

Development Strategy

Topic Paper

Appendix 3: Review of Adopted Allocations in the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018)



Greater Cambridge Local Plan

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Development Strategy Topic Paper 2026

Appendix 3: Review of Adopted Allocations in the Cambridge Local Plan (2018), the South Cambridgeshire Local Plan (2018) and Area Action Plans

Introduction

- 1.1 Paragraph 127 of the National Planning Policy Framework (NPPF, December 2024) sets out that planning policies need to reflect changes in the demand for land, and that they should be informed by regular reviews of both the land allocated for development and land availability. It also states that where the Council considers that there is no reasonable prospect of the site coming forwards for development, through plan updates the land should either be re-allocated for a more deliverable use or de-allocated.
- 1.2 The Councils record progress towards the delivery of their adopted allocations in the Greater Cambridge Authority Monitoring Report, which is published each year.
- 1.3 In preparing their housing trajectory and housing land supply calculations, the Councils annually undertake a review of any adopted allocations that are anticipated to include housing. The [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2026\)](#) sets out the Councils latest annual review.
- 1.4 As part of the preparation of the Greater Cambridge Local Plan, the Councils commissioned consultants to undertake an Employment Land Review. The Greater Cambridge Employment Land and Economic Development Evidence

Study (GL Hearn, November 2020) includes recommendations for each of the adopted employment allocations, and subsequent economic studies also consider site needs and opportunities.

1.5 The Councils have also considered any adopted allocations without planning permission through the Greater Cambridge Housing and Economic Land Availability Assessment (2026).

1.6 The Councils' overall conclusions on which sites should be allocated in the Proposed Submission Greater Cambridge Local Plan, taking account of all other evidence, are set out in Appendix 8: Review of sites to inform identification of allocations at Proposed Submission stage.

Approach

2.1 The Councils have reviewed each of the adopted allocations for housing, non-residential uses, student accommodation, and residential moorings and have recorded their planning status, and any information on their anticipated delivery.

2.2 Taking account of the planning status and anticipated delivery (as set out within this appendix), the judgement on whether or not a site is preferred for allocation (as set out in Appendix 8) and information included in the Sites Topic Paper 2026, the Councils have determined whether the site should be allocated in the new Local Plan (described here as “carried forward” where the allocation in the new Local Plan is for the same use as in the adopted plans, or “re-allocated” where the allocation is an alternative use than in the adopted plans), or be de-allocated.

2.3 The Councils have made their conclusions for each site based on the following:

- a. where the Councils have recorded the development as wholly completed or wholly under construction but anticipated to be completed

imminently, the Councils are proposing to **de-allocate** these allocations.

- b. where the Councils have recorded the site as having planning permission or a resolution to grant planning permission, and have evidence that the development is deliverable and / or developable, but where further planning application decisions may still be needed, the Councils are proposing to **carry forwards** these allocations.
- c. where the site has planning permission for an alternative mix of uses, or is considered deliverable / developable for an alternative mix of uses, the Councils are proposing to **re-allocate** these allocations for an alternative mix of uses.
- d. where the site has not yet started progressing through the planning application process but the Councils have assessed the site as being deliverable and / or developable based on evidence that the development is anticipated to be under construction or completed by 2045, the Councils are proposing to **carry forwards** these allocations.
- e. where the Councils do not have any or insufficient evidence that development will come forward on the site within the plan period (by 2045), the Councils are proposing to **de-allocate** these allocations.

Assessment of adopted allocations

- 3.1 The following sections provide an assessment of each of the adopted allocations in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018 and Area Action Plans.
- 3.2 The site reference, address and capacity are as set out in the adopted Local Plan or Area Action Plan. The conclusion captures any changes to the boundary, capacities or uses of the allocation from that included in the adopted Local Plan or Area Action Plan, and also the new site reference for any allocations being carried forwards. For any allocations being carried forwards or re-allocated, the Proposed Submission Local Plan includes details on the

boundary, uses and capacities proposed.

Cambridge Local Plan 2018 - Appendix B: Proposals Schedule

GB1 – Land north of Worts' Causeway

Capacity

200 dwellings

Planning status (at June 2026)

20/01972/OUT (200 dwellings) – approved in January 2022.

Detailed planning application (23/04191/REM) for 200 dwellings permitted – under construction at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The housebuilder advised that the first dwellings had been completed and anticipates that the development will be completed in 2028-2029.
- Housing trajectory includes 200 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/EOC/NWO as further planning application decisions may still be needed.

GB2 – Land south of Worts' Causeway

Capacity

230 dwellings

Planning status (at June 2026)

19/1168/OUT (up to 230 dwellings and up to 400 sqm of non-residential floorspace) – approved in May 2021.

Detailed planning applications (22/02646/REM and 24/01531/REM) for 230 dwellings

with community and commercial floorspace permitted – some construction works had started on site at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The developer anticipates that the first dwelling(s) on the first phase will be completed in 2026-2027 and that the phase will be completed in 2028-2029.
- The developer advised that the first dwellings on the second phase were under construction and anticipates that the first dwelling(s) will be completed in 2026-2027 and that the phase will be completed in 2028-2029.
- Housing trajectory includes 230 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/EOC/SWO** as further planning application decisions may still be needed.

R1 – 295 Histon Road

Capacity

32 dwellings

Planning status (at June 2026)

15/0519/OUT and 19/0718/REM (26 dwellings following demolition of existing buildings) – completed 2020-2024.

Conclusion

De-allocate as development is completed.

R2 – Willowcroft, 137-143 Histon Road

Capacity

78 dwellings

Planning status (at June 2026)

149 Histon Road

14/1254/FUL (15 dwellings following demolition of existing buildings) – completed 2016-2017.

149B Histon Road

15/1369/FUL, 17/0412/S73 and 19/1179/S73 (21 dwellings following demolition of industrial building) – completed 2021-2022.

137 Histon Road (Murketts) and 143 Histon Road (ATS Euromaster)

24/01354/FUL (70 dwellings) – approved in March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The housebuilder advised that the first dwellings were under construction and anticipates that the development will be completed in 2026-2027.
- Housing trajectory includes 70 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for 137 and 143 Histon Road as **S/C/HTR** (with amended capacity) as further planning application decisions may still be needed. **De-allocate** 149 and 149B Histon Road as development is completed.

R3 – City Football Ground, Milton Road

Capacity

138 dwellings

Planning status (at June 2026)

14/0790/FUL (106 dwellings) – completed 2015-2017.

Conclusion

De-allocate as development is completed.

R4 – Henry Giles House, 73-79 Chesterton Road

Capacity

48 dwellings

Planning status (at June 2026)

Henry Giles House

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The agent advised that the site will become available in 2027-2028.
- The agent anticipates that construction will start on the first dwelling(s) in 2027-2028, that the first dwelling(s) will be completed in 2028-2029, and that the development will be completed in 2030-2031.
- Housing trajectory includes 38 dwellings in plan period (2024-2045).

Carlyle House

24/02728/FUL (external alterations) – approved in October 2024.

Carlyle House is currently being used as an NHS healthcare facility, with the change of use from offices to medical or health services being permitted development.

Greater Cambridge Housing Trajectory (April 2026):

- The landowner advised that they have no intention of pursuing residential development on this site for at least 10 years.
- There is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for Henry Giles House as **S/C/HGH** (with amended capacity) as still to go through the planning application process. **De-allocate** Carlyle House as future development potential is uncertain.

R5 – Camfields Resource Centre and Oil Dept, 137-139 Ditton Walk

Capacity

35 dwellings

Planning status (at June 2026)

Camfields Resource Centre

23/04380/FUL (12 dwellings) – refused in July 2025 and an appeal lodged.

Greater Cambridge Housing Trajectory (April 2026):

- The agent advised that they are not able to set out a delivery timetable for this development until the outcome of the appeal is known.
- There is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Oil Depot

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner advised that the site is not likely to be available until 2036.
- There is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable.

R7 – The Paddocks, 347 Cherry Hinton Road

Capacity

123 dwellings

Planning status (at June 2026)

24/04859/FUL (hybrid application comprising: a. full application for Phase 1 to include the demolition of existing buildings and structures, and erection of building (Use Class E(g)), including changes to the existing access road off Cherry Hinton Road, and b. outline application for Phases 2a, 2b, 3, 4 and 5 to include the demolition of existing buildings and structures, and erection of buildings (Use Class E(g))) – approved in November 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The agent advised that the site remains occupied by a number of long term leases, which mean that the site is not available for housing within the Local Plan period.
- The agent advised that although the site is suitable for redevelopment for housing, there is a stronger need to retain its employment use.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable, and it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses.

