	Total in the plan period
Floorspace delivered in the plan period (sqm)	0	9,375	9,375	0	1,500	1,500	21,750
Jobs created in the plan period (numbers)	0	737	368	0	42	24	1,170

Source: GCSPS (Forecast as of March 2026)

Infrastructure Delivery Schedule for Cambridge East

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Local Transport	Active travel routes to the Chisholm trail	Active travel provision across Coldham's Common to facilitate access to the Chisholm Trail	2.29	Unfunded	2.29	s106	2.29	Developer, CCC	Essential					
Transport	Local Transport	Improvements to public transport	High quality, direct public transport route through the site from the Newmarket Road Travel Hub (assuming 5 year operating cost).	4.5	Unfunded	4.50	s106	4.50	CPCA, public transport operator	Essential					
Transport	Local Transport	Series of site-specific active travel improvements across most proposed strategic development sites	Improvements to active travel networks are required in many areas to improve site accessibility. These are to be delivered to best practice standards	TBC	Unfunded	TBC	s106	TBC	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections to transport corridors near Cambridge East	Connections to Newmarket Road, Airport Way, Barnwell Road, Coldhams Lane, Sunnyside and Meadowlands Road surrounding the site	2.13	Unfunded	2.13	s106	2.13	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections to transport corridors near Cambridge East	Including other connections to: • Routes from the site to south Cambridge via Barnwell Road A1134-Fendon Road to the Biomedical Campus, Cherry Hinton Queen Ediths Way and Gazelle Way • Routes towards central Cambridge including routes to Cambridge station, Davy Road, Mill Road and Coldhams Lane. • Routes towards west Cambridge including to Eddington and West Cambridge Campus.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Local Transport	Cycle network improvements	A series of improvements to the cycle network, focused on plugging gaps in infrastructure and the delivery of already planned works.	15	Partly funded	TBC	various	TBC	GCP, CPCA, CCC	Essential					
Transport	Internal Site Transport	Mobility hubs	A network of Mobility Hubs at key public transport and active travel corridors.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC, Public transport operator	Essential					
Transport	Internal Site Transport	Delivery and consolidation hubs	A network of delivery and consolidation hubs in conjunction with a last mile delivery system to avoid unnecessary trips.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC	Essential					
Transport	Internal Site Transport	Parking barns	Options to restrain parking provision and innovative approaches such as leasing or sale of car parking to occupiers, and to car storage, including off-plot car barns and shared parking solutions. "	TBC	Unfunded	TBC	s106	TBC	Developer	Placemaking					
Transport	Internal Site Transport	Sensor and AI technology for Trip Budget Adherence and on-site priority and management	Range of technological measures to allow access to and from the site to be monitored, managed and enforced.	0.2	Unfunded	0.20	s106	0.20	Developer	Essential					
Power	Power	Primary substation expansion/upgrade	New primary substation at Teversham	15	Unfunded	15	OFGE M	0	UKPN / OFGEM	Critical					
Waste Management	Waste Management	Electric vehicle fleet and WREN	Investment in additional RCVs as waste collection regime expands in response to housing growth.	0.46	Unfunded	0.46	s106	0.46	GCSWS / Developers	Critical					
Digital Network	Digital Network	Mobile Network reinforcement	New/improved infrastructure to boost network strength in areas of poor connectivity.	n/a	Funded	n/a	MNOs	n/a	Mobile Network Operators / Developers	Critical					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Digital Network	Digital Network	Interim Measures on Mobile Connectivity	Interim telecommunications infrastructure to provide mobile coverage during the early phases of delivery in Strategic Sites.	0.1	Unfunded	0.1	s106	0.1	Mobile Network Operators / Developers	Critical					
Education	Primary Education, Early years and childcare	2 New Primary Schools with Integrated Nurseries	Provision of one 3FE and one 2FE Primary Schools (inc. nursery) to meet the increase in primary school-aged children resulting from growth in Cambridge East.	41.2	Unfunded	41.2	s106	41.2	CCC / Local Authorities / Developers	Essential					
Education	Secondary Education	1x New Secondary Schools	Provision of 1x 8FE Secondary School.	30	Unfunded	30	s106	30	CCC / Local Authorities / Developers	Essential					
Healthcare	Primary healthcare	New healthcare facility	A new modern healthcare facility to be built to support future growth in Cambridge East.	15.02	Unfunded	15.02	s106	15.02	ICB/NHS / Developer	Essential					
Community and Culture	Community centres	Community centre space	Provision of 1,251.40sqm community space	5.03	Unfunded	5.03	s106	5.03	Councils, Developers	Essential					
Community and Culture	Libraries	Library provision	Provision of minimum 436.54 sqm library space to be delivered as a key library	2.19	Unfunded	2.19	s106	2.19	CCC / Developers	Essential					
Emergency Services	Fire	New Cambridge East Fire Station	Single-storey building and associated operational and staff parking at Cambridge East.	2.75	Partly funded	1.4	s106	1.4	CFRS / Developers	Essential					
Indoor Sports and Leisure	Sports halls	Sports hall	Provision of 0.68 sports hall (equivalent to 2.7 courts badminton court sizes) to meet future demand.	2.10	Unfunded	2.10	s106	2.10	SCDC, City Council, Developers	Essential					
Indoor Sports and Leisure	Swimming pools	Regional swimming pool	Provision of a regional swimming pool 50m x 12 lanes to serve north, northeast and east of Cambridge	TBC	Unfunded	TBC	s106	TBC	SCDC, City Council, Developers	Essential					
Outdoor Sports	Outdoor Sports	On-site provision of 3+ adult football pitches, with associated contributions where required	Full-size natural grass pitches marked for 11-a-side adult play (typically 100-110m x 64-75m) suitable for affiliated league play. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	1.73	Unfunded	1.73	s106	1.73	Developer	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Outdoor Sports	Outdoor Sports	On-site provision of 2+ youth football pitches, with associated contributions where required	Smaller sized natural grass pitches for 11-a-side for youth age groups (typically 15 – 18yrs). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.78	Unfunded	0.78	s106	0.78	Developer	Essential					
Outdoor Sports	Outdoor Sports	On-site provision of 1+ mini soccer pitch, with associated contributions where required	Small natural grass pitches to support 5-a-side and 7-a-side play, typically for younger age groups (Under 10s). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.06	Unfunded	0.06	s106	0.06	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Rugby Union pitches.	Natural grass pitches for rugby union (adult or junior). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.42	Unfunded	0.42	s106	0.42	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Cricket pitches	Natural grass cricket pitches, including square and surrounding field. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.43	Unfunded	0.43	s106	0.43	Developer	Essential					
Outdoor Sports	Outdoor Sports	On-site provision of 1+ outdoor tennis court, with associated contributions where required	Standard outdoor tennis courts with appropriate floodlighting to allow evening and winter play.	0.16	Unfunded	0.16	s106	0.16	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of 3G Artificial Grass Pitches (AGP).	Full size floodlit third-generation turf pitches designed primarily for football (and sometimes rugby training) for year-round use. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.62	Unfunded	0.62	s106	0.62	Developer	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Sand Based AGP.	Full-size sand-dressed or water-based artificial surfaces suitable for competitive hockey. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.81	Unfunded	0.81	s106	0.81	Developer	Essential					
Accessible Green Space and Green Infrastructure	Accessible Green Space	72.15 ha of AGS.	Total informal open space delivered within the site or off-site, in line with the Local Plan GI Standards. Off-site provision to consider contributions at Wicken Fen Southern Gateway.	21.45	Unfunded	21.45	s106	21.45	Developer	Essential					
Accessible Green Space and Green Infrastructure	Play Space	Children and teenagers provision (“play space”): 3 ha of informal play + 2.5 ha of equipped play.	Play space delivered within the site in line with Local Plan GI standards.	8.09	Unfunded	8.09	s106	8.09	Developer	Essential					
Accessible Green Space and Green Infrastructure	Food Growing	4 ha of food growing space	Food growing space delivered within site or in relevant off-site locations in line with Local Plan GI standards.	0.51	Unfunded	0.51	s106	0.51	Developer	Essential					

C.4 Cambridge Biomedical Campus (including Addenbrooke's Hospital)

Cambridge Biomedical Campus (CBC) is a strategic allocation which includes the existing campus and land removed from the Green Belt adjoining Babraham Road.

Vision and Objectives

CBC will continue to evolve as a globally significant centre of healthcare, research and innovation, where clinical, academic and commercial activities collaborate seamlessly to improve lives. Anchored by Addenbrooke's Hospital, the Campus will remain a nationally significant centre for specialised patient care while driving forward advances in life sciences that benefit communities locally, nationally and internationally.

The Campus will also grow to form a vibrant and sustainable Cambridge neighbourhood, capitalising on its highly accessible location. It will be a high quality and vibrant place to live, visit and work.

Excellence in placemaking, sustainability, health and wellbeing will underpin this approach, ensuring the Campus remains not only a cornerstone of the UK's health and life sciences leadership, but also a positive and exemplary part of Cambridge's future.

Key site-specific policies opportunities / constraints that inform infrastructure planning and delivery

- Establish a strong, varied and well-connected framework of accessible green infrastructure integrating nature-rich open spaces and ecological corridors throughout the site.

- Prioritise early delivery of green infrastructure, sustainable transport links and essential utilities to avoid overburdening existing services.

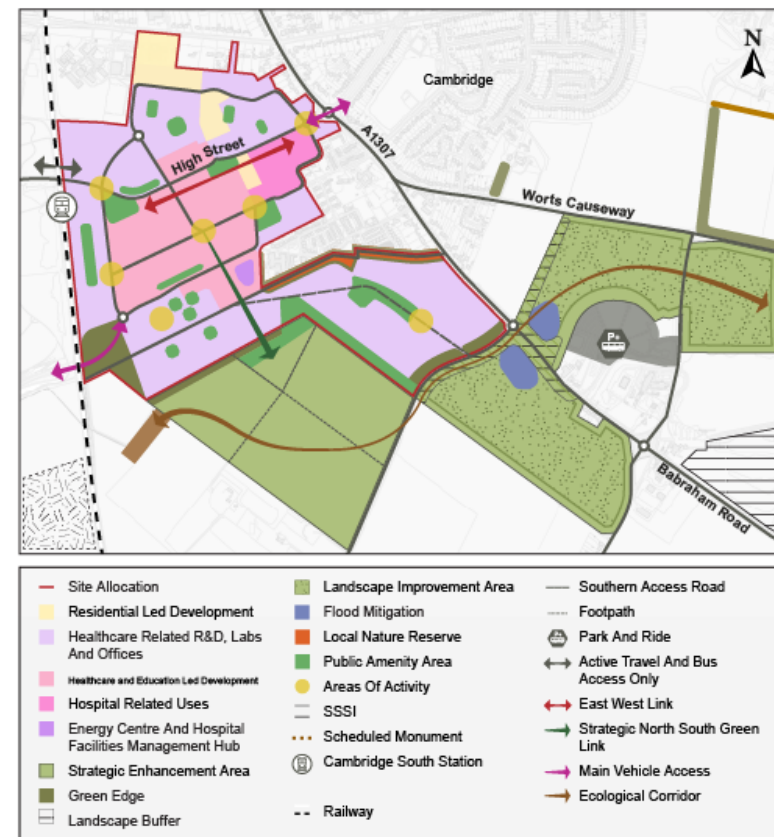


Figure C.4-5 – Spatial Framework at CBC

Source: GCSPS

Scale of Growth at CBC

Residential and population

Housing growth at CBC is anticipated to be entirely delivered through the strategic allocation. **Table C.4-4** depicts the quantum of housing delivery and population growth at CBC that are considered for infrastructure need assessment in the IDP. Within the plan period it is anticipated that approximately 1,000 dwellings will be delivered, resulting in a population increase of 2,400.

