

Development Strategy

Topic Paper



Greater Cambridge Local Plan

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

Topic Paper: Strategy

1. Introduction and purpose

1.1 This is one of nine topic papers produced to accompany the Proposed Submission (Regulation 19) consultation on the Greater Cambridge Local Plan.

The topic papers are:

- Development strategy (with appendices)
- Site allocations
- Climate change
- Biodiversity and green spaces
- Wellbeing and social inclusion
- Great places
- Jobs
- Homes
- Infrastructure

1.2 All of the papers can be found on the Greater Cambridge Shared Planning website as part of the document library for this stage. The topic papers set out how each policy under the relevant Local Plan ‘theme’ has been updated following on from the Draft Local Plan stage. As such, the topic papers support and complement the Proposed Submission consultation document as they provide a detailed explanation of the basis for each policy.

1.3 The topic paper has a section for each policy which sets out:

- Policy context update – Any national or local policy changes, or other context changes which impact on the policy approach.
- New or updated evidence – Highlighting where new evidence has been prepared since the draft plan stage.

- Additional alternative approaches considered – If any additional reasonable alternative approaches were identified to the policy.
 - Proposed approach – changes that have been made to the approach in the Draft Local Plan, and why they have been made.
- 1.4 Representations received at previous stages, including to the Draft Local Plan consultation, are summarised in the Statement of Consultation. This also includes responses to the issues raised.
- 1.5 The topic papers at previous consultation stages including those which accompanied the Draft Local Plan as are still available to view in our document library.
- 1.6 The Local Plan is supported by a wide range of evidence which can be found in our document library. Key supporting documents to the plan include:
- Statement of Consultation
 - Sustainability Appraisal
 - Habitats Regulations Assessment
 - Equalities Impact Assessment (EQIA)
- 1.7 A draft NPPF was published for consultation on 16 December 2025 with comments required by 10 March 2026. The two Councils have submitted their response to this consultation. A final version of the NPPF has not yet been published at time of preparation of the Proposed Submission Local Plan. As a legacy plan, being prepared under the previous plan making system, transitional arrangements mean that the soundness of the Local Plan will be considered against the National Planning Policy Framework December 2024.

2 Development Strategy policies

2.1 The following proposed policies are addressed in this topic paper:

- Plan vision and strategic objectives
- Policy S/JH: New jobs and homes
- Policy S/DS: Development strategy
- Policy S/SH: Settlement hierarchy
- S/DE: Defined development extents
- Policy SS/GB: The Cambridge Green Belt
- Policy S/MO: Monitoring
- Strategic policies for the purposes of Neighbourhood Planning

3 Proposed Submission Local Plan update to Vision and strategic priorities

Policy context update

3.1 No relevant updates.

New or updated evidence

3.2 No relevant updates.

Proposed approach

3.3 The following amendments have been made to the Draft Plan vision and objectives:

- Amended first line of the vision to frame it within a long-term context, stating that “Greater Cambridge in 2045 and beyond will be...”. This amendment was made to respond more explicitly to the NPPF’s requirement that: “Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery” (NPPF 22). The content of the plan, including strategic site allocations, already set out this long-term vision. Amending the plan’s vision seeks to communicate this approach more clearly.

4 Proposed Submission Local Plan update to S/JH: New jobs and homes, including Appendix C

Policy context update

4.1 No relevant updates.

New or updated evidence

Review of economic data, context and representations 2026 – employment and housing need

4.2 The Councils commissioned a Review of economic data, context and representations 2026 to ensure an up to date understanding of the overall economic outlook identified at draft plan stage in the Employment and Housing Need Update (EHNU) 2025. The EHNU 2025 identified the most likely forecast for jobs for the plan period as 73,200 jobs 2024-45 and, using a method that was consistent with that taken for previous iterations of the study, identified that the June 2025 Standard Method minimum housing need calculation outcome of 2,295 dwellings per year would provide enough homes to support that most likely jobs forecast. Overall, the 2026 Review finds that recent data is not considered to provide sufficient basis for reviewing the EHNU scenarios or a more optimistic outcome than the recommended scenario. The Review also considered representations to the draft plan consultation across a range of topics relating to employment and housing need, concluding that the EHNU 2025 remains robust and that no changes are required.

4.3 National data informing an updated Standard Method minimum housing need calculation outcome was published in May 2026. This confirmed that the up to date Standard Method housing outcome for Greater Cambridge as at June 2026 is 2,289 dwellings per year, or 48,069 dwellings over the 21 year plan period. This is very similar to the Standard Method included in the draft plan consultation of 2,295 dwellings per year, or 48,195 dwellings over the 21 year plan period.

- 4.4 In summary, the draft plan stage most likely scenario for employment remains robust; the June 2025 Standard Method calculation outcome would provide enough homes to support that most likely jobs outcome; and the up to date June 2026 Standard Method calculation outcome is very similar to the June 2025 calculation. Therefore, the Councils consider that the June 2026 Standard Method calculation represents Greater Cambridge's objectively assessed need for housing because it supports the most likely jobs outcome.
- 4.5 For clarity, the Councils consider that the housing need figure explained above also represents the area's housing requirement. This conclusion is informed by the following considerations:
- Based on regular engagement with relevant bodies throughout our plan-making process, the Councils have not asked neighbouring districts to meet their development needs; nor have we been asked to meet the development needs of other districts;
 - The identified housing need can be met over the plan period. Evidence of this is explained in the subsequent sections of this document: 5. Proposed Submission Local Plan update to S/DS Development strategy; and 6. Proposed Submission Local Plan update to ensuring a deliverable plan.

Appendix 13: Meeting the accommodation needs of students

- 4.6 Within Policy S/JH: New jobs and homes, the Local Plan sets out specific requirements relating to the accommodation needs of students. As part of Policy S/DS: Development Strategy, the Local Plan sets out how the identified need will be met. This appendix sets out the results of further engagement with the University of Cambridge, its Colleges and Anglia Ruskin University in 2026, and how this has led to the identified need for student accommodation being updated.

Appendix 14: Identifying housing requirements for Neighbourhood Areas

- 4.7 Taking account of national planning policy and guidance, a methodology for

calculating the housing requirement for any existing and future neighbourhood areas has been outlined. This appendix sets out the results of that methodology based on the updated housing requirement and updated housing trajectory included in the Local Plan.

Additional alternative approaches considered

4.8 None.

Proposed approach

4.9 The following amendments have been made to **Policy S/JH: Jobs and homes**:

- Within section 1b of the policy, amended the minimum housing need for the total population from 48,195 to 48,069, to reflect the up-to-date Standard Method outcome as at June 2026. Consequential amendments to paragraph 2.13. These minor changes ensure that the housing need included within the Proposed Submission Plan is up to date. As explained above, this figure would also support the most likely jobs forecast within the plan period.
- Amendments to section 3 of the policy to remove the references to the tenures of the different types of accommodation for older people and people with disabilities. These changes have been made in response to a representation and to reflect that the delivery of a mix of tenures is required through other policies within the plan. Our evidence and the supporting information continue to include the additional detail on the identified tenure needs for each type of accommodation.
- Amendment to the identified accommodation need for students, set out in section 4 of the policy. The identified need is now 1,629 additional units, rather than 2,042 additional units. Minor consequential amendments to paragraphs 2.20 and 2.21. These changes have been made following further engagement in 2026 with the University of Cambridge, its Colleges

and Anglia Ruskin University, and ensure that the identified need reflects the latest information gathered through engagement and that the policy and supporting information are consistent. The changes mean that the up to date identified student accommodation need at Proposed Submission stage is derived from the above engagement, superseding the information regarding student accommodation needs included in the Housing Needs of Specific Groups study (2025).