R8 – 149 Cherry Hinton Road and Telephone Exchange, Coleridge Road

Capacity

33 dwellings

Planning status (at June 2026)

149 Cherry Hinton Road

20/04705/FUL (removal of Building E (Use Class B8), and extensions / alterations to existing buildings A - D (Use Class E) including first floor extension) – completed 2023-2024.

Greater Cambridge Housing Trajectory (April 2026):

- The agent previously advised that no residential uses will be brought forward on this part of the allocation.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Telephone Exchange, Coleridge Road

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- It is unclear exactly when the development will be started and completed as the agent did not provide a response. However, the agent has previously advised that the site is not available until after 2031.
- There is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate as 149 Cherry Hinton Road has recently been redeveloped for employment uses. Additionally, the Telephone Exchange is not available until after 2031 as it is currently in operational use, and it is not considered necessary to include a site-specific allocation should the site come forward for redevelopment during the plan period as policy requirements would be addressed through other theme based policies.

R9 – Travis Perkins, Devonshire Road

Capacity

43 dwellings

Planning status (at June 2026)

22/01982/FUL (demolition of the existing depot building and redevelopment of site to provide three new buildings comprising Class E (g) (i) / E (g) (ii) floorspace, two new residential buildings comprising 70 residential units, and one new building comprising flexible commercial space (Class E) to include a creche and flexible community space (Class F1 / F2)) – approved in May 2023, some construction works had started on site at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The developer advised that construction had started on all buildings, and anticipates that the development will be completed in 2026-2027.
- Housing trajectory includes 70 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/C/TRP (with amended capacity) as further planning application decisions may still be needed.

R10 – Mill Road Depot and adjoining properties, Mill Road

Capacity

167 dwellings

Planning status (at June 2026)

17/2245/FUL, 18/1947/S73 and 19/0175/FUL (236 dwellings and mixed use building with community centre) – completed 2019-2023.

Conclusion

De-allocate as development is completed.

R11 – Horizon Resource Centre, 285 Coldham's Lane

Capacity

40 dwellings

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner advised that the site will become available once the site has been declared surplus to operational requirements and that the delivery timetable for the redevelopment of this site for residential development is unknown at present.
- Officers have assumed that the development will be completed in 2032-2033.
- Housing trajectory includes 40 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/C/HRC** as still to go through the planning application process.

R12 – Ridgeons, 75 Cromwell Road

Capacity

245 dwellings

Planning status (at June 2026)

19/0288/FUL (295 dwellings, nursery and community facility) – completed 2020-2023

Conclusion

De-allocate as development is completed.

R14 – BT telephone exchange and car park, Long Road

Capacity

76 dwellings

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- It is unclear exactly when the development will be started and completed as the agent did not provide a response. However, the agent has previously advised that the site is not available until after 2031.
- There is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate as the site is currently in operational use and there is no evidence that the redevelopment of the site for housing is deliverable and / or developable.

R16 – Cambridge Professional Development Centre, Foster Road

Capacity

67 dwellings

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner advised that the site has been offered to Cambridge City Council

(CCC) as CCC had indicated an interest in acquiring the site for residential development.

- CCC advised that they have included the site in their modelling of delivery of council homes over the next 30 years, and that if the site is purchased it will be developed by Cambridge Investment Partnership.
- CCC anticipates that construction will start on the first dwelling(s) in 2028-2029, that the first dwelling(s) will be completed in 2029-2030, and that the development will be completed in 2030-2031.
- Housing trajectory includes 40 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/C/PDC** (with amended capacity) as still to go through the planning application process.

R17 – Mount Pleasant House, Mount Pleasant

Capacity

270 student rooms

Planning status (at June 2026)

17/0928/FUL (college accommodation following demolition of office building) – 273 student rooms completed 2019-2020.

Conclusion

De-allocate as development is completed.

M4 – Police Station, Parkside

Capacity

50 dwellings

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner advised that the site will become available in spring 2026 and that the timings for delivery of housing on the site will be determined by the developer.
- Officers have assumed that this development will be completed in 2032-2033.
- Housing trajectory includes 50 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/C/PPS (with amended boundary) as still to go through the planning application process.

R41 – Land north of Coldham’s Lane

Capacity

57 dwellings

Planning status (at June 2026)

14/0028/OUT and 16/0746/REM (57 dwellings) – completed 2018-2020.

Conclusion

De-allocate as development is completed.

R42a – Clay Farm, south of Long Road

Capacity

2,250 dwellings

Planning status (at June 2026)

07/0620/OUT (up to 2,300 dwellings, community facilities, sports and recreation facilities, retail, food and drink, financial and professional services, non-residential

institutions, a nursery, health facilities, and education facilities) – approved in August 2010.

Detailed planning applications (10/1296/REM, 11/0698/REM, 12/0754/REM, 12/0794/REM, 12/0867/REM, 13/0705/FUL, 13/0751/REM, 14/0093/FUL, 14/0520/REM, 14/1201/REM, 14/1736/REM, 15/0844/REM, 15/1002/REM, 15/2397/REM, 16/2208/REM and 19/0553/FUL) for 2,188 dwellings permitted – completed in 2012-2022.

Detailed planning application (13/0105/REM) for secondary school permitted – completed in 2015-2016.

Detailed planning applications (14/0093/FUL and 14/1201/REM) for community centre, café, library and medical centre building and local centre uses permitted – completed in 2017-2018.

Detailed planning application (C/5004/16/CC) for primary school permitted – completed in 2017-2018.

Conclusion

De-allocate as development is completed.

R42b – Trumpington Meadows

Capacity

598 dwellings

Planning status (at June 2026)

08/0048/OUT (approximately 600 dwellings, and recreation and leisure uses) – approved in October 2009.

Reserved matters applications (11/0073/REM, 11/0075/REM, 14/0348/REM, 14/0624/REM, 14/2109/REM, 16/1488/REM and 16/1769/REM) for 567 dwellings permitted – completed in 2011-2024.

Conclusion

De-allocate as development is completed.

R42c – Glebe Farm 1 and 2

Capacity

Glebe Farm 1 = 286 dwellings

Glebe Farm 2 = 35 dwellings

Planning status (at June 2026)

Glebe Farm 1: 09/1140/FUL and 13/0706/FUL (287 dwellings) – completed 2012-2016.

Glebe Farm 2: 14/1792/FUL (30 dwellings) – completed 2016-2017.

Conclusion

De-allocate as development is completed.

R42d – Bell School, Babraham Road

Capacity

347 dwellings and 100 student beds

Planning status (at June 2026)

06/0795/OUT and 13/1786/REM (270 dwellings and 100 bed student accommodation) – 270 dwellings completed 2015-2020, however 100 bed student accommodation not yet started at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The landowner advised that they remain committed to the delivery of the 100 student bedrooms or an alternative form of residential accommodation on this site in the medium term.

- Officers have assumed that the student bedrooms will be completed in 2032-2033.
- Housing trajectory includes 100 student bedrooms (equivalent to 42 dwellings) in plan period (2024-2045).

Conclusion

De-allocate the land for new dwellings as development is completed. **Carry forwards the allocation** for student accommodation as **S/EOC/BS** as further planning application decisions may still be needed.

R43 – Land between Huntingdon Road and Histon Road

Capacity

1,696 dwellings

Planning status (at June 2026)

NIAB Frontage

C/03/0282 and 07/1124/REM (187 dwellings) – 153 dwellings completed in 2010-2014. Planning permission for non-residential development on the land where the remaining 34 dwellings would have been sited has now been built.

NIAB Main

07/0003/OUT (up to 1,593 dwellings, a primary school, community facilities and retail units) – approved in December 2013.

Detailed planning applications (15/1670/REM, 16/0208/REM, 21/04431/REM, 21/05434/REM, 21/05433/REM, 21/03619/REM and 24/00961/FUL) for 1,573 dwellings, library, community rooms, health centre and retail units permitted. Of which 542 dwellings completed in 2018-2025, and library, community rooms, health centre and retail units completed in 2022-2023.

Detailed planning application (C/5000/15/CC) for primary school permitted in February 2016, but has lapsed as required commencement of development within 3

years.

Greater Cambridge Housing Trajectory (April 2026):

- The housebuilder anticipates that parcel BDW2 will be completed in 2027-2028.
- The housebuilder anticipates that the first dwelling(s) on parcel BDW3 will be completed in 2027-2028 and that the parcel will be completed in 2031.
- The housebuilder anticipates that the parcel BDW4 will be completed in 2027-2028.
- The housebuilder anticipates that BDW5 & BDW6 will be completed in 2027-2028.
- Housing trajectory includes 1,242 dwellings in plan period (2024-2045).