Growth at CBC is concentrated in the 2034/35-2044/45 period and must be planned alongside the significant employment and research floorspace growth anticipated. Infrastructure requirements centre on the existing and emerging public transport corridor serving the Campus, connections to Addenbrooke's Hospital, and coordination with the Cambridge South railway station.

Table C.4-4 - Housing Delivery and Population Growth at CBC

Time period (5-year supply)	2024/25 to 2028/29	2029/30 to 2033-34	2034/35 to 2038/39	2039/40 to 2044/45	Total in the plan period
No. of homes through allocation	0	0	600	400	1,000
Population	0	0	1,440	960	2,400

Source: GCSPS (Trajectory as of March 2026)

Commercial floorspaces and employment

Table C.4-5 shows the anticipated employment growth delivered through the strategic allocation at CBC. For the purpose of infrastructure testing it has been assumed that the strategic allocation will deliver a total 187,200sqm of commercial floorspaces, which is projected to accommodate around an additional 8,856 jobs in the plan period.

Commercial floorspaces at CBC will predominantly be developed for R&D uses, specifically related to biomedical and biotechnology uses and clinical healthcare and hospital facilities.

Table C.4-5 – Employment Growth from site allocation at CBC

Type of commercial floorspace	Business (Class E(g) / B1)	Office (Class E(g)(i) / B1(a))	R&D (Class E(g)(ii) / B1(b))	Light Industrial (Class E(g)(iii) / B1(c))	General Industrial (Class B2)	Storage and Distribution (Class B8)	Total in the plan period
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Floorspace delivered in the plan period (sqm)	0	0	187,200	0	0	0	187,200
Jobs created in the plan period (numbers)	0	0	8,856	0	0	0	8,856

Source: GCSPS (Forecast as of March 2026)

Infrastructure Delivery Schedule for Cambridge Biomedical Campus

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Internal Site Transport	Cycleway improvements to Addenbrookes Road	Improvement of the cycleways along Addenbrooke's Road between the Campus and Trumpington Park and Ride	15.6	Unfunded	15.58	s106	15.58	Developer	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding the Cambridge Biomedical Campus	Additional pedestrian and cycle connections from Babraham Road, south of Nine Wells	3.44	Unfunded	3.44	s106	3.44	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding the Cambridge Biomedical Campus	Proportionate contributions to Addenbrooke's Road to Shelford Teir 2 active travel network (LCWIP route).	3.65	Unfunded	3.65	s106	3.65	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding the Cambridge Biomedical Campus	Active travel improvements to Babraham Road and Babraham Park and Ride.	1.88	Unfunded	1.88	s106	1.88	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding the Cambridge Biomedical Campus	Active travel improvements to Fendon Road / A1134 to Barnwell Road and Queen Edith's Way connecting the Campus with east Cambridge.	6.28	Unfunded	6.28	s106	6.28	Developer, CCC	Essential					
Transport	Local Transport	Implementation of extensive Campus wide public transport improvements that deliver new and upgraded bus routes and provide sufficient capacity to accommodate travel demands,	Package of bus services including DRT services, Employee specific coach / bus services where a need is identified in the vision-led Transport Assessment, extension of bus service start and finish times to match staff shift patterns. (assume 5 years operating cost)	15.8	Unfunded	15.80	s106	15.80	CPCA, public transport operator	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Local Transport	Active travel connections and improvements surrounding the Cambridge Biomedical Campus	Other improvements including: • Nighttime safety improvements to the main walk and cycle routes to the Campus. • Safety improvements to the busway bridge and Guided Busway junction. • Active travel improvements at Addenbrooke's roundabout as the main access into the site.	TBC	Unfunded	TBC	s106	TBC	Developer , CCC	Essential					
Transport	Local Transport	Access road for development at CBC	New Southern Gateway access only road (with pedestrian/cycle infrastructure) providing vehicle and bus access from Granham's Road, with improvements to Babraham Road Park and Ride to alleviate Campus movements at the Addenbrooke's Roundabout.	54	Unfunded	54.00	s106	54.00	Developer , CCC	Critical					
Transport	Local Transport	New Controlled Parking Zones (CPZ)	Parking to be monitored in the site and in surrounding residential areas with new CPZs to be provided if required (as per S106 contribution).	1.51	Unfunded	1.51	s106	1.51	GCP, CCC	Essential					
Transport	Local Transport	Cycle network improvements	A series of improvements to the cycle network, focused on plugging gaps in infrastructure and the delivery of already planned works.	15	Partly funded	TBC	various	TBC	GCP, CPCA, CCC	Essential					
Transport	Local Transport	Electric vehicle (EV) charging points	Installation of EV charging facilities at GCP-led travel hub in SW Cambridge	TBC	Unfunded	TBC	s106	TBC	GCP / Developers / CCC / SCDC	Placemaking					
Transport	Internal Site Transport	Mobility hubs	A network of Mobility Hubs at key public transport and active travel corridors.	TBC	Unfunded	TBC	s106	TBC	Developer , CCC, Public transport operator	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Internal Site Transport	Delivery and consolidation hubs	A network of delivery and consolidation hubs in conjunction with a last mile delivery system to avoid unnecessary trips.	TBC	Unfunded	TBC	s106	TBC	Developer , CCC	Essential					
Transport	Internal Site Transport	Granham's Road realignment, new junction with Babraham Road, sustainable transport infrastructure (bus/cycle lane) to Park and Ride.	Realignment of Granham's Road to create more efficient public and active travel link between the Campus and Babraham Park and Ride.	TBC	Unfunded	TBC	s106	TBC	Developer	Essential					
Transport	Internal Site Transport	Mid-Street	Upgrades to Hospital Street between Francis Crick Ave and Papworth Road Junction.	TBC	Unfunded	TBC	s106	TBC	Developer	Placemaking					
Transport	Internal Site Transport	East West Link	Creation of new east west link extending Keith Day Road to Hills Road. Creation of new permeable route for pedestrians, cyclists and public transport. This is to be delivered in phases with Phase 1 being pedestrian and cyclists only, and Phase 2 being the addition of public transport.	TBC	Unfunded	TBC	s106	TBC	Developer	Essential					
Transport	Internal Site Transport	Southern access road	Delivery of a spine road connecting the existing Campus to Babraham Road via Phases 3 and 4. To provide a new means of access to the Campus and relieve congestion along Babraham Road/Hills Road. This is to include pedestrian and cycle infrastructure.	TBC	Unfunded	TBC	s106	TBC	Developer	Essential					
Transport	Internal Site Transport	Improvements to cycle ways south of Nine-Wells Residential area	Enhancements to the existing cycle ways that connect Babraham Road to Dame Mary Archer Way and to Phase 2.	TBC	Unfunded	TBC	s106	TBC	Developer	Placemaking					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Internal Site Transport	Sensor and AI technology for Trip Budget Adherence and on-site priority and management	Range of technological measures to allow access to and from the Campus to be monitored, managed and enforced.	0.2	Unfunded	0.20	s106	0.20	Developer	Essential					
Transport	Internal Site Transport	North-South Pedestrian Link	Creation of a pedestrian link west of CCH + Phase 2 and Phase 3 Land.	5.1	Unfunded	5.10	s106	5.10	Developer	Placemaking					
Transport	Internal Site Transport	Robinson Way improvements	Robinson Way improvements to support pedestrian and active travel corridor.	2	Unfunded	2.00	s106	2.00	Developer	Placemaking					
Waste Management	Waste Management	Electric vehicle fleet and WREN	Investment in additional RCVs as waste collection regime expands in response to housing growth.	0.12	Unfunded	0.12	s106	0.12	GCSWS / Developers	Critical					
Digital Network	Digital Network	Mobile Network reinforcement	New/improved infrastructure to boost network strength in areas of poor connectivity.	n/a	Partly funded	n/a	MNOs		MNOs / Developers	Critical					
Digital Network	Digital Network	Interim Measures on Mobile Connectivity	Interim telecommunications infrastructure to provide mobile coverage during the early phases of delivery in Strategic Sites.	0.1	Unfunded	0.1	s106	0.1	Mobile Network Operators / Developers	Critical					
Education	Primary Education, Early years and childcare	1 New Primary Schools with Integrated Nursery	Provision of one 2FE Primary Schools (inc. nursery) to meet the increase in primary school-aged children resulting from growth in CBC.	16.2	Unfunded	16.2	s106	16.2	CCC / Local Authorities / Developers	Essential					
Healthcare	Primary Healthcare	Expansion of healthcare facilities	Contribution to potential expansion of Petersfield Medical Practice (Addenbrookes Survey) by 205.7sqm to support future growth in CBC	1.10	Unfunded	1.10	s106	1.10	ICB/NHS / Developer	Essential					
Community and Culture	Community centres	Community centre space	Provision of 432.51 sqm community space	1.74	Unfunded	1.74	s106	1.74	Councils, Developers	Essential					
Community and Culture	Libraries	Library provision	Provision of minimum 150.88 sqm library space to be delivered as a community library	0.76	Unfunded	0.76	s106	0.76	CCC / Developers	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Emergency Services	Ambulance	Expansion of Cambridge ambulance hub	Expansion of existing Addenbrooke's Ambulance hub to provide additional ambulance parking, rapid EV charging and staff welfare facilities.	TBC	Unfunded	TBC	s106	TBC	EE / Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of adult football pitches.	Full-size natural grass pitches marked for 11-a-side adult play (typically 100-110m x 64-75m) suitable for affiliated league play. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.31	Unfunded	0.31	s106	0.31	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of youth football pitches.	Smaller sized natural grass pitches for 11-a-side for youth age groups (typically 15 – 18yrs). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.14	Unfunded	0.14	s106	0.14	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of mini soccer pitches.	Small natural grass pitches to support 5-a-side and 7-a-side play, typically for younger age groups (Under 10s). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.01	Unfunded	0.01	s106	0.01	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of rugby union pitches.	Natural grass pitches for rugby union (adult or junior). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.08	Unfunded	0.08	s106	0.08	Developer	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of cricket pitches	Natural grass cricket pitches, including square and surrounding field. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.08	Unfunded	0.08	s106	0.08	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of outdoor tennis courts	Standard outdoor tennis courts with appropriate floodlighting to allow evening and winter play. Equivalent demand generated by development reflected in indicative cost estimate.	0.06	Unfunded	0.06	s106	0.06	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Artificial Grass Pitches (AGP).	Full size floodlit third-generation turf pitches designed primarily for football (and sometimes rugby training) for year-round use. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.11	Unfunded	0.11	s106	0.11	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Sand Based AGPs.	Full-size sand-dressed or water-based artificial surfaces suitable for competitive hockey. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.15	Unfunded	0.15	s106	0.15	Developer	Essential					
Accessible Green Space and Green Infrastructure	Accessible Green Space	41.4 ha of accessible green space (AGS)	Total informal open space, delivered within the site (or off-site) in line with Local Plan GI standards. Off-site provision to consider contributions to future 'Gog Magog Regional Park'.	12.29	Unfunded	12.3	s106	12.3	Developer	Essential					
Accessible Green Space and Green Infrastructure	Play Space	Children and teenagers provision ("play space"): .1.10 ha of informal play	Play space, delivered within the site in line with Local Plan GI standards.	2.98	Unfunded	2.98	s106	2.98	Developer	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
		+ 0.9 ha of equipped play.													
Accessible Green Space and Green Infrastructure	Food Growing	1.47 ha of food growing space.	Food growing space, delivered within or off-site in line with Local Plan GI standards.	0.19	Unfunded	0.19	s106	0.19	Developer	Essential					

C.5 Eddington and West Cambridge

Eddington and West Cambridge are two functionally related strategic allocations which are being developed to meet the needs of the University of Cambridge.