- Minor amendments to paragraph 2.23 to reflect that the methodology for calculating the housing requirement for a neighbourhood area now takes account of actual completions in 2024/25. This change reflects new data confirmed since the previous stage which has been considered alongside existing supply and proposed new allocations.

4.10 The following amendments have been made to Appendix C (previously Appendix D): Housing requirements for neighbourhood areas within Greater Cambridge:

- Minor amendments to paragraphs 2, 3 and 4 to reflect that the methodology for calculating the housing requirement for a neighbourhood area now takes account of actual completions in 2024/25, alongside the existing supply and proposed new allocations.
- Minor amendments to Figure C1 (previously Figure x) and paragraphs 3 and 6 to reflect the updated results of the calculation of the housing requirements for each designated neighbourhood area. These changes have been made as the housing requirements are calculated based on information from the housing trajectory, and as the housing trajectory has been updated there are consequential updates to the housing requirements.

5 Proposed Submission Local Plan update to S/DS Development strategy, including Appendix D

Policy context update

5.1 No relevant updates.

New or updated evidence

Evidence relevant to selecting the overall preferred development strategy

5.2 The approach to developing and finalising the proposed development strategy has been informed by the following steps and associated evidence bases, each of which has been updated for this Proposed Submission stage:

- To inform the overarching development strategy, the Councils considered evidence based opportunities and challenges of reasonable alternative strategic growth and strategic spatial options, as summarised overleaf, and set out in full in Appendix 1: Strategic growth and spatial options review. The strategic growth and spatial options have been subject to Sustainability Appraisal alongside preparation of the plan.
- The Greater Cambridge Housing and Employment Land Availability Assessment (HELAA) 2026: assesses the suitability, availability and achievability of relevant sites submitted to the Local Plan process (which for those submitted in 2025 and 2026 was sites located in broad locations of supply assessed as reasonable alternatives, as defined in Appendix 8: Review of sites to inform identification of allocations at draft plan stage).
- Appendix 3: Review of Adopted Allocations in the Cambridge Local Plan (2018), the South Cambridgeshire Local Plan (2018) and Area Action Plans identifies whether adopted allocations remain available and achievable such that they could be considered for allocation in the new Local Plan, for the previously allocated use or an alternative use, or no longer proposed as an allocation. The assessment reflects the planning status of the existing allocations and any information on their anticipated delivery.

- The committed supply of housing and employment land was updated to account for completions and permissions, to identify how much of the identified needs remain to be met through new allocations. The outcome of this work is set out below in the sub-section regarding Preferred development strategy including levels of development. Further detail on committed housing supply is set out in Appendix 10: Housing Trajectory.
- Appendix 8: Review of sites to inform identification of allocations at draft plan stage: confirms the Councils' position regarding whether sites within reasonable alternative broad locations are preferred for allocation, or not preferred, drawing together development strategy considerations set out in this topic paper, alongside the evidence of suitability, availability and achievability. All sites within reasonable alternative broad locations have been subject to Sustainability Appraisal, which has been completed alongside preparation of the draft plan.
- The relevant Draft Plan sites topic papers: provide the rationale for the proposed scale of development and, as relevant, the red line boundary for each site proposed for allocation, alongside other explanation of the policy approach.

5.3 All sites were re-screened in the HELAA (2026) to take into account updated flood risk information in the Flood Map for Planning. The Greater Cambridge Flood Risk Sequential Test Update (2026) considered both these changes to flood risk data and a number of amendments to proposed site allocation boundaries, including a new site. It found that there was either no change or minor changes and that the level and nature of flood risk remained broadly consistent with the results of the previous Flood Risk Sequential Test (2025), in that the majority of the sites were of low flood risk. The Sequential Test Report Update also reviewed the Greater Cambridge Level 2 Strategic Flood Risk Assessment (SFRA) (2025) and found that the recommendations made by the Level 2 SFRA are still applicable. As a result, there is no change to the previous conclusion that the Sequential Test is passed, and that the exception test is not required for the proposed site allocations.

- 2.1 The preferred strategy and policies have also been tested by our Habitats Regulations Assessment (HRA), to assess whether any aspect of the Local Plan would affect the ecological integrity of sites in and within 15km of the Greater Cambridge boundary that have the highest level of protection in the UK: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites. The HRA of the Proposed Submission Local Plan concludes that adverse effects cannot be ruled out for three Habitats sites in relation to air pollution from vehicle emissions. Further assessment of traffic data modelling data is being completed to understand the effects of air pollutants on Habitats sites near roads, and if necessary to identify measures to avoid adverse effects.
- 3.1 Once an emerging preferred development strategy was identified, this was tested via a Housing Delivery Study Addendum 2026, further details of which are set out elsewhere in this Topic Paper.

Evidence relevant to specific components of the preferred development strategy

- 5.4 Beyond the steps and evidence bases relevant to confirming the overall strategy, the following evidence bases relevant to specific components of the preferred development strategy have also been updated:
- **The Greater Cambridge Green Belt Assessment Review following changes to National Policy and Guidance (2026)** was completed as an update to the 2021 Greater Cambridge Green Belt Assessment (GCGBA) in response to NPPF changes introducing grey belt and the publication of the subsequent national Green Belt guidance (2025). The study identifies which parcels of Green Belt could provisionally be considered as grey belt where they do not make a strong contribution to Green Belt purposes. For more detail, see the Policy S/GB Green Belt Topic Paper.
 - **Appendix 6: Review of “new” new settlement opportunities** identifies and considers reasonable alternative new settlements. This appendix has

been updated to account for new and amended site submissions received through the Regulation 18 Draft Plan consultation.

- **Appendix 7: Review of sites for meeting industrial and local distribution and warehousing needs** explains the process for confirming the Proposed Submission development strategy for meeting identified employment needs of industrial and local distribution and warehousing sectors, including identifying alternative sites to meet logistics needs. This builds on the approach taken at Draft Plan stage and has been updated to account for updated HELAA assessments for the sites considered in response to additional information submitted through the Reg 18 Draft Plan consultation.
- **Further exploration of key issues at Cambourne North and Grange Farm new settlement sites** has been completed to help refine understanding of the deliverability of these sites, among other topics. For more information, see the relevant Sites Topic Papers.
- **Appendix 2: Consideration of National Planning Policy Framework Small Sites Requirement**, addresses NPPF paragraph 73a which requires development plans and brownfield registers to accommodate at least 10% of the housing requirement on sites no larger than one hectare small sites, unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved. The appendix identifies and considers sites of one hectare or less included within the housing supply and contributing to the overall requirement, and has been updated to reflect changes to the housing supply since the Draft Plan stage. The Councils' position in response to NPPF paragraph 73a remains consistent the approach set out at Draft Plan stage.