Land at NIAB

21/03609/FUL (291 Build to Rent units and a 202 bed Apart-Hotel with associated facilities) – approved in February 2024, not started at March 2025.

23/04643/OUT (demolition of all buildings and structures other than Chapter House and the erection of buildings for a laboratory/office campus and associated facilities) – submitted in December 2023, and is being considered by the Council.

Greater Cambridge Housing Trajectory (April 2026):

- The agent advised that the landowner will not be implementing the extant planning permission for 291 Build to Rent units and apart-hotel.
- The agent advised that pre-application discussions are being undertaken for an alternative residential scheme comprising 375 Build to Rent apartments and 240 Large Scale Purpose Built Shared Living apartments (also known as co-living).
- The agent anticipates that construction will start on the alternative residential scheme in autumn 2026 and that all units will be completed in a single phase at the end of 2029.
- Housing trajectory includes 291 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for NIAB Frontage and NIAB Main as **S/HHR** (with

amended capacity) as further planning application decisions may still be needed. **De-allocate** land at NIAB as there are alternative proposals being considered and it is not considered necessary to include a site-specific allocation should the site come forward for redevelopment during the plan period as policy requirements would be addressed through other theme based policies.

M44 – Betjeman House

Capacity

B1 (a) and B1 (b) employment, 156 dwellings, and retail uses

Planning status (at June 2026)

06/0552/FUL (156 dwellings, B1 office use, retail / food and drink uses including retention of 'Flying Pig' Public House, new community use, amenity space, and the re-location of the war memorial) – B1 office use completed in 2011-2012, all other uses not started at March 2024.

20/03429/FUL (demolition of Betjeman House, Broadcasting House, Ortona House, Francis House, and the rear multi-storey carpark to Francis House to allow for construction of two new commercial buildings providing flexible B1(a), B1(b), A1, A2, A3 uses, and the refurbishment of the Flying Pig Public House) – allowed on appeal in March 2022, under construction at February 2026.

Greater Cambridge Housing Trajectory (April 2026):

- The agent has previously advised that this alternative planning permission is being delivered, and therefore that the site is no longer available for housing.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/C/BJH** for a mixed use redevelopment of the site. Whilst the site has planning permission for non-residential uses only, the policy maintains a requirement for residential uses to form part of the mix of uses should new or amended planning permissions be required.

R45 – Land north of Newmarket Road

Planning status (at June 2026)

13/1837/OUT (Demolition of buildings and hard standing and construction of tennis courts, allotments, store room and toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway links, and retention and management of woodland) – approved in December 2016.

Reserved matters application (18/0459/REM) for infrastructure works, including internal roads, landscaping and drainage as part of Phase 1 of Wing permitted in November 2018.

Conclusion

Carry forwards the allocation as S/CE as still going through the planning application process.

R47 – Land north of Teversham Drift

Capacity

780 dwellings

Planning status (at June 2026)

This planning status is for both land north of Teversham Drift and ‘SS/3 – Cambridge East, land north of Cherry Hinton’ which is within the list of South Cambridgeshire Local Plan 2018 allocations.

18/0481/OUT and S/1231/18/OL (a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments) – approved in December 2020.

Reserved matters applications (22/05037/REM, 22/05018/REM, 23/03347/REM, 25/01098/REM and 25/01059/REM) for 779 dwellings and local centre including community centre, convenience store, retail and cafe permitted, of which 93 dwellings completed in 2023-2025.

Greater Cambridge Housing Trajectory (April 2026):

- The housebuilder anticipates that the first phase (RMA3) will be completed in 2033-2034.
- The housebuilder has advised that construction has started on the second phase (RMA4) and anticipated that the first dwelling(s) will be completed in 2026-2027, and that the phase will be completed in March/April 2028.
- Officers understand that construction has started on the first dwelling(s) on the third phase (RMA5). The housebuilder anticipates the first dwelling(s) will be completed in 2026-2027, and that the phase will be completed in 2030-2031.
- Pre-application discussions have been undertaken on the fourth phase (RMA6) and the housebuilder anticipates that the first dwelling(s) will be completed in 2028-2029, and that this phase will be completed in 2033-2034.
- Some initial discussions have been undertaken on the proposed care home, and the housebuilder anticipates that the 66 bedrooms will be completed in 2030-2032.
- Housing trajectory includes 1,134 dwellings in plan period (2024-2045), which consists of 1,099 dwellings and a 66 bed care home (equivalent to 35 dwellings).

Conclusion

Carry forwards the allocation as **S/CE** (with amended capacity) as still going through the planning application process.

M1 – 379-381 Milton Road

Capacity

95 dwellings and 0.53 ha of employment

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The developer anticipates that construction will start on the first dwelling(s) in

2030-2031 and that the development will be completed in 2032-2033.

- Housing trajectory includes 95 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/C/MRG** as still to go through the planning application process.

M2 – Clifton Road Area

Capacity

Maximum capacity of 200 dwellings and 2 ha employment and leisure related uses.

Planning status (at June 2026)

Clifton Road Industrial Estate

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The agent anticipates that the residential uses will be in the later phases of the development and that the dwellings will be completed between 2035 and 2040.
- Housing trajectory includes 150 dwellings in plan period (2024-2045).

Clifton Court

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The agent advised that the site will continue to be used for commercial uses as it is well let, with a programme of on-going investment in modernisation and improvements.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Royal Mail Sorting Office

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner has advised that the site remains unavailable for redevelopment and they have no plans to vacate the site in the medium or longer term.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Unit 2, Clifton Way

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner has previously advised that they are continuing to explore opportunities to incorporate residential uses within the wider masterplan for the redevelopment of the Cambridge Leisure site as a whole, which includes this site. However, the landowner has also advised that they are not currently considering this site for residential uses.
- There is some uncertainty regarding whether housing will be delivered on this part of the site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for Clifton Road Industrial Estate, Royal Mail Sorting Office and Unit 2 as part of **S/C/LCR** (with amended capacity) as still to go through the planning application process. **De-allocate** Clifton Court as there is no evidence that the development of this area is deliverable and / or developable.

M3 – Michael Young Centre, Purbeck Road

Capacity

50 dwellings and 0.5 ha employment

Planning status (at June 2026)

13/1250/OUT, 14/1648/REM and 14/0788/REM (teaching facilities, student accommodation, 95 dwellings and commercial development) – teaching facilities, commercial development, 126 student rooms and 95 dwellings completed 2014-2016.

Conclusion

De-allocate as development is completed.

M5 – 82-88 Hills Road and 57-63 Bateman Street

Capacity

20 dwellings and 0.5 ha employment

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The agent has advised that they are intending to seek pre-application advice in relation to a proposal for the redevelopment of the site (excluding land occupied by Sanction Wood School) for commercial uses.
- The agent has advised that at this time there are no intentions to deliver residential uses on the land that is available for redevelopment.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Consider removing allocation given level of development already on site.”

Conclusion

De-allocate as it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses. Additionally, it is not

considered necessary to include a site-specific allocation should the site come forward for redevelopment during the plan period as policy requirements would be addressed through other theme based policies.

R6 – 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road

Capacity

75 dwellings

Planning status (at June 2026)

636-656 Newmarket Road

23/04687/FUL (new community centre, library, pre-school, shops and/or café and/or commercial space and 120 dwellings, following the demolition of 18 dwellings and the bowls club) – approved in November 2024, construction works had started on site at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The landowner anticipates that all 54 new dwellings on phase 1 will be completed in 2026-2027.
- The landowner anticipates that construction, including demolition of existing buildings, will start on phase 2 in autumn 2027, and that all 66 new dwellings on phase 2 will be completed in 2029-2030.
- Housing trajectory includes 102 dwellings (net) in plan period (2024-2045).

East Barnwell Community Centre

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner anticipates that the East Barnwell Community Centre site will become available in 2027.
- The landowner anticipates that construction will start on the first dwelling(s) in

2029-2030, and that the development will be completed in 2031-2032.

- Housing trajectory includes 24 dwellings in plan period (2024-2045).

1-6 The Green, Newmarket Road

19/1048/FUL and 23/01850/S73 (change of use of the land for the siting of 5 temporary homes to provide accommodation for homeless people together with 1 temporary home for a warden/key worker) – these permissions allow the use to continue until March 2028.

Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, Newmarket Road

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner previously advised that feasibility studies were being undertaken.
- Officers have assumed that this development will be completed in 2032-2033.
- Housing trajectory includes 26 dwellings in plan period (2024-2045).

Cambridge Spiritualist Centre, Newmarket Road

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner previously advised that they are happy as they are and do not wish to be part of any redevelopment proposals in this area.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation for 636-656 Newmarket Road, East Barnwell Community Centre, 1-6 The Green, and Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall along with additional land at the local centre and bowls club as **S/C/BRN** (with amended capacity) as still going through the planning application process. **De-allocate** Cambridge Spiritualist Centre as there

is no evidence that the redevelopment of the site for housing is deliverable and / or developable.

