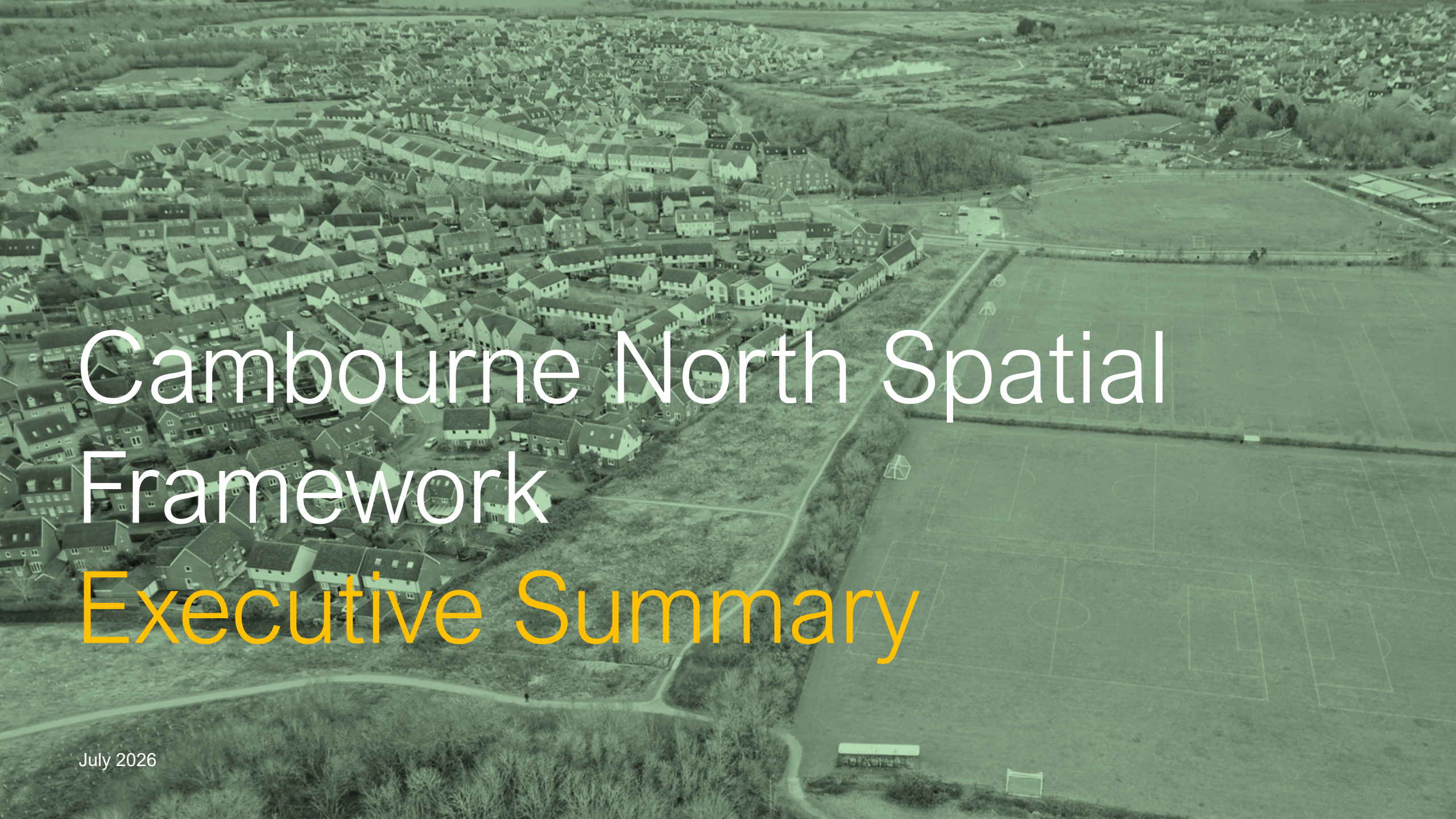




# Cambourne North Spatial Framework Executive Summary

July 2026

# Introduction

## About the Cambourne Growth Strategy Programme and the Spatial Framework

The Spatial Framework describes the opportunity to grow Cambourne to become a thriving regional town which is renowned for its natural environment. The arrival of East West Rail (EWR) and the Cambourne to Cambridge public transport scheme (CtoC) will increase the accessibility of Cambourne by public transport to Cambridge, Bedford, Milton Keynes and Oxford. This creates an opportunity for Cambourne to grow and provide new homes and jobs which will benefit from the improved connectivity.