Evidence informing the deliverability of the preferred development strategy

5.5 Further detail around key evidence bases which support the deliverability of the preferred development strategy, specifically in relation to flood risk,

infrastructure and viability, water supply, wastewater capacity, and transport, are set out in section 6 below.

Cooperation on strategic matters

- 5.6 While the legal Duty to Cooperate in the Planning and Compulsory Purchase Act 2004 no longer applies to plan-making, the Local Plan development strategy has still been informed by extensive engagement with relevant organisations around strategic cross-boundary matters, with detail of this engagement described and evidenced in the Duty to Cooperate Statement of Compliance.
- 5.7 Statements of Common ground have been prepared openly and collaboratively with a range of stakeholders to set out the current position on substantive issues, with parties provided the opportunity to comment and suggest amendments. At this time, no party has been asked to sign the Statements of Common Ground; but all parties that will be expected to sign at Submission stage have been notified and given the opportunity not to be a signatory.
- 5.8 In some instances, broad positions have been developed across a wide range of parties, in particular around the scale and pattern of growth, where broad agreements have been drawn up with neighbouring local planning authorities and other key bodies. The agreements confirm that the Councils have not asked neighbouring districts to meet their development needs; nor have we been asked to meet the development needs of other districts. In some instances, Supplementary Statements of Common Ground have been prepared to set out more detailed positions with individual parties or smaller groups; for example, agreements with the highways and transport authorities on transport, and with the relevant statutory agencies and infrastructure providers on water supply and waste water treatment. We are not currently aware of any unresolved strategic cross-boundary matters that would prevent the preferred strategy from being delivered, though focused engagement and collaborative working will continue ahead of Submission on a small number of matters, as identified in the Statements of Common Ground.

Delivery of specialist housing to meet identified needs

5.9 Within Policy S/JH: New jobs and homes, the Local Plan sets out specific requirements relating to the accommodation needs of Gypsies and Travellers, Travelling Showpeople, older and people with disabilities, and students. As part of Policy S/DS: Development Strategy, the Local Plan sets out how the identified needs will be met for each of these groups in the community. The following appendices provide an update on the anticipated delivery of sites (permissions and allocations) to meet these identified needs, and this information is summarised in the supporting text for the policy:

- Appendix 11: Meeting the accommodation needs of travellers
- Appendix 12: Meeting the specialist housing needs of older people and those with disabilities
- Appendix 13: Meeting the accommodation needs of students

Additional alternative approaches considered

Alternative approaches considered to meeting the needs for jobs and homes

5.10 This section explains the approach taken to considering alternative approaches to meeting the overall needs for jobs and homes at the Proposed Submission stage, building on work undertaken at previous stages of plan-making. Full explanation of the approach taken to alternative approaches at all stages of plan-making is set out in Appendix 5.

5.11 Having reviewed representations to the draft version of the Local Plan, the Councils consider that the draft Local Plan's development strategy principles remain valid. The objectively assessed housing and employment needs have been subject to minor updates, but remain similar to those identified at draft plan stage.

5.12 Reflecting the change in circumstances regarding the North East Cambridge site, with the withdrawal of funding to relocate Cambridge Waste Water

Treatment Plant away from the site, the Proposed Submission development strategy does not rely on the delivery of housing through the relocation of the Waste Water Treatment Plant.

5.13 North East Cambridge and the development opportunities provided by the Waste Water Treatment Plant relocation was included as a consistent component of all the strategic spatial options tested by our evidence bases and via Sustainability Appraisal at draft plan stage, reflecting our evidence that, when available, it formed the most sustainable strategic-scale opportunity for development within Greater Cambridge.

5.14 Removing the proposed allocation of North East Cambridge from the development strategy is therefore a change to the options previously tested. To understand the effect of this change, our evidence bases and Sustainability Appraisal were updated to test strategic options 9b, 10b, 11ai, and 11bi, which are new variants of the preferred options considered at the Draft Plan stage without the allocation at North East Cambridge. Having reviewed representations to the draft plan consultation alongside updated evidence, we did not identify any further spatial strategy options beyond these.

5.15 The effect in options 9b, 10b, 11ai and 11bi of removing the allocation at North East Cambridge is that it adjusts the balance of development between the broad locations such that all four options include proportionally less development within and on the edge of Cambridge, and more at expanded and 'new' new settlements. However, this testing did not change our understanding of the performance of the broad locations previously tested.

5.16 We also considered new sites proposed at the Reg 18 Draft Plan consultation, and reconsidered sites where additional information was provided, testing any identified as reasonable alternatives. Drawing on this, the Councils reviewed and reconfirmed the draft plan development strategy position as follows:

- We reconfirmed that options involving expansion of Royston were not preferred, for the reasons set out at Draft Plan stage;

- We reconfirmed the suitability of an expanded Cambourne and Grange Farm for development, noting that their sustainability merits have not changed since Draft Plan stage;
- We reviewed the case for exceptional circumstances to release land from the Green Belt both to meet general development needs and to meet site-specific circumstances, and having done so – including based on updated Green Belt evidence - we reconfirmed the conclusions identified at Draft Plan stage: that noting the sustainability merits of an expanded Cambourne and Grange Farm alongside the Green Belt impacts of releasing land from the Green Belt, we consider there to be no exceptional circumstances for releasing land from the Green Belt to meet development needs as a matter of principle. We did, however, identify site specific exceptional circumstances for releasing land from the Green Belt at the Cambridge Biomedical Campus and Babraham Research Campus;
- As at previous stages, in addition to strategic-scale sites we considered providing a range of site sizes and types to provide flexibility in the supply and support delivery over the plan period, reconfirming the principle of including a modest element of housing on smaller sites within the strategy. A number of sites are proposed in Cambridge, close to centres of employment in the rural southern cluster, and in villages well served by public transport in the rest of the rural area.

5.17 In summary, drawing on our evidence and consultation feedback, the Proposed Submission Local Plan spatial strategy is broadly in line with the strategy consulted on at Draft Plan stage, with the exception that North East Cambridge is not proposed for allocation. Alternatives to this preferred option would either focus development on less sustainable locations further away from Cambridge and/or without the benefit of high-quality, sustainable public transport (existing or proposed), contrary to the climate objectives of the Plan, or would require the release of large areas of Green Belt on the edge of Cambridge leading to significant harm to the purposes of the Cambridge Green Belt. Full information regarding the testing of these alternatives can be found in the Sustainability

Appraisal accompanying the Proposed Submission Local Plan.