R21 – 315-349 Mill Road and Brookfields

Capacity

78 dwellings, up to 1 ha employment floorspace (including healthcare) and 0.6 ha for up to 270 student rooms.

Planning status (at June 2026)

14/1496/FUL (student housing consisting of 270 rooms and communal areas) – “Cam Foundry” completed in 2018-2019.

Greater Cambridge Housing Trajectory (April 2026):

- The landowner advised that it is unlikely that the site will come forward for redevelopment for housing in the foreseeable future, as there are a number of obstacles that would restrict development and there is a lack of funds available to enable the NHS to reconfigure and / or re-provide health space elsewhere within Cambridge.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate the land for student accommodation as development is completed. **Re-allocate** the remainder of the site as **S/C/BFS** for medical or healthcare uses.

M13 – West Cambridge Site

Capacity

Higher education, research, sports, and shared facilities

Planning status (at June 2026)

C/97/0961 (development of 66.45 ha for University academic departments, research

institutes, commercial research, sports centre, shared amenities, and university residential accommodation (200 units)) – approved in October 1999.

Detailed planning applications permitted and completed or partially completed for computer sciences faculty (C/99/0042/FP), nanofabrication building (C/99/0394/FP), commercial research building (C/99/1242/RM), academic/commercial research building (C/01/0526/RM), new equine building (C/01/0247), academic research building (13/0967/REM), academic research building (C/04/0614), academic research building (07/0813/REM), sports building (11/0979/REM), residential accommodation (206 flats) and nursery (C/02/0257/RM), East Forum building – D1 use, café and B1b use (07/1061/REM), student resource centre (10/0474/REM), materials science and metallurgy building (10/0538/REM), extension to Whittle Laboratory (10/0822/FUL), chemical engineering and biotechnology (12/1138/REM), Data Centre (13/0034/REM), new research facility (14/1337/REM), extension to the Whittle Laboratory (19/1763/FUL), mixed use building including academic research, café/restaurant and retail uses (17/1896/FUL), mixed use building including academic research, café/restaurant and retail uses (17/1799/FUL), and academic research building (16/1811/FUL).

16/1134/OUT (up to 383,300 sqm of academic floorspace, commercial / research institute floorspace, nursery use, retail / food and drink uses, assembly and leisure uses, and sui generis uses (including Energy Centre and Data Centre) following demolition of existing buildings) – approved in June 2024.

Conclusion

Carry forwards the allocation as S/WC as still going through planning application process.

M14 – Station Road West

Capacity

Mixed business and railway uses

Planning status (at June 2026)

08/0266/OUT (comprehensive redevelopment of the Station Road area, comprising up to 331 residential units, 1,250 student units, Class B1a (Office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, Class D1 (art workshop) floorspace, Class D1 (community room) floorspace, Class D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either student accommodation or doctors surgery, and a hotel, along with a new transport interchange and station square, a new multi storey cycle and car park) – approved in April 2010, but now lapsed.

The following has been completed:

- office space (block E1, 10/0797/REM) – completed in 2012-2013.
- 511 student units, student recreational facilities and retail space (blocks M1-M2 and M5-M6, 10/0810/REM) – completed in 2012-2013.
- 232 student units and associated facilities (blocks M3-M4, 11/1537/REM) – completed in 2014-2015.
- 169 dwellings, retail space and a community room (blocks L1-L4, and K2, 11/0633/REM) – completed in 2013-2014.
- 354 student units (amended to 344 student units) and retail space (block H1, 12/1445/REM) – completed in 2014-2015.
- 137 dwellings (blocks C1-C2, D1 and F1, 13/1034/REM) – completed 2015-2016.
- office space (block J2, 12/1237/REM) – completed in 2015-2016.
- office space, retail space, and café/restaurant space (blocks A1-A2, 12/1608/FUL) – completed 2016-2017.
- hotel and multi-storey cycle park (block B1, 12/1622/FUL) – completed 2016-2017.
- hotel (13/1461/FUL) – completed in 2016-2017.
- 89 dwellings, office space, retail space and café/restaurant space (blocks I1 and K1, 15/1759/FUL) – completed in 2021-2023.
- office space, retail space and café space (block I2, 15/0906/FUL) – completed in

2020-2021.

- office space (block J1, 15/1522/FUL) – completed in 2020-2021.
- office space (block J3, 15/0864/FUL) – completed in 2021-2022.
- office space (block J4, 15/2271/FUL) – completed 2024-2025.

The current status of the outstanding blocks with detailed planning permission is:

- office space (blocks B2 and F2, 23/01474/FUL) – approved in March 2024, not started at March 2025. These blocks also have a previous planning permission (21/00264/FUL) for aparthotel (block B2) and office space (block F2) – not started at March 2025.

Blocks G1 and G2 do not have detailed planning permission.

Conclusion

De-allocate land where development has been completed or is under construction.

Carry forwards the allocation for the remainder of the land as **S/C/SRW** (with amended capacity and uses) as still going through the planning application process.

M15 – Cambridge Biomedical Campus (including Addenbrooke's Hospital)

Capacity

Medical services and biomedical research

Planning status (at June 2026)

Phase 1: 06/0796/OUT (up to 215,000 sqm floorspace comprising 60,000 sqm of clinical research and treatment (D1 and/or clinical in-patient treatment), 115,000 sqm of biomedical and biotech research and development (B1(b)), 15,000 sqm of biomedical and biotech research and development (B1(b)) or clinical research and treatment (D1 and/or clinical in-patient treatment), and 25,000 sqm of either clinical research and treatment (D1 and/or clinical in-patient treatment) or higher education or sui generis medical research institute uses, and including related support activities within use classes A1, A3, B1, D1 (creches/nurseries) or sui generis uses) – approved in October 2009.

Detailed planning applications permitted and completed for multi-storey car park (11/0780/REM), new Papworth Hospital (14/1411/REM), R&D centre and corporate headquarters with supporting facilities (14/1633/REM), biomedical and biotech research and development building (16/0653/REM), and heart and lung research institute (16/1523/REM).

Detailed planning applications permitted for office building with supporting facilities (20/05027/REM) and Cambridge Children's Hospital (21/04336/REM) – both not started at March 2025.

Phase 2: 16/0176/OUT (up to 75,000 sqm floorspace of Research and Development (B1b) and Clinical (C2 and/or D1), sui generis and higher education uses, including related support activities within use class B1; ancillary uses in addition (A1, A3, A4, A5, D1 and/or D2); and up to two multi storey car parks) – approved in September 2017.

Detailed planning applications permitted and completed for Abcam building (16/0165/FUL) and five-storey, mixed-use laboratory and office building (20/03950/REM). Detailed planning application permitted for two mixed-use laboratory and office buildings (24/01529/REM) – not started at March 2025.

Detailed planning application permitted for multi-storey car park (24/01589/REM).

Cambridge Cancer Research Hospital: 23/00240/FUL (hospital building) – approved in August 2024, not started at March 2025.

Conclusion

Carry forwards the allocation along with additional land (and amended uses) as **S/CBC** as still going through planning application process.

E4 – Church End Industrial Estate, Rosemary Lane

Capacity

5.77 ha employment uses

Planning status (at June 2026)

509 Coldham's Lane

20/04306/CL2PD (change of use from B1(a) (offices) to 2 studio apartments and 31 1-bed units) – completed 2021-2022.

511 Coldham's Lane

21/01137/FUL (demolition of existing buildings and erection of 2 buildings for use as a builders' merchant (sui generis)) – completed 2023-2024.

Conclusion

De-allocate as it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses.

E5 – 1 and 7-11 Hills Road

Capacity

1.40 ha employment uses

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: "Consider removing allocation given level of development already on site."

Conclusion

De-allocate as it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses. There are currently limited opportunities for further intensification or redevelopment.

GB3 and GB4 – Fulbourn Road, west 1 and 2

Capacity

3.7 ha employment uses

Planning status (at June 2026)

GB3: 20/05040/FUL (erection of a new building comprising E(g) floorspace) – completed in 2024-2025.

GB4: 15/0893/FUL (demolition of ARM2 and the construction of new buildings for B1 use and two multi-storey car parking structures) – completed 2017-2018.

Conclusion

De-allocate as development is completed.

U1 – Old Press / Mill Lane

Capacity

Student accommodation - indicative capacity of 350 student rooms, up to 6,000 square metres commercial use, up to 75 bedroom hotel and up to 1,000 square metres other uses.