Vision and Objectives

Eddington will continue to evolve into a distinctive, mixed-use neighbourhood that redefines how people live and work in Cambridge. It is establishing a benchmark for liveability, sustainability, and design quality, supporting the health and wellbeing of residents, workers, students, and visitors. Through pioneering approaches to housing, mobility, and energy, Eddington demonstrates how innovation enables sustainable and resilient placemaking. Seamlessly connected to the wider city and surrounding area, its green edges and open spaces preserve Cambridge's character, while its public realm and cultural offer bring vibrancy and life to the community.

The West Cambridge site is inherently linked to the University's major development site at Eddington. It is critical to the success of both sites, and the city more broadly, that these two sites are planned in a holistic and comprehensive manner.

Key site-specific policies opportunities / constraints that inform infrastructure planning and delivery

- Development will comprise of infrastructure including community, education and healthcare facilities, and green and blue infrastructure.
- Safeguard the role of 'The Ridgeway' as a strategic walking and cycling route.

- Contribute to measures to mitigate any significant adverse traffic impacts on the M11, A14 and the surrounding highway network, if this is shown to be necessary by transport assessments for development.

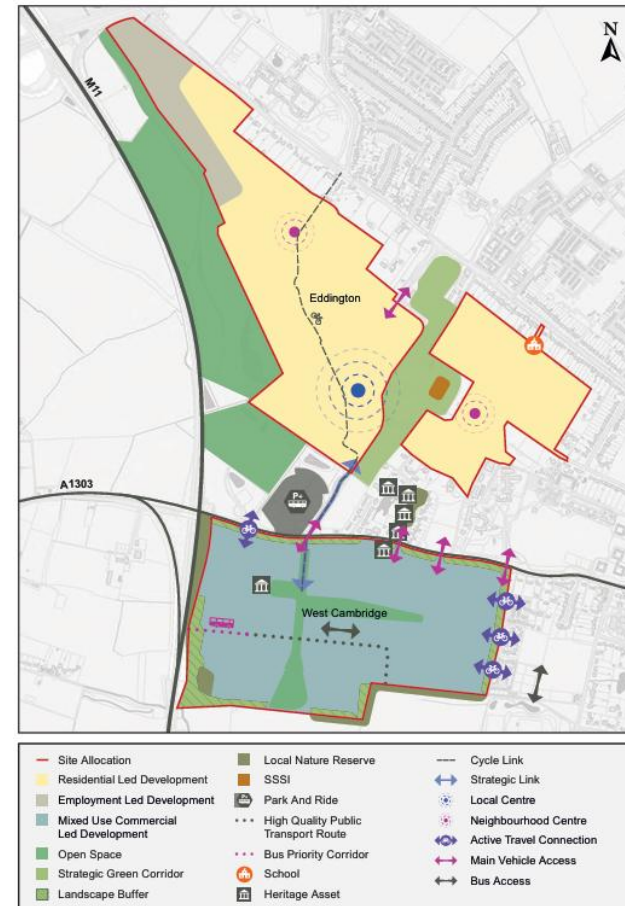


Figure C.5-6 - Spatial Framework at Eddington and West Cambridge

Source: GCSPS

Scale of Growth at Eddington and West Cambridge

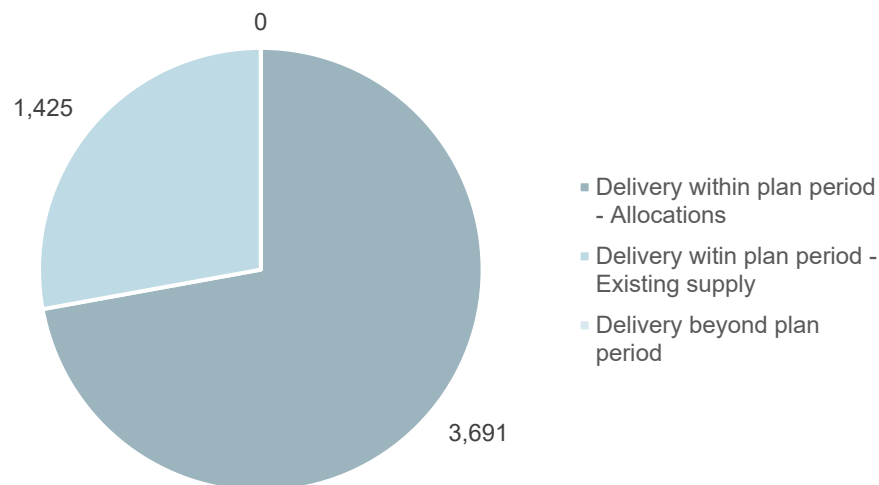
Residential and population

Figure C.5-7 presents a breakdown of the total anticipated housing delivery at Eddington and West Cambridge, where housing growth has been progressing and future growth will be delivered entirely within the plan period. It is estimated that around 5,116 dwellings will be delivered at Eddington within the plan period, of which 1,425 dwellings are committed through developments that have been consented and the remaining 3,691 dwellings will be delivered through the strategic allocation.

Table C.5-6 depicts the quantum of housing delivery and population growth at Eddington and West Cambridge that are considered for infrastructure need assessment in the IDP. The allocation for 3,691 dwellings will result in a population increase of 9,966. The majority of dwellings will be delivered between 2029/30 and 2038/39.

New development at Eddington will build on the established framework and associated infrastructure committed through consented planning permissions, including the Eddington primary school, local centre, and the active travel connections to the wider Cambridge cycling network. Nonetheless, the scale of additional delivery will require assessment of secondary education capacity in the north of Cambridge area and the cumulative demand placed on health and community facilities.

Figure C.5-7 – Total Housing Delivery at Eddington and West Cambridge



Source: AtkinsRéalis analysis (based on GCSPS trajectory as of March 2026)

Table C.5-6 - Housing Delivery and Population Growth at Eddington and West Cambridge

Time period (5-year supply)	2024/25 to 2028/29	2029/30 to 2033-34	2034/35 to 2038/39	2039/40 to 2044/45	Total in the plan period
No. of homes through allocation	282	1,609	1,600	200	3,691
Population	761	4,344	4,320	540	9,966

Source: GCSPS (Trajectory as of March 2026)

Commercial floorspaces and employment

It is understood that commercial floorspaces and employment opportunities are being wholly delivered through consented developments at both the Eddington and West Cambridge sites. This implies that for the purpose of infrastructure testing, additional commercial floorspaces and employment are not anticipated to be delivered through the strategic allocations at Eddington and West Cambridge.

Infrastructure Delivery Schedule for Eddington and West Cambridge

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Local Transport	Active travel improvements on West Cambridge Access Road	West Cambridge access road to improve access to local employment, sports centre, cycleway and proposed Cambourne to Cambridge public transport scheme.	1.36	Unfunded	1.36	s106	1.36	Developers / CCC	Essential					
Transport	Local Transport	Active travel improvements on Huntingdon Road	Active travel improvements on Huntingdon Road to serve the development in Eddington	2.40	Unfunded	2.40	s106	2.40	Developers / CCC	Essential					
Transport	Local Transport	Active travel connections to a variety of villages connecting to Eddington	Connections to local public rights of way including western end of Huntingdon Road, Madingley and Coton	4.69	Unfunded	4.69	s106	4.69	Developers / CCC	Essential					
Transport	Local Transport	Madingley Road Scheme	Active travel improvements along a section of Madingley Road	14.5	Funded	0.00	GCP City Deal		GCP	Critical					
Transport	Local Transport	Bus service to connect North East Cambridge with North West Cambridge	Orbital bus services from North East Cambridge to Eddington, Madingley Park and Ride and the proposed Cambourne to Cambridge public transport corridor.	TBC	Unfunded	TBC	s106	TBC	Public transport operator, CPCA	Essential					
Transport	Local Transport	Cycle network improvements	A series of improvements to the cycle network, focused on plugging gaps in infrastructure and the delivery of already planned works.	15	Partly funded	TBC	various		GCP, CPCA, CCC	Critical					
Transport	Internal Site Transport	Mobility hubs	A network of Mobility Hubs at key public transport and active travel corridors.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC, Public transport operator	Essential					
Transport	Internal Site Transport	Sensor and AI technology for Trip Budget Adherence and on-site priority and management	Range of technological measures to allow access to and from the site to be monitored, managed and enforced.	0.2	Unfunded	0.20	s106	0.20	Developer	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded / Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Power	Power	West Cambridge Grid project	Provision of a new Grid with associated circuit laying as a major strategic intervention in the high voltage network	20	Unfunded	20	OFGEM		UKPN / OFGEM	Critical					
Waste Management	Waste Management	Electric vehicle fleet and WREN	Investment in additional RCVs as waste collection regime expands in response to housing growth..	0.43	Unfunded	0.43	s106	0.43	GCSWS / Developers	Critical					
Education	Primary Education, Early years and childcare	2 New Primary Schools with Integrated Nurseries	Provision of one 3FE and one 2FE Primary Schools (inc. nursery) to meet the increase in primary school-aged children resulting from growth in Eddington.	41.2	Unfunded	41.2	s106	41.2	CCC / Local Authorities / Developers	Essential					
Healthcare	Primary Healthcare	Expansion of healthcare facilities	Potential expansion of Huntingdon Road Surgery (main and Girton branch) by 1302.86sqm to support future growth in Eddington.	6.95	Unfunded	6.95	s106	6.95	ICB/NHS / Developers	Essential					
Community and Culture	Community centres	Community centre space	Provision of 1,285.58 sqm community space	5.17	Unfunded	5.17	s106	5.17	Developers / SCDC / City Council	Essential					
Community and Culture	Libraries	Library provision	Provision of minimum 448.46 sqm library space to be delivered as a key library	2.25	Unfunded	2.25	s106	2.25	Developers / CCC	Essential					
Emergency Services	Fire	Provision of new North West Cambridge Fire Station	Single-storey building and associated operational and staff parking at North West Cambridge.	2.75	Partly funded	1.4	s106	1.4	CFRS / Developers	Essential					
Indoor Sports and Leisure	Sports halls	Sports hall	Provision of 0.7 sports hall (equivalent to 2.79 badminton court sizes) to meet future demand.	2.20	Unfunded	2.20	s106	2.20	SCDC, City Council, Developers	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded / Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Outdoor Sports	Outdoor Sports	On-site provision of 3+ adult football pitches, with associated contributions where required.	Full-size natural grass pitches marked for 11-a-side adult play (typically 100-110m x 64-75m) suitable for affiliated league play. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	1.77	Unfunded	1.77	s106	1.77	Developers	Essential					
Outdoor Sports	Outdoor Sports	On-site provision of 2+ youth football pitches, with associated contributions where required.	Smaller sized natural grass pitches for 11-a-side for youth age groups (typically 15 – 18yrs). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.80	Unfunded	0.8	s106	0.8	Developers	Essential					
Outdoor Sports	Outdoor Sports	On-site provision of 1+ mini soccer pitches, with associated contributions where required.	Small natural grass pitches to support 5-a-side and 7-a-side play, typically for younger age groups (Under 10s). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.06	Unfunded	0.06	s106	0.06	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of rugby union pitches.	Natural grass pitches for rugby union (adult or junior). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.43	Unfunded	0.43	s106	0.43	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of cricket pitches.	Natural grass cricket pitches, including square and surrounding field. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.44	Unfunded	0.44	s106	0.44	Developers	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded / Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/2029	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Outdoor Sports	Outdoor Sports	On-site provision of 1+ outdoor tennis courts, with associated contributions where required.	Standard outdoor tennis courts with appropriate floodlighting to allow evening and winter play. Equivalent demand generated by development reflected in indicative cost estimate.	0.16	Unfunded	0.16	s106	0.16	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of 3G Artificial Grass Pitches (AGP).	Full size floodlit third-generation turf pitches designed primarily for football (and sometimes rugby training) for year-round use. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.64	Unfunded	0.64	s106	0.64	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Sand Based AGP.	Full-size sand-dressed or water-based artificial surfaces suitable for competitive hockey. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.83	Unfunded	0.83	s106	0.83	Developers	Essential					
Accessible Green Space and Green Infrastructure	Accessible Green Space	71.44 ha of accessible green space (AGS)	Total informal open space, delivered within the site (or off-site) in line with Local Plan GI standards. Off-site provision to consider contributions at Coton Countryside Reserve.	21.24	Unfunded	21.24	s106	21.24	Developers	Essential					
Accessible Green Space and Green Infrastructure	Play Space	Children and teenagers provision ("play space"): 3.06 ha of informal play + 2.55 ha of equipped play	Play space, delivered within the site in line with Local Plan GI standards.	8.26	Unfunded	8.26	s106	8.26	Developers	Essential					
Accessible Green Space and Green Infrastructure	Food Growing	4.08 ha of food growing space.	Food growing space, delivered within site or off-site in line with Local Plan GI standards.	0.52	Unfunded	0.52	s106	0.52	Developers	Essential					