Alternative approaches considered to meeting specific sector employment needs

5.18 The approaches considered to meeting specific sector employment needs are as follows:

- For office and R&D (E(g)), committed floorspace supply exceeds the revised needs identified for the plan period. As such, there is no justification for adding new allocations to provide for these needs in the Proposed Submission plan. Noting this, but also the aim to provide a flexible supply of space, the Draft Plan allocations which included these uses were reviewed, reconfirming their suitability, availability and achievability. This reconfirmed the proposed allocations as providing a sustainable strategy for meeting the need.
- For industrial and warehousing, the Draft Plan set out sites to meet the need identified in 2025 for this space type. For the Proposed Submission Plan, noting that this need remains unchanged, we reviewed the Draft Plan allocations that included such uses, reconfirming their suitability, availability and achievability. Within this, we updated our understanding of the suitability of the sites previously considered that could meet the significant need for industrial and local distribution and warehousing sectors, drawing on updated site information (see Appendix 7: Review of sites for meeting industrial and local distribution and warehousing needs for full assessment). This did not change our conclusion regarding the preferred sites, such that the Proposed Submission sites to meet industrial and warehousing needs remain the same as at Draft Plan stage.

Proposed approach

5.19 The following amendments have been made to **Policy S/DS: Development Strategy**:

- Substantive changes to allocations identified in the policy comprise:
 - North East Cambridge is no longer proposed for allocation and is alternatively proposed as an Area of Major Change, reflecting its changed development context as set out previously. While no specific quantum of housing or employment development is proposed, existing commitments are still reflected in the overall supply and the policy is expected to support further windfall development.
 - Wellcome Genome Campus description amended from an allocation covering both the permitted mixed use expansion of the site and the renewal of the existing site, to an allocation for the permitted mixed use expansion of the site, and an Area of Major Change supporting the renewal of the existing site
 - Amendments have been made to site capacities for homes or employment uses for the following sites (see Sites Topic paper for further explanation):
 - South of Coldham's Lane: revision to employment floorspace
 - Land adjacent to A11 and A1307 at Grange Farm: revision to total number of homes
 - Northstowe: revision to employment floorspace
 - Waterbeach new town: revision to employment floorspace
 - Babraham Research Campus: revision to total number of homes
- Presentational clarifications or amendments to wording comprise:
 - Housing delivery numbers at the following locations added to the policy, to provide clarity on this point:
 - Cambridge East: Marleigh and Springstead village added
 - Cambourne

- Housing delivery within the plan period has been identified for relevant allocations to clarify where this is different from the overall capacity of that allocation – the difference may be a result of some homes having been completed pre 2024 or that some homes may only be built out after the end of the plan period.
- The description of Grange Farm as a new “town” has been amended to “settlement” to reflect the fact that its scale and role will likely be different to that of Northstowe, Waterbeach and Cambourne.
- Where relevant, wording clarified on the planning status of each site, recognising that upon adoption, all allocations will have the same status, whether or not they are allocations in the 2018 Local Plans.
- Amendments have been made to section 4 of the policy (and in the associated supporting text) to clarify and explain that the five year housing land supply for Greater Cambridge will be calculated using the “Liverpool method”, spreading historical housing undersupply evenly across the entire remaining lifespan of the local plan. These changes have been made as the Councils now consider that it is appropriate to use the Liverpool method in light of the circumstances that exist in Greater Cambridge. For an explanation of this issue see Appendix D: to the Local Plan Housing trajectory and five year housing land supply calculation.
- In the supporting text:
 - Amendments to Tables 1-4 (previously Tables 1-5), paragraphs 2.38-2.40 and 2.78, and Figures 10-12, to reflect updates to the housing requirement, existing supply, anticipated capacity and supply of new allocations, and therefore total supply within the plan period. These changes have been made to ensure consistency throughout the plan and to reflect the latest information.
 - Removal of paragraph that set out the position at draft plan regarding the uncertainty of delivery at North East Cambridge, and clarification of

the proposed approach to development at North East Cambridge within the Cambridge urban area sub-section (2.59).

- Minor amendments have also been made to supporting text paragraphs to reflect changes of position between Draft Plan and Proposed Submission.

5.20 The following amendments have been made to **Appendix E (now Appendix D)**: Housing trajectory and five year housing land supply calculation:

- Amendment to paragraph 1 to refer to the updated housing requirement of 48,069 dwellings. This change has been made to ensure consistency throughout the plan.
- Amendment to paragraph 4 to explain that the five year supply has been calculated using the Liverpool methodology rather than the Sedgefield methodology, and why. This change has been made to ensure consistency throughout the plan, and as the Councils now consider that it is appropriate to use the Liverpool method in light of the circumstances that exist in Greater Cambridge.
- Amendment to include the revised housing trajectory in Figure D1 (previously Figure x), and amendment to include the revised five year supply calculation in Figure D2 (previously Figure x). These changes have been made to reflect the revised housing trajectory for the Local Plan and the revised housing land supply calculations, and ensure consistency throughout the plan.

Preferred development strategy including levels of development

Housing supply

5.21 The following tables set out the Proposed Submission Local Plan housing requirement, the number of homes in the current housing supply, the number of additional homes that need to be identified, the supply provided by allocations within the plan, and the total headroom above the identified housing requirement. For more detail of the housing delivery of sites identified in the plan see the supporting text of Policy S/DS, and Appendix 10 (of this Topic Paper): Housing Trajectory.

Table 1: Calculating the number of additional homes to meet the housing need established in Policy S/JH: New jobs and homes

Homes to provide for	Homes 2024-2045
Housing need	48,069
Current supply (including communal accommodation for students or older people) comprising: adopted allocations, sites with planning permission or a resolution to grant planning permission, and windfall allowance	38,378
Total additional homes to be identified to meet need	9,691

Table 2: Total housing supply to meet the identified housing need for 2024-2045

Homes to be delivered	Homes 2024-2045
Current supply	38,378
New sites	13,654
Total supply (from current supply and new sites)	52,032
Headroom provided by total supply in relation to housing need	8.2%

5.22 The development strategy meets and provides an 8.2% headroom above the objectively assessed need for homes. The Councils' Housing Delivery Study consultants confirmed their view that the Proposed Submission plan housing trajectory is robust, providing confidence that the sites included will deliver as we expect. The assumptions made within it are realistic, following advice from

our Housing Delivery Study, and balance water capacity availability alongside developer aspirations for build out. Should any sites start to deliver earlier, then the resulting additional completions from additional years of delivery would add to the housing supply within the plan period.

5.23 Further to this, the Cambridge Growth Company's explicitly stated role is to enable and accelerate key developments in and around Cambridge. As such this area will have the tools to accelerate housing delivery beyond the rates included within the draft plan housing trajectory, which is likely to add to the housing supply within the plan period.

5.24 Upon adoption of the Plan, the Councils will monitor housing delivery. Should under-delivery against the housing requirement occur, this can be addressed through the preparation of the next Local Plan. If unforeseen circumstances significantly affect the delivery of housing against the adopted trajectory, the option of an early update is available.

Employment floorspace

5.25 For office and R&D (E(g)) space, as set out previously, to provide a flexible supply in the long term including beyond the end of the plan period, the Proposed Submission development strategy includes additional space at the locations set out in table 3 overleaf.