Planning status (at June 2026)

Land south of Mill Lane

18/1930/FUL (redevelopment for 94 student rooms, 1,478 sqm of college offices, 1,773 sqm of teaching space, 1,004 sqm college leisure and community space, and 363 sqm of A1/A2/A3/A4 uses) – completed 2024-2025

Buildings at 12 & 13 Mill Lane

25/01903/FUL (change of use from office/meeting rooms and a House in Multiple Occupation (HMO) to student accommodation) – approved in November 2025.

Greater Cambridge Housing Trajectory (April 2026):

- It is unclear exactly when the development will be started and completed as the agent did not provide a response. However, a Discharge of Conditions application (25/01903/CONDA) was submitted in December 2025 and is being considered by the Council.
- Officers have assumed that the development will be completed in 2027-2028.
- Housing trajectory includes 4 dwellings (net) in plan period (2024-2045) – loss of a dwelling and creation of 13 student bedrooms (equivalent to 5 dwellings).

Remainder

No relevant planning application(s).

Greater Cambridge Housing Trajectory (April 2026):

- The landowner previously advised that they were in discussions concerning the site with expectations of site disposal to a college, and that this was likely to result in a development including new student accommodation.
- Officers have assumed that this development will be completed in 2032-2034.
- Housing trajectory includes 243 student bedrooms (equivalent to 102 dwellings) in plan period (2024-2045).

Conclusion

Carry forwards the allocation for the northern part of the allocation as **S/C/OPM** as still to go through the planning application process. **De-allocate** the southern part of the allocation as development is completed.

U2 – New Museums, Downing Street

Capacity

Subject to detailed proposals for university related uses

Planning status (at June 2026)

No relevant planning application(s).

Officers understand that the University of Cambridge is looking to bring forward further development on this site within the next 3-5 years. This will be kept under review as the Councils continue discussions with the University of Cambridge and the colleges as part of the preparation of the Greater Cambridge Local Plan.

Conclusion

Carry forwards the allocation as **S/C/NMD** as still to go through the planning application process.

U3 – Grange Farm off Wilberforce Road**Capacity**

120 student units

Planning status (at June 2026)

21/02052/FUL (demolition of existing buildings and erection of college accommodation) – completed 2024-2025.

Conclusion

De-allocate as development is completed.

RM1 – Fen Road**Capacity**

Residential moorings use, capacity to be assessed

Planning status (at June 2026)

No relevant planning application(s).

Conclusion

De-allocate as there is no evidence that the development of the site is deliverable and / or developable.

South Cambridgeshire Local Plan 2018 - Chapter 3 Strategic Sites

SS/1 – Orchard Park

Planning status (at June 2026)

Parcel Com4 is the only parcel not yet completed.

Parcel Com4

S/4243/19/FL (erection of two new private residential blocks comprising 138 student rooms and associated facilities) – under construction at March 2025.

22/01632/FUL (aparthotel / hotel with the addition of mixed-use facilities) – approved in July 2024, not started at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The agent anticipates that the development will be completed in 2026-2027.
- Housing trajectory includes 138 student bedrooms (equivalent to 58 dwellings) in plan period (2024-2045).

Conclusion

Carry forwards an amended allocation for the eastern part of Com4 only as **S/C/OPK** (with amended capacity and uses) as further planning application decisions may still be needed.

SS/2 – Land between Huntingdon Road and Histon Road

Planning status (at June 2026)

22/02528/OUT (up to 1,000 dwellings, secondary school, primary school, community facilities, retail uses, open space and infrastructure works) – allowed on appeal in

September 2024.

Greater Cambridge Housing Trajectory (April 2026):

- The agreed Phasing Strategy anticipates that the infrastructure will be delivered between autumn 2026 and spring 2028, that phase 1 (280 dwellings) will be delivered between autumn 2027 and winter 2029, phase 2 (253 dwellings) will be delivered between autumn 2029 and winter 2031, phase 3 (207 dwellings) will be delivered between autumn 2031 and winter 2033, and phase 4 (260 dwellings) will be delivered between autumn 2033 and spring 2036.
- Housing trajectory includes 1,000 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/HHR as still going through the planning application process.

SS/3 – Cambridge East

Planning status (at June 2026)

North of Newmarket Road

S/2682/13/OL (up to 1,300 homes, a primary school, a food store, and community facilities) – approved in November 2016.

Detailed applications (S/1096/19/RM, 20/02569/REM, 21/02450/REM, 23/04930/REM and 23/04936/FUL) for 1,391 dwellings and non-residential floorspace including Market Square permitted. Of which 606 dwellings completed in 2020-2025, and some retail and community facilities completed in 2021-2022.

Detailed planning application (FMW/003/20) for primary school permitted – completed in 2022-2023.

Greater Cambridge Housing Trajectory (April 2026):

- The housebuilder anticipates that phase 1 will be completed in 2028-2029.
- The housebuilder anticipates that the majority of phase 2 will be completed by March 2027, and that the final dwellings on phase 2 will be completed in 2032-

2033 on the area currently occupied by the sales and marketing suite.

- The housebuilder anticipates that construction will start on the first dwelling(s) on phase 3 in 2026, that the first dwelling(s) will be completed in 2027, and that the phase will be completed in 2032.
- Housing trajectory includes 1,008 dwellings in plan period (2024-2045).

North of Cherry Hinton

The planning status of land north of Cherry Hinton is included in 'R47 – Land north of Teversham Drift' within the list of Cambridge Local Plan 2018 allocations.

Conclusion

Carry forwards the allocation as **S/CE** (with amended capacity) as still going through the planning application process.

SS/5 – Northstowe Extension

Planning status (at June 2026)

Part of this allocation has been completed as part of Phase 1 of Northstowe: S/0388/12/OL and S/1416/16/RM (92 dwellings) – completed in 2016-2019.

Phase 3b

20/02142/OUT (up to 1,000 dwellings, a primary school, and a secondary mixed use zone) – approved in March 2022.

Greater Cambridge Housing Trajectory (April 2026):

- Homes England anticipate that a reserved matters planning application for 231 dwellings on the first parcel will be submitted in August 2026, that construction will start on the first dwelling(s) on this first parcel in May 2027, and that the first dwelling(s) will be completed on this first parcel in January 2028
- Homes England anticipate that a reserved matters planning application for 192 dwellings on the second parcel will be submitted in September 2027, that construction will start on the first dwelling(s) on this second parcel in November 2028, and that the first dwelling(s) will be completed on this second parcel in

October 2029.

- Homes England anticipate that a reserved matters planning application for 187 dwellings on the third parcel will be submitted in September 2027, that construction will start on the first dwelling(s) on this third parcel in November 2028, and that the first dwelling(s) will be completed on this third parcel in October 2029.
- Homes England anticipate that a reserved matters planning application for 290 dwellings on the fourth parcel will be submitted in March 2030, that construction will start on the first dwelling(s) on this fourth parcel in April 2031, and that the first dwelling(s) will be completed on this fourth parcel in April 2032.
- Housing trajectory includes 1,000 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Land west of Station Road

20/03598/OUT (demolition of an existing dwelling and the erection of up to 107 dwellings and employment and community uses) – approved in July 2022.

Reserved matters application (25/00887/REM) permitted for 104 dwellings and reserved matters application (25/02600/REM) for commercial/community unit is being considered by the Council.

Greater Cambridge Housing Trajectory (April 2026):

- Officers understand that construction will start on site in March 2026, and officers have assumed that the existing dwelling will be demolished in 2026-2027 and that the new dwellings will be completed in 2027-2030.
- Housing trajectory includes 103 dwellings (net) in plan period (2024-2045).

Digital Park

S/3854/19/OL (up to 80 dwellings following the demolition of existing buildings) – approved in July 2023.

Greater Cambridge Housing Trajectory (April 2026):

- The agent advised that they are currently preparing the reserved matters planning application and anticipates that it will be submitted no later than June 2026, but that the delivery timetable is currently unknown.
- Officers have assumed that this development will be completed in 2029-2031.
- Housing trajectory includes 80 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as S/NS (with amended capacity and boundary) as still going through the planning application process.

SS/6 – Waterbeach New Town

Planning status (at June 2026)

Waterbeach New Town West

S/0559/17/OL (for up to 6,500 dwellings, business, retail, community, leisure and sports uses, a hotel, and schools) – approved in September 2019.

Reserved matters applications (21/02400/REM, 21/03866/REM, 25/01318/REM, 25/01016/REM and 25/04170/REM) for 664 dwellings, 391 sqm of retail space, 425 sqm of community space and 161 sqm of interim health use permitted, of which 117 dwellings completed in 2022-2025.

Reserved matters application (26/00534/REM) submitted for 17 dwellings, which is being considered by the Council.