C.6 Cambourne and Cambourne North

Cambourne and Cambourne North are strategic allocations for expanding on existing development in the Cambourne area, a new settlement along the A428 corridor to the west of Cambridge.

Vision and Objectives

Cambourne will continue to develop into a modern town that is well connected, sustainable, thriving and prosperous. Key to its continued success will be the integrated network of ecological and open spaces as well as a growing range of employment opportunities, services and facilities that will meet the day-to-day needs of the local community.

New development will be expected to positively contribute the housing, employment and community needs for the town, as well as local aspirations for a healthy, cohesive and proud community. A key priority will be ensuring the existing town integrates successfully with the proposed development to the north at Cambourne North, including its proposed Station Quarter.

Through the new railway station being delivered by the East West Rail project and the Cambourne to Cambridge (CtoC) High Quality Public Transport Corridor, Cambourne will become a destination in its own right with facilities and open spaces of sub-regional significance, including a cultural hub and performance space, new leisure hub and northern forest.

Key site-specific policies opportunities / constraints that inform infrastructure planning and delivery

- Development will comprise of community and cultural, healthcare and education facilities. It will also comprise of

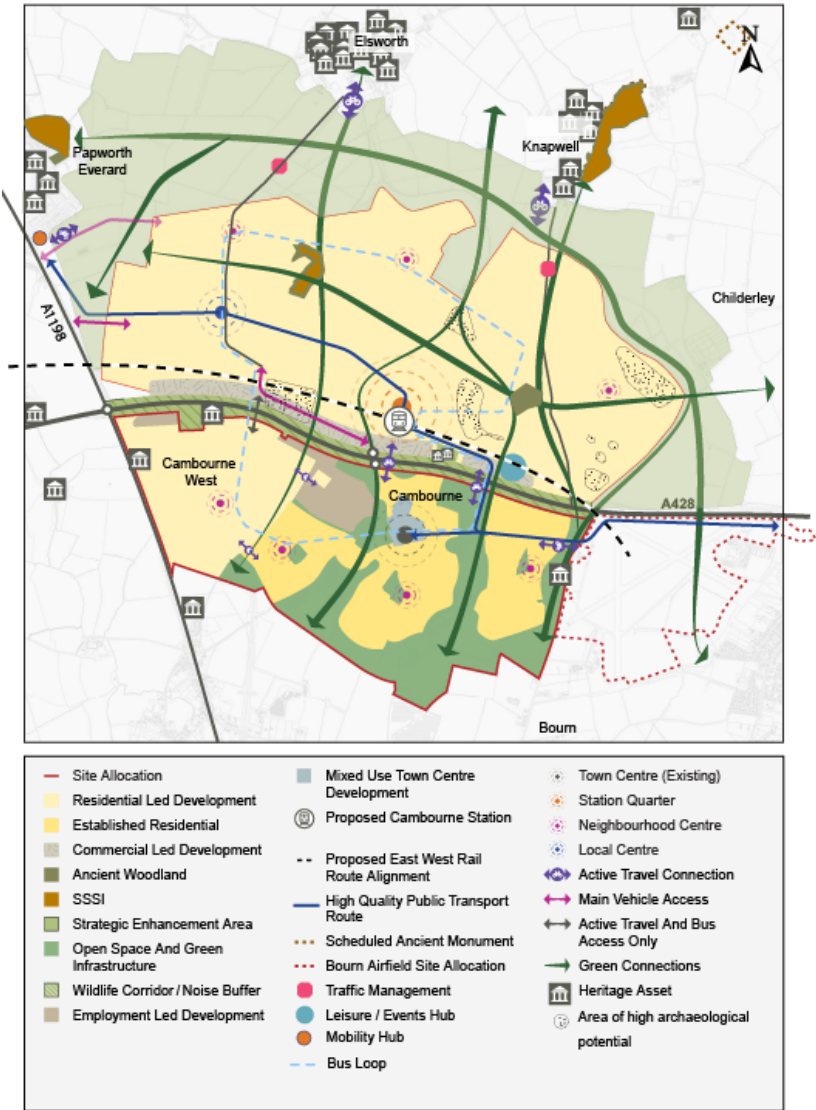
open space, sports and leisure facilities, including a new regionally significant leisure, recreation and events centre and associated playing fields.

- Creation of strong active travel connections with adequate provision of on-site green infrastructure to compensate for any additional recreational pressure created by the expansion of Cambourne on ancient woodlands and other protected and/or sensitive habitats and species – including fulfilling policy requirements for delivering the Cambourne Forest and wider green infrastructure measures.
- Coordination will be required with other developments on the A428 corridor to deliver the necessary active travel, public transport and highways improvements.
- Make provision for three active travel and vehicular bridges over the A428 between Cambourne and Cambourne North and over/under the EWR project to enable seamless movement between the two parts of the town.



Source: GCSPS

Figure C.6-8 - Spatial Framework at Cambourne and Cambourne North



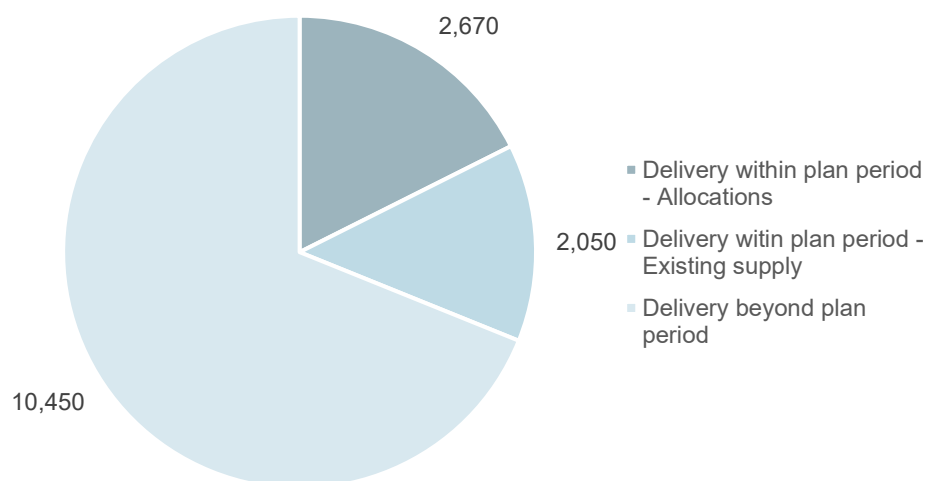
Scale of Growth at Cambourne and Cambourne North

Residential and population

Figure C.6-9 presents a breakdown of the total anticipated housing delivery at Cambourne and Cambourne North. It is estimated that within the plan period around 4,720 dwellings will be delivered, of which 2,050 dwellings are committed through developments within the Cambourne West and Cambourne Business Park sites that have been consented or have had a resolution to grant planning permissions. The remaining 2,670 dwellings are new site allocations which are primarily within the Cambourne North site and a small proportion (120 dwellings) at the Cambourne Town Centre site. Cambourne North will also continue to develop beyond the plan period with around an additional 10,450 dwellings.

Table C.6-7 depicts the quantum of housing delivery and population growth at Cambourne and Cambourne North that are considered for infrastructure need assessment in the IDP. It is anticipated that the new site allocations for 2,670 dwellings, unlocked by the delivery of East West Rail, will result in a population increase of 7,610. The new site allocations will be delivered from 2029/30 onwards, and will ensure successful integration of the strategic allocations at Cambourne and Cambourne North.

Cambourne already has established infrastructure, including schools, a health centre, and community facilities as a result of early phases of delivery; however, the scale of growth at Cambourne North will require a new secondary school, expansion of primary education capacity, and significant transport investment within, and beyond, the plan period.

Figure C.6-9 - Spatial Framework at Cambourne and Cambourne North

Source: AtkinsRéalis analysis (based on GCSPS trajectory as of March 2026)

Table C.6-7 - Housing Delivery and Population Growth at Cambourne and Cambourne North

Time period (5-year supply)	2024/25 to 2028/29	2029/30 to 2033-34	2034/35 to 2038/39	2039/40 to 2044/45	Total in the plan period
No. of homes through allocation	0	100	770	1,800	2,670
Population	0	285	2,195	5,130	7,610

Source: GCSPS (Trajectory as of March 2026)

Commercial floorspaces and employment

Various types of commercial floorspaces, including office, industrial, and storage and distribution, will be delivered at Cambourne and Cambourne North. As demonstrated in **Table C.6-8**, for the purpose of infrastructure testing it has been assumed that the new

site allocations at Cambourne and Cambourne North will deliver a total 23,724sqm of commercial floorspaces. This floorspace is projected to accommodate around an additional 1,241 jobs in the plan period.