5.26 As explained in the Draft Plan Strategy Topic Paper 2025, carrying a high level of employment land availability, as recommended in the Employment Land Review 2020 and the Greater Cambridge Employment and Housing Evidence Update 2023, is a recognisable scenario for Greater Cambridge. The area has historically carried an oversupply of employment land that is allocated or with planning permission when compared to the amount of floorspace completed on an annual basis, however strong the economy has been. This helps to provide flexibility to enable the economy to respond positively. As such, while the allocations set out below provide for office and R&D (E(g)) space that is significantly above our identified needs, it is not expected that this will all be

delivered within the plan period. There is already a significant oversupply of office and R&D employment land. Continuing to provide that supply will help provide flexibility for economic cycles as it has in the past.

Table 3: Summary of office and R&D floorspace needs, committed supply, and floorspace included in the Proposed Submission plan

Calculation steps	Floorspace (GIA square metres)
Greater Cambridge office and R&D floorspace needs 2024-45	902,600
Current Greater Cambridge office and R&D permitted supply*	1,248,000
Office and R&D supply specified in allocations within the Local Plan that do not currently have permission	758,000
Total supply of Office and R&D provided by permissions and specified in allocations in the Local Plan**	2,006,000

*[Greater Cambridge Employment Trajectory 2025](#)

**Sites with floorspace unspecified are likely to increase total supply within the plan period.

Table 4: Sites including office and R&D floorspace allocated in the Proposed Submission Plan that do not currently have permission

Site	Approximate E(g) floorspace proposed	Additional commentary
S/CE: Cambridge East	Not specified	Significant employment floorspace for offices and research and development.
S/CBC/A: Cambridge Biomedical Campus	525,000	Research and development floorspace (use class E(g)(ii)) specifically related to biomedical and biotechnology uses, plus clinical healthcare and hospital facilities.
S/CBN: Cambourne North	Not specified	124,000 square metres in E(g), B2, B8, of type and mix to meet the needs of the town and provide access to local jobs and support the continued development of the

Site	Approximate E(g) floorspace proposed	Additional commentary
		economy of the Greater Cambridge area.
S/GF: Land Adjacent to A11 and A1307 at Grange Farm	15,000	Office E(g)(i) floorspace to meet local needs generated by the new settlement.
S/BRC: Babraham Research Campus	48,000	Research and development (Class E(g)(ii)) floorspace.
S/RSC/CC: Comfort Café, Fourwentways	3,000	Start-up and small businesses (Class E(g)(ii)) and supporting uses including office space (Class E(g)(i)).
S/RRA/SNR: Land to the north of St Neots Road, Dry Drayton	5,000	Office (Class E(g)(i)), research and development (Class E(g)(ii)), and light industrial (Class E(g)(iii)).
S/RRA/CH: Compass House, Chivers Way, Histon and Impington	Not specified	1.7 hectares, for additional office (E(g)(i)), research and development (E(g)(ii)) and associated ancillary uses.

5.27 For industrial and warehousing space, the EHNU 2025 identified a shortfall in space for the plan period that the draft plan needs to meet. As set out in tables 5 and 6 below, sites identified in the Proposed Submission Local Plan provide a flexible supply that more than meet the identified industrial and warehousing floorspace needs for the plan period, noting that precise delivery timing of space at the sites is uncertain. In particular, at the mixed use strategic allocations, delivery typically follows behind that of housing, and as such may come forward beyond the plan period. Land at Slate Hall Farm, Bar Hill, is a very large site that will come forward in phases and may also continue beyond the plan period.

5.28 Tables 5 and 6 set out the demand/supply position, including the Proposed Submission Plan employment land requirements, the amount of industrial and

warehousing floorspace in the current supply, the amount of additional floorspace that needs to be identified, and the sources of supply to deliver this additional floorspace.

Table 5: Summary of industrial and warehousing floorspace needs, committed supply, and floorspace included in the Proposed Submission plan

Calculation steps	Floorspace (GIA square metres)
Greater Cambridge industrial and warehousing floorspace needs 2024-45	317,000
Greater Cambridge permitted supply at April 2024*	28,000
Industrial and warehousing supply specified in allocations within the Local Plan that do not currently have permission	350,000
Total supply of industrial and warehousing provided by permissions and specified in allocations in the Local Plan**	378,000

*[Greater Cambridge Warehouse and Industrial Space Needs 2025, Table](#)

[7.1](#)

**Sites with floorspace unspecified are likely to increase total supply within the plan period.

Table 6: Sites including industrial and warehousing floorspace allocated in the Proposed Submission Plan that do not currently have permission

Policy reference: site name	Floorspace proposed (GIA square metres)	Use classes proposed	Assumed sub-sectors	Additional commentary
Policy S/CE: Cambridge East	20,000	B2/B8 employment floorspace	Mid-tech; general industrial	The site is due to be vacated by 2029.
S/CBN: Cambourne North	Unspecified	124,000 square metres total of E(g)/B2/B8		Likely to provide space for B2/B8 in longer term, but the majority of

Policy reference: site name	Floorspace proposed (GIA square metres)	Use classes proposed	Assumed sub-sectors	Additional commentary
				space will be delivered beyond 2045.
S/GF: Land adjacent to A11 and A1307 at Grange Farm	20,000	B2 (General Industrial) floorspace and Class B8 (Storage or Distribution)	General industrial	
Policy S/SHF: Land north of A1307, Bar Hill (Slate Hall Farm)	220,000	B2, B8	Manufacturing, last mile distribution	
S/RRA/SCS Land to the south of Cambridge Services, A14	90,000	B2, B8	Manufacturing, last mile distribution, lorry parking	

6 Proposed Submission Local Plan update to ensuring a deliverable plan

Introduction

6.1 This section explains the Proposed Submission position in relation to the following key topics that are relevant to ensuring that the plan is deliverable:

- Infrastructure and viability
- Water supply
- Waste water treatment
- Transport

Infrastructure and viability

6.2 The Proposed Submission Local Plan is accompanied by an Infrastructure Delivery Plan (IDP) which identifies what infrastructure is needed to support planned growth, when it is needed, how it could be funded and who would be responsible for delivery. It addresses a wide range of topics, including transport improvements, schools, community facilities, and sports and leisure facilities. In some cases, the IDP is informed by topic specific studies prepared for the Councils, such as our evidence exploring the need for playing pitches or our future strategy for cultural infrastructure. Other chapters have been informed by wider sub-regional studies, such as the Cambridgeshire Local Area Energy Plan, or direct engagement with the relevant infrastructure providers. The IDP has been updated and expanded for the Proposed Submission stage.

6.3 To ensure a robust understanding of the population arising from the draft plan development strategy, the Councils commissioned Appendix 17: Average Household Sizes for Greater Cambridge Shared Planning. This note identifies evidence based household multipliers to apply to the draft plan housing trajectory. These multipliers have been used consistently to inform the IDP and supporting studies referred to above. This note was last updated at the Draft Plan stage.

- 6.4 The Local Plan has also been subject to a whole plan Viability Assessment, to test that proposed policies are realistic and capable of being delivered by developers alongside the infrastructure they would need to deliver or fund. Following the Regulation 18 consultation on the Draft Plan, the assessment was revised to reflect recent proposed changes to policies, where these would have a direct impact on development viability, and test a different range of development typologies which more closely reflects the final proposed site allocations. The assessment demonstrates that developments are viable when the requirements of the Local Plan are considered, and will be able to contribute effectively to the delivery of infrastructure.