Greater Cambridge Housing Trajectory (April 2026):

- The housebuilder anticipates that parcel P1 will be completed by April 2027.
- The housebuilder anticipates that parcel P2 will be completed in 2026-2027.
- The housebuilder anticipates that construction will start on the first dwelling(s) on parcels P2.2 and P3.2 in June 2026, that the first dwelling(s) will be completed in January 2027, and that these parcels will be completed in April 2031.

- The agent anticipates that construction will start on the first dwelling(s) on parcels P4 and P4.3 in summer 2026, that the first dwelling(s) will be completed in winter 2026 to spring 2027, and that these parcels will be completed in 2030.
- The agent anticipates that construction will start on the first dwelling(s) on parcels P5.1, P5.2 and P5.3 in autumn 2026, that the first dwelling(s) will be completed in spring 2027, and that these parcels will be completed in 2028-2029.
- The agent advised that the 17 dwellings on parcel P5.4 will be delivered in conjunction with the approved dwellings on parcels P5.1, P5.2 and P5.3. Officers have assumed that this parcel will be completed in 2029-2030.
- The agent anticipates that construction will start on the first dwelling(s) on parcels P6.1, P6.2, P7.1 and P7.2 in 2027, that the first dwelling(s) will be completed in 2028, and that these parcels will be completed in 2031.
- The agent anticipates that construction will start on the first dwelling(s) on parcels P8.1, P8.2, P8.3, P9.1 and P9.2 in 2026, that the first dwelling(s) will be completed in 2027, and that these parcels will be completed in 2034.
- The agent anticipates that the first dwelling(s) on Key Phase 2 will be completed in 2028-2029.
- The agent anticipates that delivery of an average of 250 dwellings a year will be achieved on Waterbeach New Town West, through 5-7 sales outlets each delivering up to 40 dwellings a year.
- Housing trajectory includes 4,171 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Waterbeach New Town East

S/2075/18/OL (up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools, and sixth form centre) – approved in December 2024.

Greater Cambridge Housing Trajectory (April 2026):

- The agent anticipates that the first phase of approximately 150 dwellings will be completed between 2029/2030 and 2031.
- The agent anticipates that a minimum of two housebuilders will deliver at a rate of 150 dwellings per annum rising to 250 dwellings per annum.
- Housing trajectory includes 1,550 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Conclusion

Carry forwards the allocation as S/WNT (with amended capacity) as still going through the planning application process.

SS/7 – Bourn Airfield New Village

Planning status (at June 2026)

S/3440/18/OL (approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space) – approved in July 2024.

20/02568/FUL (full planning application for Phase 1 and outline planning application for Phase 2 of the redevelopment of the former Gestamp Factory site for up to 26,757 sqm of light industry, research and development, and warehouse and distribution, with supplementary restaurant and cafe, day nursery/creche, and gym) – approved in January 2021, and phase 1 completed in 2021-2022.

22/03561/FUL (erection of 15,056 sqm of commercial floorspace for research and development, industrial processes and warehousing on Phase 2) – approved in January 2023, not started at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The agent anticipates that delivery will be based on the ‘accelerated delivery’

approach, with early provision of infrastructure and serviced land parcels supporting housing development at a faster rate than would otherwise be achieved by the staged approach typical of a more traditional housebuilder model. For the 'accelerated delivery' housing trajectory, the agent anticipates that the first dwelling(s) will be completed in 2027-2028, and that the development will be completed in 2038-2039.

- The agent has also provided a 'constrained delivery' housing trajectory that indicates how a delay to the delivery of the Cambourne to Cambridge busway scheme might impact on the completion of homes on this development, and this indicates that the first dwellings(s) will be completed in 2027-2028 and that the development will be completed in 2042-2043.
- Housing trajectory includes 3,500 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: "Given the strategic location of the site, employment uses should be provided in accordance with the SPD."

Conclusion

Carry forwards the allocation as S/BA as still going through the planning application process.

SS/8 – Cambourne West

Planning status (at June 2026)

Land north west of Lower Cambourne

S/2903/14/OL (up to 2,350 dwellings, retail, offices/light industry, community and leisure facilities, and two primary schools and a secondary school) – approved in December 2017

Reserved matters applications (S/4537/19/RM, 20/01536/REM, 20/01640/REM, 20/02543/REM, 22/04745/REM, 22/04785/REM, 24/02652/REM, 24/04021/REM, 25/00126/REM, 25/00192/REM, 26/00594/REM and 24/04845/S73) for 1,689 dwellings permitted, of which 765 dwellings completed in 2021-2025.

Reserved matters application (25/04934/REM and) submitted for 86 dwellings, which

is being considered by the Council.

No planning application(s) submitted yet for the non-residential uses.

Greater Cambridge Housing Trajectory (April 2026):

- The housebuilder anticipates that parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b will be completed in 2027.
- The housebuilder anticipates that parcel 1.2 will be completed in 2028.
- The housebuilder anticipates that parcel 1.5 will be completed in 2026.
- The housebuilder anticipates that construction will start on the first dwelling(s) on parcel 2.2a in February 2027, that the first dwelling(s) will be completed in 2028, and that the parcel will be completed in 2030.
- Officers have assumed that parcel 2.2b (north) will be completed between 2029 and 2032.
- The housebuilder anticipates the first dwelling(s) on parcel 2.2b (south) will be completed in August 2026, and that this parcel will be completed in 2029.
- The housebuilder anticipates that construction will start on the first dwelling(s) on parcel 2.3 in August 2026, that the first dwelling(s) will be completed in July 2027 and that this parcel will be completed in 2030.
- The housebuilder anticipates that the first dwelling(s) will be completed on parcel 3.2a in August 2026 and that the parcel will be completed in September 2028.
- Officers have assumed that parcel 3.2b will be completed between 2029 and 2031.
- The housebuilders anticipate that the remaining parcels will be completed between 2027 and 2035. The housebuilders have advised that delivery of 150 dwellings a year across all developers is an appropriate estimate for the build out of Cambourne West.
- Housing trajectory includes 1,794 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Retain allocation – provides a long term pipeline of employment floorspace along the A428 with planned housing and population growth.”

Land within the Business Park

23/00123/FUL (256 dwellings and the change of use of the existing marketing suite

to café) – approved in April 2024, construction works had started on site at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The developer advised that construction had started on the first 75 dwellings.
- The developer anticipates that the first dwelling(s) will be completed in August/September 2026 and that the development will be completed in March 2030.
- Housing trajectory includes 256 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as part of a wider Cambourne policy (**S/CB**, with amended capacity) as still going through the planning application process.

South Cambridgeshire Local Plan 2018 - Chapter 7 Delivering High Quality Homes

H/1:a – Dales Manor Business Park, Sawston

Capacity

200 dwellings and light industrial and office uses

Planning status (at June 2026)

S/1598/08/F and S/1962/10 (27 units for B1c, B2 and B8 uses and the erection of 14 metre high wind turbine) – partially completed in 2018-2019, remainder not started.

23/03654/FUL (three research and development units) – under construction at March 2025.

22/03363/FUL (research and development buildings) – completed in 2024-2025.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed use allocation should be considered and employment otherwise retained under the wider existing policy framework.”

Greater Cambridge Housing Trajectory (April 2026):

- The landowners are seeking to redevelop this site for employment uses and therefore there is uncertainty regarding the delivery of residential development on this site.
- Housing trajectory includes no dwellings in plan period (2024-2045).

Conclusion

De-allocate as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable, and it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses.

H/1:b – Land north of Babraham Road, Sawston

Capacity

80 dwellings

Planning status (at June 2026)

S/3729/18/FL (158 dwellings) – completed 2020-2023.

Conclusion

De-allocate as development is completed.

H/1:c – Land south of Babraham Road, Sawston

Capacity

260 dwellings

Planning status (at June 2026)

21/03955/FUL (280 dwellings) – under construction at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- The housebuilder anticipates that the development will be completed in 2028-

2039.

- Housing trajectory includes 263 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/RSC/SBR** (with amended capacity) as further planning application decisions may still be needed.

H/1:d – Land north of Impington Lane, Histon and Impington

Capacity

25 dwellings

Planning status (at June 2026)

S/1486/18/FL (26 dwellings) – completed 2020-2021.

Conclusion

De-allocate as development is completed.

H/1:e – Land off New Road and rear of Victoria Way, Melbourn

Capacity

65 dwellings

Planning status (at June 2026)

Land south west of Victoria Way: S/2048/14/FL, S/4414/17/FL and S/0949/19/VC (69 dwellings) – completed 2015-2022.

Land at 36 New Road: S/2424/18/FL (demolition of the existing dwelling and the erection of 22 dwellings) – completed 2019-2021.