The Spatial Framework illustrates the spatial form which Cambourne's expansion could take and describes the type of place it could be, supporting new neighbourhoods connected by a robust set of landscape features.

A wide suite of evidence is being submitted for the Regulation 19 stage of the emerging Greater Cambridge Local Plan. These documents set out the planning, technical and environmental case for growth at Cambourne and should be read as a connected whole.

This Spatial Framework has been prepared in collaboration with the Greater Cambridge Shared Planning Service (GCSP) and other key stakeholders. It draws on a suite of evidence base documents which have been specifically prepared to inform growth at Cambourne and is a key document in informing the proposed strategic policy allocation in the emerging Greater Cambridge Local Plan.

Developing a Spatial Framework for growth at this scale is complex and requires many considerations to be balanced against each other. The scale and nature of growth has been informed by the baseline evidence and engagement with technical and local stakeholders.

# Cambourne North Spatial Framework Strategy

## Vision & Objectives Summary

### Vision

In 2060, Cambourne is a **well-connected, sustainable, thriving** and **prosperous** town that is **rooted in nature**. Cambourne is famous across the region for the forest which wraps around the town – allowing nature to flourish and improving the wellbeing of local residents, employees and visitors. As one of the best connected places in Cambridgeshire, Cambourne is a **fantastic place to live, work or base a business**. Everyone who calls Cambourne home has easy access to a wealth of employment opportunities, services and facilities. Cambourne's excellent transport connections have also helped to make it a **destination in its own right**, with the Cambourne Forest, Events Hub, Leisure Hub and Cultural Hub all acting as major draws for visitors.