Water supply

- 6.5 Following the identification of water supply challenges at the First Proposals stage and the Development Strategy Update 2023 a range of actions were undertaken to explore and identify how the issues could be overcome. In particular, the government established a Cambridge Water Scarcity Group, to bring together all the relevant agencies and stakeholders to address shorter and longer term solutions.
- 6.6 In the shorter term, a range of measures are being implemented to improve the efficiency of how water is used. In the medium term to support delivery of the sites in the emerging plan, a pipeline connection to Grafham Water will boost supplies to the Cambridge area from 2032, and the Fens Reservoir will further increase supplies from the mid 2030's. As at the draft Local Plan stage, the Proposed Submission Plan responds to the issue via the phasing of development and by including policies that would require new developments to have a level of water efficiency beyond national levels.
- 6.7 Cambridge Water adopted their Water Resources Management Plan (WRMP24) in March 2025, and this includes various additional measures to address short term water issues, including measures to increase water efficiency, an enhanced metering programme, leakage reduction through a range of measures, and risk-based approach to abstraction management. The Regional Water Plan identifies that in the longer term, into the 2040's and

beyond, adaptive approaches and new infrastructure such as desalination will need to be applied to ensure there continues to be water available to meet needs whilst protecting the environment.

- 6.8 As part of the Proposed Submission documentation, a Statement of Common Ground regarding water supply has been agreed between the Environment Agency, Cambridge Water, Anglian Water; Water Resources East and Cambridge Growth Company, in their capacity as members of the water scarcity group. The Statement confirms that, whilst water supply issues will need to continue to be carefully monitored, the Local Plan has appropriately considered water supply issues. There will be statutory water supply planning by way of the Cambridge Water's WRMP29 which will consider water supply planning over a minimum 25 year horizon, including taking into account the Local Plan, as per the WRMP guidance. Water Resources East will also be producing an updated Regional Water Plan. Subject to appropriate infrastructure planning and associated approvals, funding and delivery through these processes, water supply is not a barrier to delivering the level of development proposed in the Proposed Submission Regulation 19 Local Plan.
- 6.9 Engagement with the Environment Agency, Water Resources East, Cambridge Water, Anglian Water and other stakeholders will continue through the Cambridge Water Scarcity Group. The Local Planning authorities will continue to feed into the Water Resource Management Plan review process. Progress on infrastructure delivery will be monitored through the Councils' annual Authority Monitoring Report and updates to the Infrastructure Delivery Plan.
- 6.10 For more information on this topic see the Greater Cambridge Local Plan Statement of Common Ground and the Cambridge Area Water Supply Evidence Addendum (2026).

Waste water treatment

- 6.11 Investment will be needed in wastewater infrastructure to serve the allocations proposed in this plan. Following the Government's announcement that it will not

be funding the relocation of the Cambridge Waste Water Treatment Plant (CWWTP), Anglian Water have been working to identify and plan for measure needed to improve the current Milton site to meet future capacity. Anglian Water have also started work on a new Drainage and Waste Water Management Plan (DWMP), a statutory plan they are required to prepare which identifies how they will accommodate future growth needs.

6.12 As part of the Proposed Submission documentation, a Statement of Common Ground regarding wastewater provision has been agreed between Environment Agency, Anglian Water, and Cambridge Growth Company, in their capacity as members of the Water Scarcity Group. Among other items, the Statement confirms that planning for future wastewater provision is a matter for the statutory wastewater management process governed by the Water Industry Act 1991, including through the Drainage and Wastewater Management Plan process. Subject to appropriate infrastructure planning and funding being provided for the required need, through these processes wastewater treatment capacity is not a barrier to delivering the level of development proposed in the Local Plan including the identified housing trajectory with appropriate policy measures in place to align infrastructure delivery with phasing of growth.

6.13 Engagement with the Environment Agency, Anglian Water and other stakeholders will continue through the Cambridge Water Scarcity Group. The Councils are also engaging with the Environment Agency through their discretionary planning advice service. The Local Planning authorities will continue to feed into the Drainage and Wastewater Management Plan review process. Progress on infrastructure delivery will be monitored through the Councils' annual Authority Monitoring Report and updates to the Infrastructure Delivery Plan.

6.14 For more information on this topic see the Greater Cambridge Local Plan Statement of Common Ground, and the Greater Cambridge Integrated Water Management Strategy – Detailed Water Cycle Study Wastewater Addendum (2026).

Transport

Overview of approach

6.15 Sustainable transport is a key aspect of the Local Plan's development strategy, which seeks to locate development where active and public transport is the natural choice, responding to existing and planned transport infrastructure opportunities. In support of this, and in line with wider requirements set out in national policy and guidance, evidence relating to transport infrastructure capacity, impacts on the transport network and need for further development of transport infrastructure and services has been prepared throughout the plan-making process, working closely and collaboratively with Cambridgeshire County Council as the highways authority and the Cambridgeshire and Peterborough Combined Authority (CPCA) as the transport authority.

6.16 A vision-led approach has been taken to addressing transport issues through the Local Plan, identifying transport solutions that deliver well-designed, sustainable and popular places in line with national planning policy. The spatial strategy generally focuses growth on a smaller number of larger scale development locations that are capable of being served by existing, planned or new transport infrastructure, as opposed to a more dispersed development strategy. Proposed allocations are of a sufficient scale that they can viably support the on-site delivery of or substantial contributions to transport infrastructure, and clear requirements are established in policy to secure this. Together, the spatial strategy, proposed site allocations and development management policies aim to maximise the opportunities afforded by existing and planned transport infrastructure projects, secure new infrastructure needed to mitigate impacts on the network and drive wider improvements and positive outcomes that support the Councils' wider corporate aims.

Core transport evidence

6.17 The core elements of the transport evidence base which have informed and supported the development of the Local Plan are:

- **The Transport Evidence Reports 2021 and 2025 (TER)**, prepared by Cambridgeshire County Council, which modelled impacts of different spatial

options, including the Councils' preferred option, on likely generation of trips on the transport network compared with the baseline situation and benefits / disbenefits of different options in transport terms. This took into account in-progress and planned transport schemes and potential additional mitigation which could be secured through development. The TER considered opportunities to support a pattern of development that facilitates the use of sustainable modes of transport, where reasonable. The TER 2025's key finding is that the preferred development strategy is capable of being accommodated on the local transport network in Greater Cambridge with appropriate mitigation (including mitigation that provides appropriate levels of connectivity and modal choice within Cambridge urban area to support the development strategy – see more on this in the Greater Cambridge Transport Strategy section below).