Conclusion

De-allocate as development is completed.

H/1:f – Green End Industrial Estate, Gamlingay

Capacity

90 dwellings

Planning status (at June 2026)

S/2068/15/OL and S/4085/19/RM (demolition of 5 dwellings and industrial and office units, and the erection of 90 dwellings) – completed 2020-2024.

Conclusion

De-allocate as development is completed.

H/1:g – Land east of Rockmill End, Willingham

Capacity

50 dwellings

Planning status (at June 2026)

S/2833/15/OL and S/0122/18/RM (72 dwellings and relocation of allotments) – completed 2019-2022.

Conclusion

De-allocate as development is completed.

H/1:h – Land at Bennell Farm, Comberton (in Toft Parish)

Capacity

90 dwellings

Planning status (at June 2026)

Land east of the access road

S/1812/17/OL and S/4552/17/RM (90 dwellings) – completed 2020-2023.

Land west of the access road

20/01992/FUL (41 dwellings) – allowed on appeal in September 2022, not started at March 2025. A Certificate of Lawfulness (25/02047/CLUED) to demonstrate that a material start has been made on the permission, in the form of excavation of the foundations for a garage, has been granted by the Council.

Greater Cambridge Housing Trajectory (April 2026):

- The agent advised that they are unable to provide a delivery timetable for the build out of this site, ahead of an issue with the water attenuation area caused by the proposed re-alignment of West Street as a result of the East West Rail proposals being resolved.
- Officers have assumed that this development will be completed in 2032-2033.
- Housing trajectory includes 41 dwellings in plan period (2024-2045).

Conclusion

De-allocate as development is competed to the east of the access road and development to the west of the access road is within the defined development extent of Comberton should any further planning application decisions be needed.

H/2 – Bayer CropScience Site, Hauxton

Planning status (at June 2026)

S/2308/06/O (up to 380 dwellings, up to 4,000 sqm of B1a office floorspace, no greater than 250 sqm A1 retail floorspace) – permission lapsed.

S/1911/14/RM (phase 1, 201 dwellings) – completed 2015-2020.

S/0175/16/FL (phase 2, construction of 70 mixed tenure one and two bedroom extra care apartments with associated communal facilities and cafe) – completed 2018-

2019.

S/0410/15/RM (phase 3, 14 dwellings) – completed 2019-2020.

No planning application(s) submitted for non-residential uses.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Retain allocation.”

Conclusion

Carry forwards the allocation for non-residential uses as **S/RRA/CRH** as still to go through the planning application process. **De-allocate** the land for residential uses as development is completed.

H/3 – Fulbourn and Ida Darwin Hospitals

Planning status (at June 2026)

S/0670/17/OL and 20/05199/REM (203 dwellings and land for community provision) – under construction at March 2025.

Greater Cambridge Housing Trajectory (April 2026):

- Officers have assumed that the development will be completed in 2029-2030.
- Housing trajectory includes 203 dwellings in plan period (2024-2045).

Conclusion

Carry forwards the allocation as **S/RRA/IDH** (with amended boundary) as further planning application decisions may still be needed.

H/7 – Residential Moorings

Planning status (at June 2026)

No relevant planning application(s).

Conclusion

De-allocate as there is no evidence that the development of the site is deliverable

and / or developable.

South Cambridgeshire Local Plan 2018 - Chapter 8 Building a Strong and Competitive Economy

E/1 – Cambridge Science Park

Planning status (at June 2026)

Plots 1-21 Cambridge Science Park: 17/1193/FUL and S/2436/17/FL (demolition of existing buildings and erection of two four storey buildings for B1 use and a multi-storey car park) – completed 2019-2020.

Cambridge Consultants Ltd: 20/05331/FUL (erection of anechoic chamber building and relocation of existing portacabin) – completed.

24 Cambridge Science Park: S/4629/18/FUL (hybrid application with full application for demolition of the gym, Trinity Centre and Innovation Centre and the construction of hotel with gym, restaurant, cafe and business suite, a three storey commercial building, a multi-storey car park, and the change of use of the Trinity Centre to B1 use and with outline application for the construction of a building up to seven stories to provide B1 use) – lapsed.

440 Cambridge Science Park: 24/01079/FUL (erection of a Research and Development / Office building (Use Class E)) – approved April 2025.

191 Cambridge Science Park: 25/00113/FUL (erection of two-storey extension to the north-west of the existing building to provide a new filling and packaging hall (B2 and B8 uses) with first-floor specialist building services plant, enclosed link to the existing warehouse at ground level and roof-mounted solar photovoltaics, along with installation of external plant, relocation of external recycling compound, and new groundsman store – approved July 2025.

210-240 Cambridge Science Park: 24/04575/FUL (Demolition of existing units 210, 211, 214, 220, 230, 240 and redevelopment with office (E(g)(i)) and research and development (E(g)(ii)) floorspace and complementary floorspace (Use Class E (a-g))) – submitted in December 2024, and being considered by the Council.

Greater Cambridge Employment Land and Economic Development Evidence Study

(November 2020) concludes that: “Seek intensification through the AAP for employment uses.”

Conclusion

De-allocate as the land is within the area of major change for North East Cambridge (S/AMC/NEC) should any further planning application decisions be needed.

E/2 – Cambridge Biomedical Campus Extension

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Retain allocation for additional phase (South Cambridgeshire).”

Conclusion

Carry forwards the allocation along with additional land (and amended uses) as **S/CBC** as still going through planning application process.

E/3 – Fulbourn Road East

Planning status (at June 2026)

21/00772/OUT – hybrid planning application for a total of 56,473 sqm of commercial floorspace for offices, research and development, light industrial, and data centre uses, with outline application for the development of up to 44,671 sqm of floorspace, and full application for the main access, one commercial building, and a multi-decked car and cycle park – allowed on appeal in November 2022, not started at March 2025.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Retain allocation.”

Conclusion

Carry forwards the allocation as **S/EOC/FRE** as still going through the planning application process.

E/4 (1) – North of Hattons Road, Longstanton

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Given the relative isolation and length of inactivity consideration should be given to removing the allocation.”

Conclusion

De-allocate as there is no evidence that the redevelopment of the site for employment uses is deliverable and / or developable.

E/4 (2) – West of Eastern Counties Leather, Pampisford

Planning status (at June 2026)

S/2284/17/OL – outline/full planning application for comprehensive redevelopment of the Sawston Trade Park and surrounding vacant land for new business park comprising (1) an outline planning application for new business park (Use Class B1) with ancillary "hub" building (Use Classes B1/A3/D1/D2) and associated car parking and (2) full planning application for refurbishment/repurposing of Unit H – approved in April 2018, refurbishment of Unit H completed in 2023-2024.

S/1651/18/RM – reserved matters application for appearance, landscaping, layout and scale of the decked car park and surrounding land – completed.

22/00277/REM – reserved matters application for appearance, landscaping, layout and scale of buildings A1, A2 and B and surrounding land – completed in 2024-2025.

24/00862/FUL – change of use of Building B from business (use class E(g)) to flexible use for business (use class E(g)) or health centre (use class E(e)) –

completed in 2024-2025.

24/00166/OUT – demolition of existing buildings and construction of a new business/science park (Use Class E(g)) and ancillary "hub" building (Use Class E(b)(d)(f)) – approved November 2024.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: "This site should be retained as an employment site through the existing policy framework and the allocation is no longer required."

Conclusion

De-allocate as the land is within the defined development extent of Sawston should any further planning application decisions be needed.

E/5 (1) – Norman Way, Over

Planning status (at June 2026)

No relevant planning application(s).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: "Maintain allocation and retain as established employment area."

Conclusion

Carry forwards the allocation as **S/RRA/NW** as still to go through the planning application process.

E/5 (2) – Ermine Street South, Papworth Everard

Planning status (at June 2026)

S/1079/13/FL – proposed development for B8 Storage and Distribution Warehouse with Ancillary Offices and Parking) – phase 1 completed 2013-2014, phase 2 completed 2019-2020.

Conclusion

De-allocate as development is completed.

Northstowe Area Action Plan 2007

Planning status (at June 2026)

The planning status of Phase 3b, land west of Station Road and Digital Park are included in 'SS/5 – Northstowe Extension' within the list of South Cambridgeshire Local Plan 2018 allocations.

Phase 1

S/0388/12/OL (up to 1,500 dwellings, a primary school, a mixed-use local centre, and leisure, community, residential institutions, cultural, health and employment provision) – approved in April 2014.

Detailed applications (S/1416/16/RM, S/3477/16/RM, S/2776/16/RM, S/3174/16/RM, S/3405/18/RM, S/1475/18/RM, S/1355/19/RM, S/2907/19/RM, S/0045/19/RM, S/1620/17/RM, S/3016/16/RM and S/0065/20/RM) for 1,500 dwellings permitted. Of which 1,462 dwellings completed 2016-2025.