Table C.6-8 – Employment Growth from site allocations at Cambourne and Cambourne North

Type of commercial floorspace	Business (Class E(g) / B1)	Office (Class E(g)(i) / B1(a))	R&D (Class E(g)(ii) / B1(b))	Light Industrial (Class E(g)(iii) / B1(c))	General Industrial (Class B2)	Storage and Distribution (Class B8)	Total in the plan period
Floorspace delivered in the plan period (sqm)	0	12,766	0	0	5,479	5,479	23,724
Jobs created in the plan period (numbers)	0	1,003	0	0	152	86	1,241

Source: GCSPS (Forecast as of March 2026)

Infrastructure Delivery Schedule for Cambourne and Cambourne North

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/ 29	2029/ 30 - 2033/ 34	2034/ 35 - 2039/ 40	2040/ 41- 2040/ 45	After 2045
Transport	Local Transport	Cambourne Station	New station at Cambourne as an integral part of the delivery of East West Rail	n/a	Funded	0	EWR	n/a	EWR	Critical					
Transport	Local Transport	Cambourne Station – Multimodal connection	Structural deck beneath EWR rail lines to facilitate multi-modal connection through station	12	Unfunded	12	Various	TBC	Developers / CCC / EWR Co	Essential					
Transport	Local Transport	Cambourne Station – Walking, cycling and public transport bridge over A428	Busway extension and ped / cycle link to existing Cambourne and EWR Station	12	Unfunded	12	Various	TBC	Developers / CCC / EWR Co	Essential					
Transport	Local Transport	EWR Western crossing	All mode connection over EWR	12	Unfunded	12	Various	TBC	Developers / CCC / EWR Co	Essential					
Transport	Local Transport	Western crossing over A428 - Walking, Cycling and Public Transport Bridge	Walking, cycling and bus connection to committed development at Cambourne West subject to integration with Masterplan (and linking with all mode crossing over EWR) and active travel connection or enhancement of existing at the Cambourne Dumbbell Roundabout	15	Unfunded	12	Various	TBC	Developers / CCC / EWR Co	Essential					
Transport	Local Transport	Improvements and integration of bridleways	Integration and improvements to the existing public right of way network including bridleway 73/4 to Elsworth, footpath 142/5 to Knapwell, footpath 142/8 and byway 142/7 within the site and to local destinations.	TBC	Unfunded	TBC	s106	TBC	Developers / CCC	Placemaking					
Transport	Local Transport	Active travel connections to a range of villages.	Connections to Caxton and Bourn Airfield, Knapwell, Elsworth, Papworth Everard and Eltisely.	TBC	Unfunded	TBC	s106	TBC	Developers / CCC	Placemaking					
Transport	Local Transport	Active travel connections to key active travel corridors	Connections to the Cambourne to Cambridge active travel route and Comberton Greenway.	TBC	Unfunded	TBC	s106	TBC	Developers	Essential					
Transport	Local Transport	Active travel improvements to key trip attractors in Cambourne	Improvements to active travel routes through existing Cambourne to key trip attractors in Cambourne North (and vice versa), including schools, the business parks and the town centre.	TBC	Unfunded	TBC	s106	TBC	Developers / CCC	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/ 29	2029/ 30 - 2033/ 34	2034/ 35 - 2039/ 40	2040/ 41 - 2040/ 45	After 2045
Transport	Local Transport	Connection to Bar Hill	Active travel connections to the A1307 shared-use path to provide access to Bar Hill and Cambridge.	TBC	Unfunded	TBC	s106	TBC	Developers / CCC	Essential					
Transport	Local Transport	Junction works on A428	Junction upgrade at Caxton Gibbet	n/a	Funded	0	s106	n/a	National Highways	Essential					
Transport	Local Transport	Highways and junction works	To include: - Signalised access junction to A1198 - Additional arm to A1198 roundabout south of Papworth Everard - Northern dumbell roundabout access to A428 - St Neots Road / Highfields Road roundabout - St Neots Road / Scotland Road roundabout	TBC	Unfunded	TBC	s106	TBC	Developers / CCC / National Highways / EWR Co	Essential					
Transport	Local Transport	Traffic calming measures	Traffic calming / access control measures to discourage / limit vehicular movements between growth locations and the A14 via Elsworth, Knapwell and Boxworth	TBC	Unfunded	TBC	s106	TBC	Developers / CCC	Essential					
Transport	Local Transport	High Quality Public Transport Services	Investment to provide enhanced High Quality Public Transport between Cambourne and Cambridge from first occupation of major growth area	TBC	Unfunded	TBC	s106	TBC	Developers / CCC	Essential					
Transport	Local Transport	Mobility Hubs	Network of Mobility Hubs, including 4x major hubs, 4x neighbourhood hubs and 5x local hubs. This includes at the new EWR station.	5	Unfunded	TBC	s106	TBC	Developers / CCC / EWR Co	Placemaking					
Transport	Internal Site Transport	Sensor and AI technology for Trip Budget Adherence and on-site priority and management	Range of technological measures to allow access to and from the site to be monitored, managed and enforced.	0.2	Unfunded	0.20	s106	0.20	Developers	Placemaking					
Power	Power	Primary substation expansion/upgrade	Reinforcement/expansion of Bourn Primary	10	Funded	0	OFGEM		UKPN / OFGEM	Critical					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/ 29	2029/ 30 - 2033/ 34	2034/ 35 - 2039/ 40	2040/ 41 - 2040/ 45	After 2045
Wastewater, Drainage and Flood Management	Wastewater	Uttons Drove WRC	Upgrade to increase capacity at Uttons Drove WRC	TBC	Unfunded	TBC	AW		AW	Critical					
Waste Management	Waste Management	Electric vehicle fleet and WREN	Investment in additional RCVs as waste collection regime expands in response to housing growth.	0.31	Unfunded	0.31	s106	0.31	GCSWS / Developers	Critical					
Digital Network	Digital Network	Mobile Network reinforcement	New/improved infrastructure to boost network strength in areas of poor connectivity.	n/a	Partly funded	n/a	MNOs		Mobile Network Operators / Developers	Critical					
Digital Network	Digital Network	Interim Measures on Mobile Connectivity	Interim telecommunications infrastructure to provide mobile coverage during the early phases of delivery in Strategic Sites.	0.1	Unfunded	0.1	s106	0.1	Mobile Network Operators / Developers	Critical					
Education	Primary Education, Early years and childcare	2x New Primary Schools with Integrated Nurseries	Provision of one 3FE and one 2FE Primary Schools (inc. nursery) to meet the increase in primary school-aged children resulting from growth in Cambourne and Cambourne North.	41.2	Unfunded	41.2	s106	41.2	CCC / Local Authorities / Developers	Essential					
Education	Secondary Education	1x New Secondary School	Provision of one 8FE Secondary School to serve population growth at Cambourne and Cambourne North.	30	Unfunded	30	s106	30	CCC / Local Authorities / Developers	Essential					
Healthcare	Primary healthcare	New healthcare facility	A new modern on-site healthcare facility to be built to support future growth in Cambourne and Cambourne North.	18.43	Unfunded	18.43	s106	18.43	ICB/NHS / Developer	Essential					
Emergency Services	Police	Cambourne Police Station	Investment to increase the operational capacity of existing police station	0.3	Unfunded	0.15	S106	0.15	CC / Developers	Essential					
Community and Culture	Community centres	Community centre space	Provision of 981.63 sqm community space	3.95	Unfunded	3.95	s106	3.95	Councils, Dev elopers	Essential					
Community and Culture	Libraries	Library provision	Provision of minimum 342.43 sqm library space to be delivered as a hub library	1.71	Unfunded	1.71	s106	1.71	CCC / Developers	Essential					
Indoor Sports and Leisure	Sports halls	Sports hall	Provision of 0.5 sports hall (2 badminton court sizes) to meet future demand.	1.60	Unfunded	1.60	s106	3.09	SCDC, City Council, Deve lopers	Essential					
Indoor Sports and Leisure	Swimming pools	Swimming pools	Enhancement / expansion of existing swimming pool	1.80	Unfunded	1.80	s106	1.80	SCDC, City Council, Deve lopers	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/ 29	2029/ 30 - 2033/ 34	2034/ 35 - 2039/ 40	2040/ 41 - 2040/ 45	After 2045
Outdoor Sports	Outdoor Sports	Equivalent of 3 X Adult Football Pitches.	Full-size natural grass pitches marked for 11-a-side adult play (typically 100-110m x 64-75m) suitable for affiliated league play. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	1.89	Unfunded	1.89	s106	1.89	Developer	Essential					
Outdoor Sports	Outdoor Sports	Equivalent of 5 X Youth Football Pitches.	Smaller sized natural grass pitches for 11-a-side for youth age groups (typically 15 – 18yrs). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	1.76	Unfunded	1.76	s106	1.76	Developer	Essential					
Outdoor Sports	Outdoor Sports	Equivalent of 4 X Mini Soccer Pitches.	Small natural grass pitches to support 5-a-side and 7-a-side play, typically for younger age groups (Under 10s). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.15	Unfunded	0.15	s106	0.15	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of rugby union pitches.	Natural grass pitches for rugby union (adult or junior). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.26	Unfunded	0.26	s106	0.26	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of cricket pitches.	Natural grass cricket pitches, including square and surrounding field. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.58	Unfunded	0.58	s106	0.58	Developer	Essential					
Outdoor Sports	Outdoor Sports	On-site provision of 1+ outdoor tennis courts, with associated contributions where required.	Standard outdoor tennis courts with appropriate floodlighting to allow evening and winter play. Equivalent demand generated by development reflected in indicative cost estimate.	0.12	Unfunded	0.12	s106	0.12	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of 3G Artificial Grass Pitches (AGP).	Full size floodlit third-generation turf pitches designed primarily for football (and sometimes rugby training) for year-round use. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	1.16	Unfunded	1.16	s106	1.16	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Sand Based AGP.	Full-size sand-dressed or water-based artificial surfaces suitable for competitive hockey. Plus ancillary changing rooms. Equivalent demand	0.01	Unfunded	0.01	s106	0.01	Developer	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/ 29	2029/ 30 - 2033/ 34	2034/ 35 - 2039/ 40	2040/ 41 - 2040/ 45	After 2045
			generated by development reflected in indicative cost estimate.												
Accessible Green Space and Green Infrastructure	Accessible Green Space	55.27 ha of accessible green space (AGS)	Total informal open space, delivered within the site (or off-site) in line with Local Plan GI standards. To consider also contributions to delivery of Cambourne Forest set out in GI Framework for site.	16.43	Unfunded	16.43	s106	16.43	Developer	Essential					
Accessible Green Space and Green Infrastructure	Play Space	Children and teenagers provision (“play space”): 2.28 ha of informal play + 1.90 ha of equipped play.	Play space, delivered within the site in line with Local Plan GI standards.	6.16	Unfunded	6.16	s106	6.16	Developer	Essential					
Accessible Green Space and Green Infrastructure	Food Growing	3.04 ha of food growing space.	Food growing space, delivered within site or off-site in line with Local Plan GI standards.	0.39	Unfunded	0.39	s106	0.39	Developer	Essential					

C.7 Land adjacent to A11 and A1307 at Grange Farm

Grange Farm will be a new settlement located adjacent to A11 and A1307 to the southeast of Cambridge.

Vision and Objectives

Grange Farm will be a thriving and sustainable new settlement, providing a distinctive mixed-use development shaped by a comprehensive and innovative approach to delivering resilient placemaking. It will be delivered through a design-led approach with placemaking and nature at the heart of development.

Located at the heart of the Rural Southern Cluster, a globally important cluster of science innovation, Grange Farm will play a vital role in locating high quality new homes close to existing employment areas, connected through a holistic active travel and public transport network. At its heart, it will be a vibrant place that provides for the day-to-day health, wellbeing and quality of life needs of new residents, workers, surrounding communities and visitors, by positioning new local centres, schools, community uses, and other local services and amenities close to homes.

Key site-specific policies opportunities / constraints that inform infrastructure planning and delivery

- Provision of educational facilities including primary and secondary schools that are operational from the early phases of development.
- Development must improve walking and cycling infrastructure to address local severance from the A1307

and A11, and must provide a segregated link for the proposed CSETS.