- **The New Strategic Allocations Assessment: Transport Mitigation Measures 2025**, prepared for the Councils, which provides additional evidence on transport mitigations requirements for the strategic allocations to support safe / suitable access and prioritise alternative and sustainable modes at new development locations. The assessment identified required mitigations on a site-by-site basis, at a point in time, considering evidence from the TER and professional transport planning judgement, bringing together an assessment of the quality and capacity of transport infrastructure and its ability to meet demands. In some instances, further site-specific evidence has been prepared which provides a more thorough understanding of the required mitigations; therefore, this evidence has been treated as a starting point for identifying the package of transport measures needed on a site-by-site basis, as reflected in the Councils' IDP and the proposed policies.
- **The Greater Cambridge Transport Strategy (GCTS)**, under preparation for the CPCA, which will demonstrate how the strategic connectivity needs of Cambridge City Centre and Greater Cambridge as a whole can be met, taking into account current and planned schemes and the site specific measures identified in the New Strategic Allocations Assessment 2025. The

final GCTS will consider the cumulative impacts of existing and proposed development on the transport network, and identify short, medium and long-term strategic transport proposals across all modes. As at Regulation 19 Proposed Submission stage, a draft interim GCTS has been published by the CPCA. This was considered at the CPCA's Transport Committee on 17 June 2026 where Members agreed to "Recommend to the Combined Authority Board to approve the [accompanying] interim technical report prepared by Steer as the agreed interim strategic position for the emerging GCTS, recognising that further work will be required in the lead-up to completion in November 2026. At the time of writing the draft interim GCTS is due to be approved at the CPCA Board on 15 July 2026. The draft interim GCTS sets out proposed solutions to address the connectivity needs of Greater Cambridge, and also all other strategic transport schemes required to deliver the strategic sites identified in the Local Plan development strategy, based on expert transport planning judgement. As such the draft interim GCTS provides sufficient proportionate evidence at this Regulation 19 stage to support the delivery of the sites within the strategy. The CPCA is committed to approving a final GCTS in November 2026 to support the submission of the Local Plan for examination in December 2026, in line with the Councils' adopted Local Development Scheme. This agreement is captured in the Greater Cambridge Local Plan Statement of Common Ground. Ahead of finalising the GCTS, in the coming months the CPCA will be developing further the technical evidence supporting it, including further evidence demonstrating the impact of the proposed interventions.

Ensuring a reasonable prospect of delivery

6.18 The Councils consider that the transport and infrastructure evidence that inform the Proposed Submission Plan demonstrates a reasonable prospect of delivery for the transport schemes required to support the strategic sites included in the plan, at a level of detail that is proportionate to plan-making.

6.19 Some of the transport interventions identified in the Councils' IDP are within the site boundary and can be delivered directly by the developer; others are beyond the site boundary but lie within highways land and again can be fully

funded by development including through planning obligations. A number of strategic public transport schemes relevant to Greater Cambridge, such as East West Rail, have funding attached to them. In addition, many existing Greater Cambridge Partnership schemes are progressing towards consent and are expected to be funded via existing City Deal funding alongside developer contributions, including the proposed strategic transport CIL, which the Councils intend to put in place by the end of 2026.

6.20 A limited number of the strategic schemes within the GCTS and IDP are not yet fully funded and lie beyond landowners' control. For such schemes, the draft interim GCTS states that "local public sector partners will work together, along with national government and its delivery bodies, to progress their delivery. This will include drawing on relevant funding sources such as s106, CIL, and national funding opportunities associated with Government's interest in the area" (paragraph 5.13). Further to this, the consultation outcome to the Government's 2026 Greater Cambridge Development Corporation consultation confirms that it is "the government's intention that the Development Corporation works in close partnership with the Greater Cambridge Shared Planning Service, to firstly facilitate and enable the delivery of allocated sites in the draft local plan" and also that a central role of the Development Corporation will be to bring "together a suite of powers to assemble land, access investment, fund enabling infrastructure, and recover costs as development is delivered." These statements provide additional assurance that beyond existing arrangements, the Development Corporation will use its powers and funding to support the delivery of strategic transport interventions required to deliver the sites included within the Local Plan.

Wider evidence supporting the position on transport

- A range of wider evidence supports the Councils' position on transport, including:
- **Strategic options testing** of different locations for development undertaken in 2020 and then subsequently iterated at each stage up until this Regulation 19 consultation. This considered potential transport impacts and existing and

planned infrastructure, as well as wider economic, social and environmental considerations;

- **Settlement hierarchy review update 2025**, which included consideration of sustainable transport provision in different settlements across Greater Cambridge;
- The **Greater Cambridge Housing and Economic Land Availability Assessment (HELAA)**, which assessed accessibility to Local Services and Facilities, potential for providing safe access, and likely impacts on roads and potential for mitigations for each site considered for potential allocation in the Local Plan;
- Various strategies, mitigation plans and technical assessments undertaken to provide **more detailed transport evidence on a site-specific basis** and support the position that proposed allocations can be accommodated on the transport network subject to appropriate mitigations. Some studies have been commissioned directly by the Councils, including: reflecting the scale of change and timeframe for development proposed, a comprehensive transport strategy to support the allocation at Cambourne North, including detailed modelling to inform potential access junction considerations, on-site transport interventions and off-site mitigation to support development; and a technical note providing a high-level review of the technical feasibility and cost of an extension of the Cambridge South East Transport scheme (CSET) into the proposed allocation at Land South of A1307 Grange Farm, including a segregated crossing of the A11 and an at-grade link across the A1307. Other evidence has been prepared by site promoters, at the request of the Councils. This has, in some cases, also led to further iteration of the appropriate transport mitigation packages required to support the strategic allocations.
- The **Greater Cambridge IDP 2026**, which (as described previously) identifies what transport infrastructure (amongst other infrastructure) is needed, when it is needed to support proposed development, and how it could be funded and delivered. This identifies all of the short, medium and long-term transport proposals across all modes. It has been published to support the Regulation 19

consultation on the Proposed Submission Plan, and will be updated again prior to submission following completion of the GCTS.

- Appendix 16 to this Strategy Topic Paper: **Trip Budgets as part of development-related transport mitigation strategies**, explains how the trip budgets required in the draft Greater Cambridge Local Plan strategic sites policies will be identified and implemented, and as such also explains how the County Council as Local Highways Authority will manage traffic impacts for such sites through the development management process.

Engagement with relevant bodies to inform the approach to transport

6.21 Reflecting the critical importance of sustainable transport infrastructure to the success of the plan strategy and to ensure consistency with national planning policy, the Councils have worked closely, collaboratively and openly with the relevant consultation bodies, infrastructure providers and statutory agencies, to ensure that there is adequate, robust transport evidence in place to support the Local Plan. The local highways and transport authorities have also had the opportunity to comment on and shape the Plan's transport-related policies, both through previous statutory consultations and informally through regular working groups.

6.22 In addition to the ongoing preparation of the GCTS (as described previously), following the Regulation 18 consultation on the Draft Local Plan recent engagement and close-working with the highways and transport authorities has focused on:

- Undertaking further modelling and technical work to understand cumulatively the transport network impacts and mitigation needs arising from proposed allocations in the A14 corridor together with Cambourne North;
- Strengthening the Councils' evidence on the practical deliverability and viability of the mitigation required to support proposed allocations, through preparation of the GCTS, further refinement and strengthening of the

Councils' IDP (and, in turn, the Greater Cambridge Local Plan Viability Assessment);

- Ongoing preparation of a site-specific evidence base for Cambourne North, including refinement of the spatial proposals, updating and expanding the bus network proposals, articulating the active travel connectivity to address strategic gaps, undertaking further detailed modelling to inform potential access junctions and ensuring surrounding villages are protected from increased vehicular traffic;
- Confirming the mitigation measures needed across the strategic allocations and, wherever possible, relevant triggers and phasing requirements.