Greater Cambridge Housing Trajectory (April 2026):

- Officers have assumed that parcels H5 & H6 will be completed in 2026-2027.
- Housing trajectory includes 99 dwellings in plan period (2024-2045).

Detailed application (21/03350/REM) for sports pavilion at Western Park permitted - completed in 2023-2024.

Detailed application (23/03248/REM) for community centre approved in December 2023. Under construction at March 2025.

Detailed application (S/1777/14/CC) for primary school permitted – completed in 2016-2017.

Phase 2

S/2011/14/OL (up to 3,500 dwellings, two primary schools, secondary school, town

centre including employment uses, formal and informal recreational space, eastern sports hub, remainder of the western sports hub (to complete the provision delivered at Phase 1)) – approved in January 2017

Detailed applications (S/3499/19/RM, 21/02310/REM and 25/04485/REM) for 851 dwellings and non-residential uses permitted. Of which 199 dwellings completed in 2020-2025.

Greater Cambridge Housing Trajectory (April 2026):

- The master developer anticipates that construction will re-start on phase 2A in February 2027, and that all dwellings on this parcel will be completed in 2030.
- The housebuilder anticipates that all dwellings in Parcel 2B will be completed by March 2027.
- The agent anticipates that construction will start on the first dwelling(s) on parcel 2D1 in summer 2026, that the first dwelling(s) will be completed in 2027, and that the parcel will be completed in 2029.
- The master developer anticipates that construction will start on the first dwelling(s) on parcel 2C in November 2026, that the first dwelling(s) will be completed in 2027, and that this parcel will be completed in 2033.
- The master developer anticipates that construction will start on the first dwelling(s) on parcel TC1 in February 2027, that the first dwelling(s) will be completed in 2027, and that this parcel will be completed in 2031.
- The master developer anticipates that construction will start on the first dwelling(s) on parcels C2 and 2F in 2028/2029 and that the first dwelling(s) will be completed in 2029.
- The master developer anticipates that 250-300 dwellings a year will be completed across Phase 2.
- Housing trajectory includes 3,392 dwellings in plan period (2024-2045).

S/0092/18/CC (hybrid application with full application for part of a secondary school, a Special Educational Needs School (SEN), energy centre, indoor sports facilities, playing courts, and playing fields, and with outline application for the remaining part of a secondary school, a primary school, post 16 education college, and the remaining part of the indoor sports facilities, and playing fields) – approved in October 2018. Part of secondary school and Martin Bacon Academy completed in 2019-2020.

Detailed application (CCC/22/152/RMA) for a primary school, nursery, secondary school building, post-16 building, and sports pitches permitted. Completed 2024-2025.

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Phase 3a

20/02171/OUT (up to 4,000 homes, two primary schools, a local centre, secondary mixed use zones, open space, sports pitches, retention of the existing military lake and creation of a new lake) – approved in March 2022.

Greater Cambridge Housing Trajectory (April 2026):

- The master developer anticipates that construction will start on the first dwelling(s) on the first parcel within phase 3A in 2028/2029, that the first dwelling(s) on this parcel will be completed in 2029, and that this first parcel will be completed in 2036.
- The master developer anticipates that construction will start on the first dwelling(s) on a second parcel within phase 3A in 2029, and that the first dwelling(s) on this parcel will be completed in 2030.
- The master developer anticipates that overall 225 dwellings a year will be completed on Phase 3A from three sales outlets.
- Housing trajectory includes 1,708 dwellings in plan period (2024-2045).

Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that: “Support a flexible approach to employment provision within the new town, supporting potential for development in the longer term to meet demand.”

Conclusion

Carry forwards the allocation as S/NS (with amended capacity and boundary) as still going through the planning application process.

Cambridge East Area Action Plan 2008

Planning status (at June 2026)

The planning status of land north of Newmarket Road is included in 'SS/3 – Cambridge East' within the list of South Cambridgeshire Local Plan 2018 allocations and 'R45 – Land north of Newmarket Road' within the list of Cambridge Local Plan 2018 allocations.

The planning status of land north of Cherry Hinton is included in 'R47 – Land north of Teversham Drift' within the list of Cambridge Local Plan 2018 allocations.

Conclusion

Carry forwards the allocation as **S/CE** (with amended capacity) as still going through the planning application process.

Cambridge Southern Fringe Area Action Plan 2008

Planning status (at June 2026)

S/0054/08/O (demolition of existing buildings and structures and redevelopment for approximately 600 dwellings, land for a primary school, recreation / leisure uses, community and other local facilities) – approved in October 2009.

Reserved matters applications (S/0160/11, S/0506/11, S/2998/14/RM, S/0107/16/RM, S/2646/16/RM, S/2647/16/RM, and S/2176/16/RM) for 623 dwellings, local centre uses and primary school permitted – completed in 2013-2023.

Conclusion

De-allocate as development is completed.

North West Cambridge Area Action Plan 2009

Planning status (at June 2026)

S/1886/11 & 11/1114/OUT (development comprising up to 3,000 dwellings, up to 2,000 student bedspaces, up to 40,000 sqm commercial floorspace (Class B1(b) and

sui generis research uses) and at least 60,000 sqm academic floorspace (Class D1), up to 5,300 sqm gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sqm net floorspace), senior living up to 6,500 sqm (Class C2), community centre, indoor sports provision, police, primary health care, primary school, and nurseries (Class D1), hotel and energy centre) – approved in February 2013.

Detailed applications (13/1748/REM, 14/1722/REM, 13/1827/REM, 14/0109/REM, 15/1663/REM, 17/0285/REM, 22/04989/REM, 18/1195/REM, 21/04036/REM, 22/01168/REM, S/2219/15/RM, S/2766/19/RM, 20/01762/REM, 20/01549/REM, S/2766/19/RM, 20/01762/REM, 20/01549/REM, 13/1400/REM and S/2044/13/RM) for 1,848 dwellings, 325 student bedrooms, foodstore, retail space, health care centre, police office, energy centre, other D1 uses, flexible community space, and commercial uses permitted. Of which 1,430 dwellings and 325 student bedrooms completed in 2016-2025, and by March 2025 the following non-residential uses had been completed:

- energy centre,
- 200 square metres of B1(a) offices,
- 700 square metres of D1 community facilities,
- 1,322 square metres of restaurant and pub uses (A3/A4), and
- 3,472 square metres of retail space (including foodstore).

Outline planning applications (25/03746/OUT and 25/03753/OUT) for a phased mixed use development, comprising: residential uses (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), co-living (Sui Generis) and senior living (Class C2), flexible employment floorspace (Class E(g) / Sui Generis research uses), academic floorspace (Class F1), and floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) - E (f)), public open space, sports facilities, amenity space, outdoor play, and allotments were submitted in September 2025, and are being considered by the Councils.

Greater Cambridge Housing Trajectory (April 2026):

- The housebuilder anticipates that the first dwelling(s) on lots M4 & M5 will be completed in April 2026, and that these lots will be completed in April 2029.

- The landowner anticipates that construction of infrastructure will start in Q4 2026/Q1 2027 and that construction will start on the first dwelling(s) in 2027.
- The Environmental Statement: Volume 1 (Chapter 5: Enabling, Demolition and Construction) submitted with the outline planning applications being considered sets out that enabling, demolition and construction works are anticipated to be delivered in phases over a 10-year period, and the following indicative development trajectory is provided:
 - Phase 2A (plots G, F2 and F3): Q2 2027 to Q2 2029
 - Phase 2B (plots F1, E1 and E2): Q4 2028 to Q1 2032
 - Phase 2C (plots C1, D1 and D2): Q4 2030 to Q4 2033
 - Phase 3 (A, B1, B2 and C2): Q4 2032 to Q1 2035
 - Phase 4 (H1, H2, H3 and J): Q3 2032 to Q1 2037
- Housing trajectory includes 1,879 dwellings, 698 dwelling equivalents (from student bedrooms) and 39 dwelling equivalents (from older peoples accommodation) in plan period (2024-2045).

Detailed application (19/0156/FUL) for hotel and aparthotel (C1 Use Class) with ancillary uses including a restaurant, bar, cafe, co-working space and gym permitted. Completed in 2021-2022.

Detailed application (13/1828/REM) for community centre and nursery permitted. Completed in 2017-2018.

Detailed applications (14/0626/REM and S/0915/14/RM) for primary school and centre of research and teacher training permitted. Completed in 2015-2016.

Conclusion

Carry forwards the allocation as S/ED (with amended capacity) as still going through the planning application process.