- As part of the design, consider innovative approaches to incorporating low-carbon energy infrastructure.
- Demonstrate that development can provide or contribute to suitable wastewater treatment plant on-site or at a suitable nearby location with sufficient capacity.

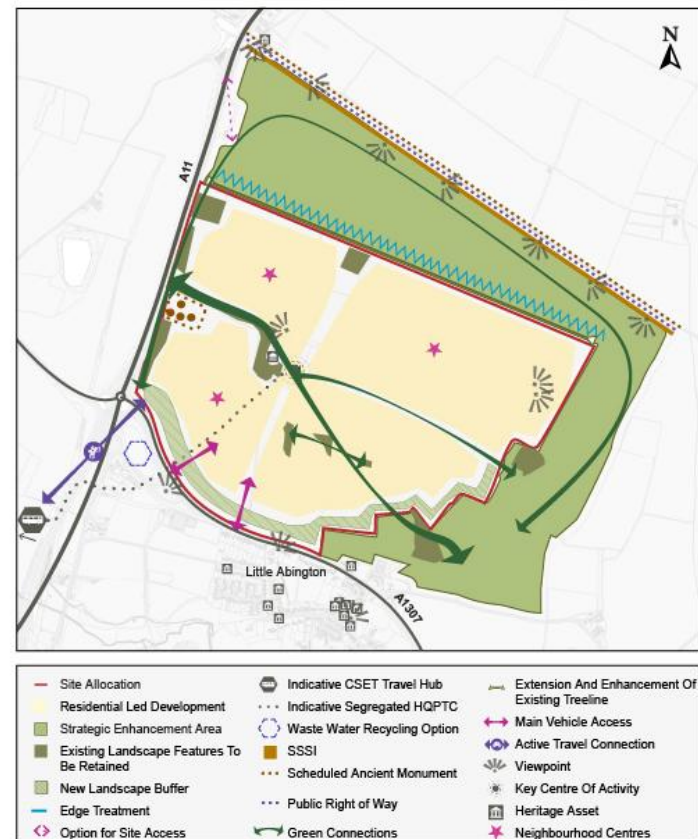


Figure C.7-10 - Spatial Framework at Grange Farm

Source: GCSPS

Scale of Growth at Land adjacent to A11 and A1307 at Grange Farm

Residential and population

Table C.7-9 depicts the quantum of housing delivery and population growth at Grange Farm that are considered for infrastructure need assessment in the IDP. It is estimated that within the plan period around 2,550 dwellings will be delivered entirely by the new strategic allocation at Grange Farm and will result in a population increase of 7,268. Development at Grange Farm will commence from 2034/35 onwards, and is anticipated to continue beyond the plan period.

This new settlement will require a comprehensive infrastructure package including new primary and secondary schools, healthcare facilities, local parks and open space, a local centre, and connections to the strategic road and public transport network. An early masterplanning and infrastructure delivery framework will be required, with lead-in time for utilities diversion and transport modelling.

Table C.7-9 - Housing Delivery and Population Growth at Land adjacent to A11 and A1307 at Grange Farm

Time period (5-year supply)	2024/25 to 2028/29	2029/30 to 2033-34	2034/35 to 2038/39	2039/40 to 2044/45	Total in the plan period
No. of homes through allocation	0	0	750	1,800	2,550
Population	0	0	2,138	5,130	7,268

Source: GCSPS (Trajectory as of March 2026)

Commercial floorspaces and employment

Various types of commercial floorspaces, including business, industrial, and storage and distribution, will be delivered at Grange Farm. As demonstrated in **Table C.7-10**, for the purpose of infrastructure testing it has been assumed that the strategic allocation at Grange Farm will deliver a total around 14,000sqm of commercial floorspace within the plan period. This floorspace is projected to accommodate around 437 jobs in the plan period, through the provision of office spaces, industrial floorspace and a local last-mile logistics hub.

Table C.7-10 – Employment Growth from site allocation at Land adjacent to A11 and A1307 at Grange Farm

Type of commercial floorspace	Business (Class E(g) / B1)	Office (Class E(g)(i) / B1(a))	R&D (Class E(g)(ii) / B1(b))	Light Industrial (Class E(g)(iii) / B1(c))	General Industrial (Class B2)	Storage and Distribution (Class B8)	Total in the plan period
Floorspace delivered in the plan period (sqm)	4,000	0	0	0	5,000	5,000	14,000
Jobs created in the plan period (numbers)	220	0	0	0	139	79	437

Source: GCSPS (Forecast as of March 2026)

Infrastructure Delivery Schedule for Land adjacent to A11 and A1307 at Grange Farm

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Strategic Transport	CSET Busway extension to Grange Farm	An extension of the currently proposed CSET Phase 2 to the Grange Farm site. This would involve the extension of the busway to cross the A11 and A1307 in order to connect the site to the proposed A11 travel hub and to the wider corridor.	30	Partially Funded	TBC	GCP City Deal / s106	TBC	GCP / Developers	Critical					
Transport	Local Transport	Shuttle / commuter services connecting Grange Farm to nearby campuses and railway stations	Provide attractive staff commuter public transport enhancements, connecting the site with Whittlesford Parkway Station, Cambridge South Station and Cambridge, either through collaboration with Granta Park and Genome Campus commuter services, improvements to existing services and / or provision of new services. (assuming 5 years operation cost)	9	Unfunded	9.00	s106	9.00	CPCA, public transport operator	Essential					
Transport	Local Transport	Package of bus service enhancements connecting the site with Granta Park, Babraham Research Campus, Genome Campus, Cambridge Biomedical Campus, North East Cambridge, Cambridge railway stations (including Cambridge South and Whittlesford Parkway station), Cambridge City Centre, Linton and Haverhill.	Package of bus service enhancements connecting the site with Granta Park, Babraham Research Campus, Genome Campus, Cambridge Biomedical Campus, North East Cambridge, Cambridge railway stations (including Cambridge South and Whittlesford Parkway station), Linton and Haverhill. (assuming 5 years operation cost)	6	Unfunded	6.00	s106	6.00	CPCA, public transport operator	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Local Transport	Active travel connections and improvements surrounding Grange Farm	Including: • Internal and local connections to the Linton Greenway, Byway 4/1 and Worsted Lodge access road. • Improvements to routes to the Cambridge Biomedical Campus,	TBC	Unfunded	TBC	s106	TBC	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding Grange Farm	Active travel connection along A505 towards Whittlesford Parkway and Genome Campus	12.6	Unfunded	12.60	s106	12.60	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding Grange Farm	A1307 Active Travel Underpass (near Fourwentways) (Phase 1)	11	Unfunded	11.00	s106	11.00	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding Grange Farm	Newmarket Road Active Travel Connection (shared-use path) (Phase 1) and Overbridge (over A11)	2.9	Unfunded	2.90	s106	2.90	Developer, CCC	Essential					
Transport	Local Transport	Off-site highway/mitigation including appropriate site access arrangements	CSET Highway Works (signals & crossovers at Newmarket Road / A1307) (Phase 2)	1.78	Unfunded	1.78	s106	1.78	Developer, CCC	Essential					
Transport	Local Transport	Off-site highway/mitigation including appropriate site access arrangements	Fourwentways Capacity Improvements	10.8	Unfunded	10.80	s106	10.80	Developer, CCC	Essential					
Transport	Local Transport	Off-site highway/mitigation including appropriate site access arrangements	Further junction improvements in the area associated with local highways impacts	54.1	Unfunded	54.10	s106	54.10	Developer, CCC	Essential					
Transport	Internal Site Transport	Mobility hubs	A network of Mobility Hubs at key public transport and active travel corridors.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC, Public transport operator	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Internal Site Transport	Delivery and consolidation hubs	A network of delivery and consolidation hubs in conjunction with a last mile delivery system to avoid unnecessary trips.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC	Essential					
Transport	Internal Site Transport	Parking barns	Provide parking within parking barns to consolidate parking within the site and make sustainable travel more attractive.	TBC	Unfunded	TBC	s106	TBC	Developer	Placemaking					
Transport	Internal Site Transport	Sensor and AI technology for Trip Budget Adherence and on-site priority and management	Range of technological measures to allow access to and from the site to be monitored, managed and enforced.	0.2	Unfunded	0.20	s106	0.20	Developer	Essential					
Power	Power	Primary substation upgrade(s)	Reinforcement/ expansion at Linton primary substation	TBC	Unfunded	TBC	OFGEM		UKPN / OFGEM	Critical					
Wastewater, Drainage and Flood Management	Wastewater	Sawston WWTP	Upgrade to increase wastewater capacity to accommodate planned growth at land adjacent to A11 and A1307 Grange Farm, or alternative provision.	TBC	Unfunded	TBC	AW		AW	Critical					
Waste Management	Waste Management	Electric vehicle fleet and WREN	Investment in additional RCVs as waste collection regime expands in response to housing growth..	0.30	Unfunded	0.30	s106	0.30	GCSWS / Developers	Critical					
Digital Network	Digital Network	Mobile Network reinforcement	New/improved infrastructure to boost network strength in areas of poor connectivity.	n/a	Partly funded	n/a	MNOs		Mobile Network Operators / Developers	Critical					
Digital Network	Digital Network	Interim Measures on Mobile Connectivity	Interim telecommunications infrastructure to provide mobile coverage during the early phases of delivery in Strategic Sites.	0.1	Unfunded	0.1	s106	0.1	Mobile Network Operators / Developers	Critical					
Education	Primary Education, Early years and childcare	2 New Primary Schools with Integrated Nurseries	Provision of one 3FE and one 2FE Primary Schools (inc. nursery) to meet the increase in primary school-aged children resulting from growth in Grange Farm.	41.2	Unfunded	41.2	s106	41.2	CCC / Local Authorities / Developers	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Education	Secondary Education	1 New Secondary Schools	Provision of one 6FE/8FE Secondary School or expansion of other Secondary Schools in the vicinity	30	Unfunded	30	s106	30	CCC / Local Authorities / Developers	Essential					
Healthcare	Primary healthcare	New healthcare facility	A new modern on-site healthcare facility to be built to support future growth in Grange Farm	8.51	Unfunded	8.51	s106	8.51	ICB/NHS / Developer	Essential					
Community and Culture	Community centres	Community centre space	Provision of 937.51 sqm community space	3.77	Unfunded	3.77	s106	3.77	Councils, Developers	Essential					
Community and Culture	Libraries	Library provision	Provision of minimum 327.04 sqm library space to be delivered as a hub library	1.64	Unfunded	1.64	s106	1.64	CCC / Developers	Essential					
Indoor Sports and Leisure	Sports halls	Sports hall	Provision of 0.5 sports hall (equivalent to 2 badminton court sizes) to meet future demand.	1.50	Unfunded	1.50	s106	1.50	SCDC, City Council, Developers	Essential					
Outdoor Sports	Outdoor Sports	On-site provision of 3+ adult football pitches, with associated contributions where required.	Full-size natural grass pitches marked for 11-a-side adult play (typically 100-110m x 64-75m) suitable for affiliated league play. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	1.80	Unfunded	1.8	s106	1.8	Developer	Essential					
Outdoor Sports	Outdoor Sports	On-site provision of 4+ youth football pitches, with associated contributions where required.	Smaller sized natural grass pitches for 11-a-side for youth age groups (typically 15 – 18yrs). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	1.68	Unfunded	1.68	s106	1.68	Developer	Essential					
Outdoor Sports	Outdoor Sports	On-site provision of 4+ mini soccer pitches, with associated contributions where required.	Small natural grass pitches to support 5-a-side and 7-a-side play, typically for younger age groups (Under 10s). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.14	Unfunded	0.14	s106	0.14	Developer	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of rugby union pitches.	Natural grass pitches for rugby union (adult or junior). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.25	Unfunded	0.25	s106	0.25	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of cricket pitches.	Natural grass cricket pitches, including square and surrounding field. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.55	Unfunded	0.55	s106	0.55	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of outdoor tennis courts.	Standard outdoor tennis courts with appropriate floodlighting to allow evening and winter play. Equivalent demand generated by development reflected in indicative cost estimate.	0.11	Unfunded	0.11	s106	0.11	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of 3G Artificial Grass Pitches (AGP).	Full size floodlit third-generation turf pitches designed primarily for football (and sometimes rugby training) for year-round use. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	1.11	Unfunded	1.11	s106	1.11	Developer	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Sand Based AGP.	Full-size sand-dressed or water-based artificial surfaces suitable for competitive hockey. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.01	Unfunded	0.01	s106	0.01	Developer	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Accessible Green Space and Green Infrastructure	Accessible Green Space	51.31 ha of accessible green space (AGS)	Total informal open space, delivered within the site (or off-site) in line with Local Plan GI standards. Off-site provision to consider contributions to future vision for Gog Magog Regional Park.	15.26	Unfunded	15.26	s106	15.26	Developer	Essential					
Accessible Green Space and Green Infrastructure	Play Space	Children and teenagers provision (“play space”): 2.18 ha of informal play + 1.82 ha of equipped play.	Play space, delivered within the site in line with Local Plan GI standards.	5.88	Unfunded	5.88	s106	5.88	Developer	Essential					
Accessible Green Space and Green Infrastructure	Food Growing	2.91 ha of food growing space.	Food growing space, delivered within or off-site in line with Local Plan GI standards.	0.37	Unfunded	0.37	s106	0.37	Developer	Essential					