### Objectives



**Well  
Connected  
Cambourne**



**Destination  
Cambourne**



**Prosperous  
Cambourne**



**Thriving  
Cambourne**



**A Place to  
Call Home**

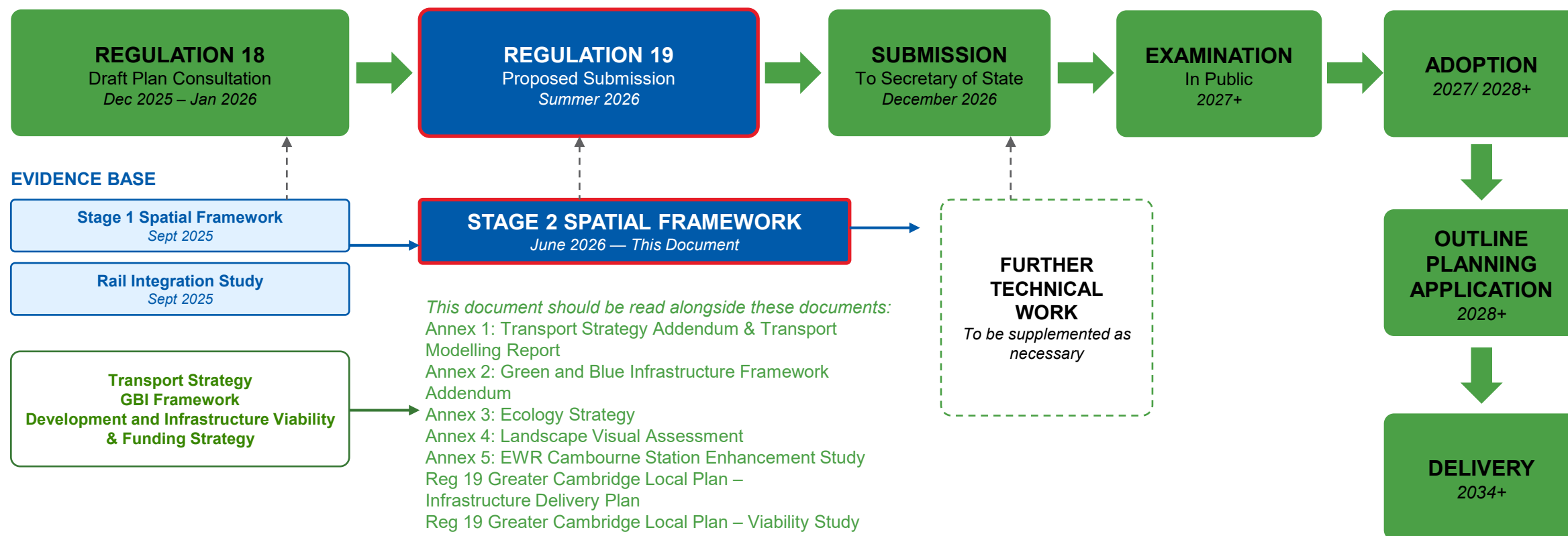


**Green  
Cambourne**

# Greater Cambridge Local Plan: Process & Evidence Base

## How the Reg19 documents sit within the plan-making process and builds on the Regulation 18 evidence base

### PLAN-MAKING STAGES



Stage 1 Evidence (Reg 18)

This report is part of a wider suite of evidence being submitted for Reg 19.

# Executive Summary

## Stage 2 Regulation 19 Technical Evidence

This page brings together the updated evidence base and explains how it informs the Regulation 19 policy approach.

New evidence has been added for Cambourne North, including:

- **CN Addendum Green and Blue Infrastructure Framework** – reviews the 2025 GBI vision and looks at how the development can integrate into the landscape, informed by landscape, ecology, transport evidence and stakeholder/landowner workshops.
- **CN Ecology Strategy** – focuses on protecting and enhancing ancient woodlands, barbastelle bats and dark corridors. It emphasises “bigger, better and more connected” natural assets, with recommendations for policy wording and future surveys/Habitats Regulations Assessment.
- **CN Landscape Visual Impact Assessment** – identifies moderate to high landscape sensitivity, especially around settlement separation, openness, rural character, tranquillity, ancient woodland, historic field boundaries, watercourses, village settings and PRoWs.
- **CN Addendum Transport Strategy Report** – supports Cambourne North as a strategic allocation and responds to Regulation 18 feedback, East West Rail proposals and wider stakeholder engagement. It notes a more compact development footprint, wider landscape buffers, higher densities near the station, and ecological dark corridors.
- **CN Transport Modelling Report** – provides detailed transport modelling evidence.
- **CN EWR Station Enhancement Study** – assesses whether an enhanced Cambourne railway station with East West Rail could unlock additional developable

land/value and improve connectivity and placemaking.

- **CN Addendum Spatial Framework** – updates the spatial framework for Cambourne’s expansion, drawing on baseline evidence, stakeholder engagement, constraints mapping, EWR details and technical studies.
- **CN Addendum Heritage Impact Assessment** – an update to the HIA has been undertaken to cover minor boundary changes and the receipt of formal representations from Historic England. The boundary changes and relevant representations are summarised and any subsequent changes to the HIA are described.

Key themes for Cambourne North from across the documents include:

- integrating development into the landscape
- protecting ancient woodland, bats and dark corridors
- maintaining settlement separation and avoiding coalescence
- addressing impacts from East West Rail and the A428
- supporting sustainable transport and a credible trip budget
- using stakeholder and landowner engagement to inform the spatial framework
- continuing technical work before examination and future planning applications

For more information, see the individual documents on the Greater Cambridge Local Plan Regulation 19 publication page.

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