6.23 Details of how the Councils have worked with these parties, and will continue to work with them, is captured in the Greater Cambridge Statement of Common Ground, with bespoke Supplementary Statements prepared on the GCTS with the CPCA, and on Transport Policy Principles and Site Specific Mitigations with Cambridgeshire County Council, the CPCA and National Highways.

6.24 Other targeted engagement has also taken place, including: with Network Rail who were given the opportunity to submit comments on the Regulation 18 Draft Local Plan; with neighbouring authorities where potential cross-boundary impacts linked to proposed site allocations have been identified; and with the East West Rail Company to ensure alignment between various proposed site allocations where there is a close relationship with the new railway, including Cambridge East, Land at Clifton Road (including Cambridge Junction and Cambridge Leisure) and Cambourne North. Further details are set out in the Greater Cambridge Statement of Common Ground and Statement of Compliance.

7 Proposed Submission Local Plan update to S/SH Settlement hierarchy

Policy context update

7.1 No relevant updates.

New or updated evidence

7.2 No evidence updates were made. The Councils consider that the Settlement Hierarchy Study 2025 (see Appendix 18) remains robust.

Additional alternative approaches considered

7.3 None.

Proposed approach

7.4 No amendments have been made to the settlement hierarchy categorisations set out in the Draft Local Plan 2025.

7.5 The following amendments have been made to Policy S/DS: Development Strategy:

- The wording of points 7 and 9 of the policy – relating to Minor rural centres and Group villages respectively, were amended in an identical manner such that they permit a certain number of dwellings according to their settlement hierarchy category, “provided that adequate infrastructure is available or can be made available as a result of the development”. This amendment was made to reflect wording already included points 1, 3 and 5, relating to Cambridge, Towns and Rural centres, in response to a representation from Anglian Water who were concerned to ensure that waste water infrastructure was a consideration within the policy.

9 Proposed Submission Local Plan update to S/DE Development extents

Policy context update

9.1 No relevant updates.

New or updated evidence

9.2 The Defined Development Extents Review 2025 (published as Strategy Topic Paper 2026 Appendix 19) reviewed existing development framework boundaries by establishing the criteria for defining the extent and reasoning for defined development extents supporting policy S/DE defined development extents.

9.3 A further update has been undertaken, in particular to identify developments which have been completed and warrant a change.

9.4 The Policies Map accompanying the draft Local Plan proposed Defined Development Extents around a number of previously planned new settlement sites and urban extensions. On further reflection this was considered premature as the built extent had yet to be fully defined, as it was dependent on the outcome of reserved matters planning applications. They have therefore been removed from: Eddington, Darwin Green, Waterbeach, Northstowe, Cambourne West and Bourn Airfield.

9.5 Following a similar principle, they were also removed from Land South and North of Worts' Causeway (Policy S/EOC/NWO: Land north of Worts' Causeway, Policy S/EOC/SWO: Land south of Worts' Causeway), and Fulbourn Road East (Policy S/EOC/FRE: Fulbourn Road East).

Additional alternative approaches considered

9.6 None.

Proposed approach

9.7 No amendments have been made to the policy wording since the Draft Local Plan 2025.

9.8 Defined development extents have been changed since the Draft Plan stage. Where sites have been built out since the Regulation 18 stage (Draft Plan) maps showing these substantive changes to the defined development extent are shown within the Defined Development Extents review 2026, these sites are:

- Nicholas Way, Cottenham
- Jubilee Drive, Cottenham
- Meridian Close, Hardwick
- Otter Burn, Linton
- Sheen Farm Close, Litlington
- The Drift, Little Gransden
- Clover Way, Melbourn
- North of Chiswick End, Meldreth
- Ginn Close, Over
- Challis Close, Sawston
- South of Comberton Road, Toft
- Old Boundary Close, Whittlesford Bridge
- Daniels Close and North of Meadow Road, Willingham
- Glebe Field, Willingham

9.9 In addition, minor amendments have been made across the defined development extent boundary at various locations to better align the defined development extent boundary with Ordnance Survey base mapping.

10 Proposed Submission Local Plan update to S/GB Green Belt

Policy context update

10.1 No relevant updates.

New or updated evidence

10.2 The Councils commissioned an update to the 2021 Greater Cambridge Green Belt Assessment (GCGBA) in response to changes to the NPPF introducing grey belt and the publication of the subsequent national Green Belt guidance (2025). The study is entitled the 'Greater Cambridge Green Belt Assessment Review following changes to National Policy and Guidance (2026).

10.3 The Study confirms that the long-established Cambridge Green Belt purposes provide a locally specific application of the NPPF purposes, delivering a more helpful structure for the analysis of variations in the role of Green Belt land than provided by the more generic NPPF purposes. The city has a Green Belt because of its historic character and all three Cambridge purposes form elements of NPPF Purpose D: to preserve the setting and special character of historic towns.

10.4 The study looks at the Green Belt guidance and the results of the 2021 GCGBA and considers that the parcels used in that study and the harm ratings identified for each parcel form a valid basis for identifying grey belt land in Greater Cambridge. The study identifies which parcels of Green Belt could provisionally be considered as grey belt where they do not make a strong contribution to Green Belt purposes and it provides mapping of this.

Additional alternative approaches considered

10.5 None.

Proposed approach

10.6 No amendments have been made to the policy. A reference to the Green Belt Assessment Review (2026) is made in the supporting text.

11 Proposed Submission Local Plan update to S/MO Monitoring

Policy context update

11.1 No relevant updates.

New or updated evidence

11.2 Appendix F Monitoring Framework of the Local Plan has been updated.

Additional alternative approaches considered

11.3 None.

Proposed approach

11.4 The Monitoring policy has been reviewed in the context of representations made on the policy and for consistency with any policy updates at the Regulation 19 stage. Minor amendments have been made in relation to clarity of expression.

11.5 Appendix F Monitoring Framework has updated to reflect any modifications to policy wording that have arisen from the updating of policy. This includes urban greening, 20% biodiversity net gain, accessible open space requirements for residential and commercial uses, and cultural provision.

11.6 Modifications to Appendix F Monitoring Framework have been made following representations from local residents on the need to monitor space heating demand and renewable energy generation. In response to Create Cambridge, local residents and Cambridge Junction, cultural provision has been included as a monitoring indicator.

12 Proposed Submission Local Plan update to strategic policies for the purposes of Neighbourhood Planning

Policy context update

12.1 No relevant updates.

Proposed approach

12.2 The following amendments have been made to the Draft Plan appendix:

- Policies added to the plan at Proposed Submission stage were added to the list of policies and assessed as to whether they met the criteria to be strategic or not (see Strategy Topic Paper Appendix 15).
- In addition, the assessment criteria relevant to each policy were removed from the plan appendix to make it less detailed, such that it only states whether a policy is strategic or not.