C.8 Babraham Research Campus

Babraham Research Campus is located to the southeast of Cambridge, including the existing built areas and an area for new development removed from the Green Belt.

Vision and Objectives

Babraham Research Campus will continue to be a world leading bioscience research and innovation campus, co-locating start up, growing and established bioscience companies. Located at the heart of the Cambridge Southern Cluster life-science ecosystem, the campus will continue to play a key role in bringing together academia and commercial bioscience. It will continue to develop into a place where people can live and work, set within an extensive network of green and blue infrastructure which supports both biodiversity and the health and wellbeing of employees and the wider community.

Key site-specific policies opportunities / constraints that inform infrastructure planning and delivery

- Deliver compensatory improvements to the environmental quality and accessibility of remaining Green Belt land in the site's Strategic Enhancement Area, including green infrastructure projects such as walking loops, new wetlands and restoration of ponds.
- Provide high-quality routes linking to existing forms of public transport and the CSET scheme.
- Where required, contribute financially to strategic public transport and active travel schemes in the south-east corridor.

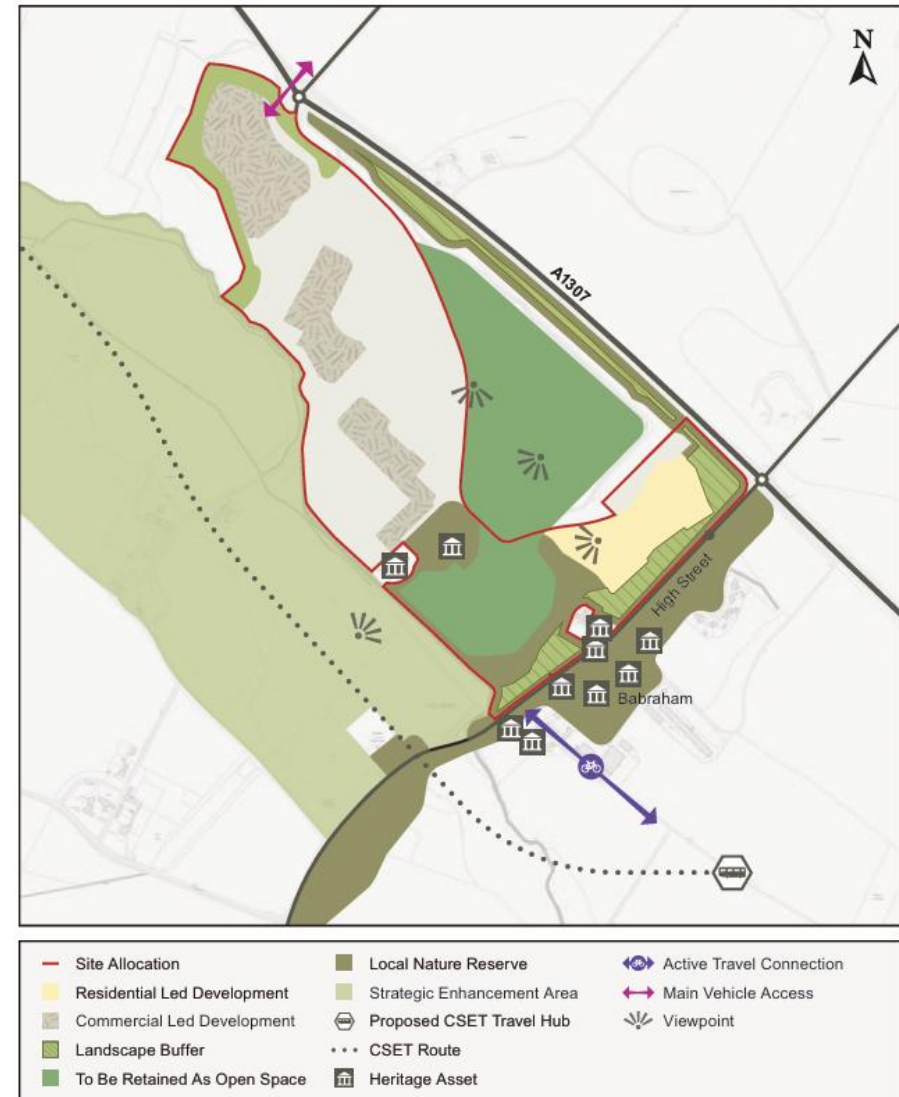


Figure C.8-11 - Spatial Framework at Babraham Research Campus

Source: GCSPS

Scale of Growth at Babraham Research Campus

Residential and population

Housing growth at Babraham Research Campus is anticipated to be entirely delivered through the strategic allocation. **Table C.8-11** depicts the quantum of housing delivery and population growth that are considered for infrastructure need assessment in the IDP. Within the plan period it is anticipated that around 120 dwellings will be delivered at Babraham Research Campus, resulting in a population increase of 312. The site allocation will be delivered between 2029/30 and 2038/39.

Table C.8-11 - Housing Delivery and Population Growth at Babraham Research Campus

Time period (5-year supply)	2024/25 to 2028/29	2029/30 to 2033-34	2034/35 to 2038/39	2039/40 to 2044/45	Total in the plan period
No. of homes through allocation	0	40	80	0	120
Population	0	104	208	0	312

Source: GCSPS (Trajectory as of March 2026)

Commercial floorspaces and employment

Table C.8-12 shows the anticipated employment growth delivered through the strategic allocation at Babraham Research Campus. For the purpose of infrastructure testing it has been assumed that the strategic allocation will deliver a total 3,996sqm of commercial floorspace, which is projected to accommodate around an additional 157 jobs in the plan period. The employment development will be wholly for R&D uses.

As growth at Babraham Research Campus is employment-led, infrastructure needs must be assessed taking into account land requirements for the campus's R&D development. Infrastructure needs from Babraham Research Campus will relate principally to sustainable transport connections to Cambridge and to the village of the rural southern cluster, as well as to a housing mix to support the campus workforce.

Table C.8-12 – Employment Growth from Site Allocation at Babraham Research Campus

Type of commercial floorspace	Business (Class E(g) / B1)	Office (Class E(g)(i) / B1(a))	R&D (Class E(g)(ii) / B1(b))	Light Industrial (Class E(g)(iii) / B1(c))	General Industrial (Class B2)	Storage and Distribution (Class B8)	Total in the plan period
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Floorspace delivered in the plan period (sqm)	0	0	3,996	0	0	0	3,996
Jobs created in the plan period (numbers)	0	0	157	0	0	0	157

Source: GCSPS (Forecast as of March 2026)



Infrastructure Delivery Schedule for Babraham Research Campus

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (CCC)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Local Transport	Active travel connections to transport corridors near Babraham Research Campus	Improved active travel connections between the site and Sawston Road towards Sawston village;	0.40	Unfunded	0.40	s106	0.40	Developers / CCC	Essential					
Transport	Local Transport	Active travel connections to transport corridors near Babraham Research Campus	Routes to the public rights of way network including the bridleway to Stapleford.	1.61	Unfunded	1.61	s106	1.61	Developers / CCC	Placemaking					
Transport	Local Transport	Active travel improvements along the A505	Active travel improvements along the A505 to connect Babraham site to Whittlesford Parkway station.	3.59	Unfunded	3.59	s106	3.59	Developers / CCC	Essential					
Transport	Local Transport	Active travel connection to the CSET travel hub	High quality segregated connection to the CSET travel hub and active travel path.	0.66	Unfunded	0.66	s106	0.66	Developers	Essential					
Transport	Local Transport	Shuttle / commuter services between Babraham and key railway stations	Provide attractive staff commuter public transport enhancements, connecting the site with Whittlesford Parkway Station, Cambridge South Station and Cambridge, either through collaboration with Granta Park and Genome Campus commuter services, improvements to existing services and / or provision of new services. (assuming 5 years operation cost)	9	Unfunded	9.00	s106	9.00	CPCA, public transport operator	Essential					
Transport	Local Transport	Babraham off-site highway mitigations	Highways interventions and junction improvements	8.43	Unfunded	8.43	s106	8.43	Developers / CCC	Essential					
Transport	Local Transport	Electric vehicle (EV) charging points	Installation of EV charging facilities at GCP-led travel hub at Granta	TBC	Unfunded	TBC	s106	TBC	Developer, CCC, SCDC	Essential					
Transport	Internal Site Transport	Mobility hubs	A network of Mobility Hubs at key public transport and active travel corridors.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC, Public transport operator	Essential					
Transport	Internal Site Transport	Sensor and AI technology for Trip Budget Adherence and on-site priority and management	Range of technological measures to allow access to and from the Campus to be monitored, managed and enforced.	0.2	Unfunded	0.20	s106	0.20	Developers	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of adult football pitches.	Full-size natural grass pitches marked for 11-a-side adult play (typically 100-110m x 64-75m) suitable for affiliated league play. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.21	Unfunded	0.21	s106	0.21	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of youth football pitches.	Smaller sized natural grass pitches for 11-a-side for youth age groups (typically 15 – 18yrs). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.19	Unfunded	0.19	s106	0.19	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of mini soccer pitches.	Small natural grass pitches to support 5-a-side and 7-a-side play, typically for younger age groups (Under 10s). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.02	Unfunded	0.02	s106	0.02	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of rugby union pitches.	Natural grass pitches for rugby union (adult or junior). Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.03	Unfunded	0.03	s106	0.03	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of cricket pitches.	Natural grass cricket pitches, including square and surrounding field. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.06	Unfunded	0.06	s106	0.06	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of outdoor tennis courts.	Standard outdoor tennis courts with appropriate floodlighting to allow evening and winter play. Equivalent demand generated by development reflected in indicative cost estimate.	0.01	Unfunded	0.01	s106	0.01	Developers	Essential					

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028/29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of 3G Artificial Grass Pitches (AGP).	Full size floodlit third-generation turf pitches designed primarily for football (and sometimes rugby training) for year-round use. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.13	Unfunded	0.13	s106	0.13	Developers	Essential					
Outdoor Sports	Outdoor Sports	Financial contributions to on/off-site provision of Sand Based AGP.	Full-size sand-dressed or water-based artificial surfaces suitable for competitive hockey. Plus ancillary changing rooms. Equivalent demand generated by development reflected in indicative cost estimate.	0.001	Unfunded	0.001	s106	0.001	Developers	Essential					
Accessible Green Space and Green Infrastructure	Accessible Green Space	6.23 ha of accessible green space (AGS)	Total informal open space, delivered within the site (or off-site) in line with Local Plan GI standards. Off-site provision to consider contributions at future Gog Magog Regional Park.	1.85	Unfunded	1.85	s106	1.85	Developers	Essential					
Accessible Green Space and Green Infrastructure	Play Space	Children and teenagers provision ("play space"): 0.25 ha of informal play _ 0.21 ha of equipped play.	Play space, delivered within the site in line with Local Plan GI standards.	0.67	Unfunded	0.67	s106	0.67	Developers	Essential					
Accessible Green Space and Green Infrastructure	Food Growing	Open space and GI 0.33 ha of food growing space.	Food growing space, delivered within or off- site in line with Local Plan GI standards.	0.04	Unfunded	0.04	s106	0.04	Developers	Essential					

C.9 A14 Corridor Cluster

The cluster along the A14 corridor to the northwest of Cambridge includes two strategic employment-led allocations, Slate Hall Farm (at A14 Junction 25) and Land to the south of A14 Cambridge Services, to help meet the area's need for industrial and logistic space.

Vision and Objectives

Slate Hall Farm will be a masterplanned employment led development that responds sensitively to the local landscape, and secures access to new green infrastructure for future workers and the local community. It will provide a range of logistics and industrial uses which can support the long-term needs of residents and businesses in Greater Cambridge.

The site's proximity to Northstowe, Cambridge and nearby villages will provide active travel opportunities for employees and visitors and sustainable last-mile delivery opportunities, as well as providing good access to the strategic road network, critical to support the proposed employment uses.

Land to the south of A14 Cambridge Services will provide a range of primary small to medium-scale units and lorry parking with associated facilities.

Key site-specific policies opportunities / constraints that inform infrastructure planning and delivery

Slate Hall Farm:

- Include substantial areas for green infrastructure and water management on the southeast part of the site to retain and respond to the setting of Oakington Brook and its associated flood zone.

- Secure active travel and public transport improvements, ensuring sustainable access to the site for workers and local residents, and ensure the site integrates successfully with the highways network.

Land to the south of A14 Cambridge Services:

- Active and passive provision of rapid and trickle electric charging for e-HGVs.
- Deliver measures to integrate the site with active travel networks.

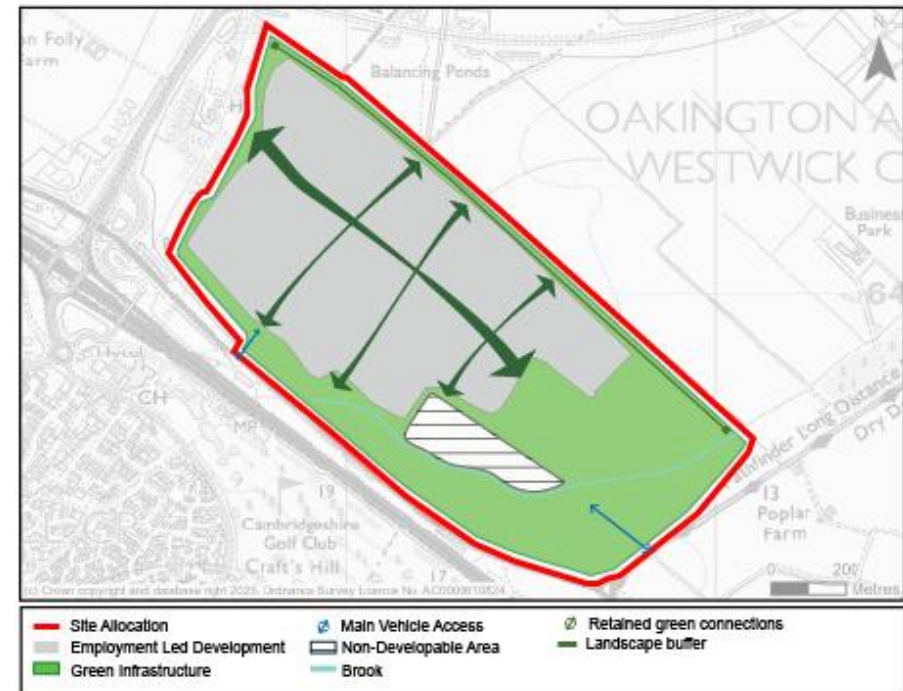


Figure C.9-12 - Spatial Framework at Slate Hall Farm

Source: GCSPS

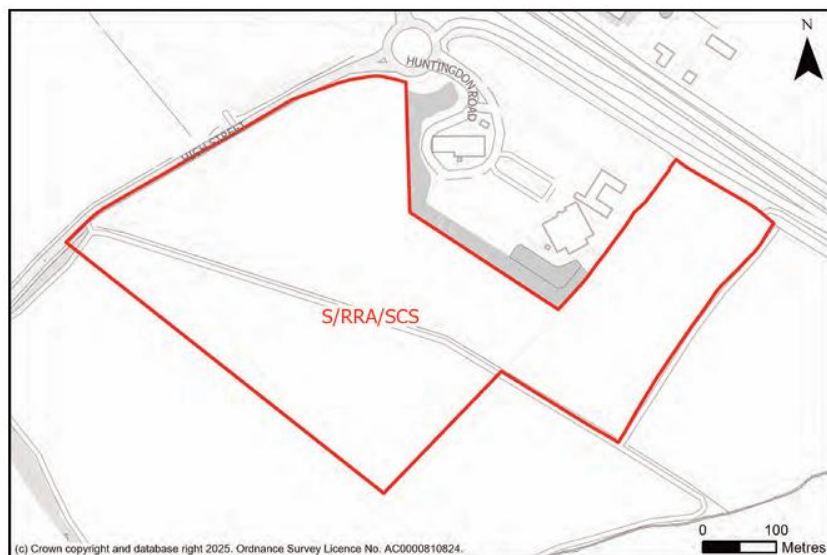


Figure C.9-13 – Site Plan of Land to the south of A14 Cambridge Services.

Source: GCSPS

Scale of Growth at the A14 Corridor Cluster

Residential and population

Since the two strategic allocations along the A14 Corridor are for employment-led development, they are not anticipated to deliver housing growth and result in population increase.

Commercial floorspaces and employment

Table C.9-13 shows the anticipated employment growth delivered through the strategic allocations at the A14 Corridor Cluster. For the purpose of infrastructure testing it has been assumed that the strategic allocations will deliver a total 137,000sqm of commercial floorspaces, which is projected to accommodate around an additional 2,925 jobs in the plan period. These floorspaces will be used for general industrial or storage and distribution uses, and are expected to provide small to medium-scale units that can support a wide range of businesses and that can be adapted to accommodate changing business requirements.

Table C.9-13 – Employment Growth from Site Allocation at A14 Corridor Cluster

Type of commercial floorspace	Business (Class E(g) / B1)	Office (Class E(g)(i) / B1(a))	R&D (Class E(g)(ii) / B1(b))	Light Industrial (Class E(g)(iii) / B1(c))	General Industrial (Class B2)	Storage and Distribution (Class B8)	Total in the plan period
Floorspace delivered in the plan period (sqm)	0	0	0	0	64,000	73,000	137,000
Jobs created in the plan period (numbers)	0	0	0	0	1,778	1,147	2,925

Source: GCSPS (Forecast as of March 2026)

Infrastructure Delivery Schedule for the A14 Corridor Cluster

Infrastructure Typology	Infrastructure Sub-typology	Project title	Description	Estimated Cost (£m)	Funded / Part Funded/ Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing				
											2024 - 2028 / 29	2029/30 - 2033/34	2034/35 - 2039/40	2040/41 - 2044/45	After 2045
Transport	Local Transport	Active travel connections and improvements surrounding Slate Hall Farm	Improved connection to Oakington via Dry Drayton Road and a segregated route to the A1307 shared-use path	4.33	Unfunded	4.33	s106	4.33	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding Slate Hall Farm	Improvements to bridleway 151/10 between the site, Northstowe Avenue and Longstanton.	2.70	Unfunded	2.70	s106	2.70	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding Slate Hall Farm	Connections to Dry Drayton Road and a segregated route to the A1307 shared-use path, and onwards to Dry Drayton village	3.19	Unfunded	3.19	s106	3.19	Developer, CCC	Essential					
Transport	Local Transport	Active travel connections and improvements surrounding Slate Hall Farm	Connection to the B1050 (if feasible).	TBC	Unfunded	TBC	s106	TBC	Developer, CCC	Essential					
Transport	Local Transport	Traffic calming measures to be introduced at multiple sites to manage travel	Traffic calming measures / highways interventions to discourage site-generated heavy goods vehicles from travelling through local villages.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC	Essential					
Transport	Local Transport	Bus services	Connect the sites with rail services (either to a future EWR station at Cambourne, or Cambridge North or Cambridge station) by sustainable modes.	1.5	Unfunded	1.50	s106	1.50	CPCA, public transport operator	Essential					
Transport	Local Transport	Bus services	Off-peak bus services to cover staff shift patterns	3	Unfunded	3.00	s106	3.00	CPCA, public transport operator	Essential					
Transport	Local Transport	Bus services improvements	Connect with the site with local residential communities including Bar Hill, Northstowe, villages towards St Ives, and Cambridge.	0.24	Unfunded	0.24	Bus operator / concession	0.24	Public transport operator, CPCA	Essential					
Transport	Local Transport	New bus stops / mobility hubs	New bus stops to serve the sites	0.24	Unfunded	0.24	Bus operator	0.24	Public transport operator, CPCA	Essential					
Transport	Internal Site Transport	Mobility hubs	A network of Mobility Hubs at key public transport and active travel corridors.	TBC	Unfunded	TBC	s106	TBC	Developer, CCC, Public transport operator	Essential					

Transport	Local transport	Off-site highway/mitigation including appropriate site access arrangements	Junction improvements in the area associated with local highways impacts	TBC	Unfunded	TBC	S106	TBC	Developer, CCC	Essential					
Transport	Internal Site Transport	Sensor and AI technology for Trip Budget Adherence and on-site priority and management	Range of technological measures to allow access to and from the Campus to be monitored, managed and enforced.	0.2	Unfunded	0.20	s106	0.20	Developer	Placemaking					
Wastewater, Drainage and Flood Management	Wastewater	Uttons Drove WRC	Upgrade to increase capacity at Uttons Drove WRC	TBC	Unfunded	TBC	AW		AW	Critical					
Accessible Green Space and Green Infrastructure	Accessible Green Space	1.01 ha of accessible green space (AGS)	Total informal open space, delivered within the site (or off-site) in line with Local Plan GI standards.	0.30	Unfunded	0.3	s106	0.3	Developer	Essential					