

Coton Parish Council

**TRANSPORT AND WORKS ACT 1992 (“TWA”): THE PROPOSED CAMBRIDGE
COUNTY COUNCIL AND GREATER CAMBRIDGE PARTNERSHIP CAMBOURNE TO
CAMBRIDGE ORDER**

Proof of Evidence

on

Planning Matters

James Littlewood, Chief Executive of Cambridge Past, Present & Future

On behalf of

Cambridge Past, Present & Future and Coton Parish Council

Cambridge Past, Present & Future
Wandlebury Country Park
Cambridge
CB22 3AE

Coton Parish Council
Coton village Hall
56 High Street
Coton
CB23 7PL

1. Witness background and qualifications

- 1.1. My name is James Littlewood, and I am Chief Executive of Cambridge Past, Present & Future (CPPF), a post I have held since December 2016.
- 1.2. I hold a degree in Geography and a MSc in countryside management and my relevant experience comes from 30 years working in the environmental and planning sectors, where I have worked to improve landscape, heritage and the environment for a range of charities and public sector organisations. This includes Kent County Council, the Chilterns Area of Outstanding Natural Beauty, the Natural History Society of Northumbria and Groundwork North London, where I was responsible for a team of Landscape Architects.
- 1.3. CPPF is a civic, environmental and heritage charity with over 2,000 members and owns and manages over 500 acres of land around Cambridge, including two country parks, farmland, a windmill, watermill, ancient chapel and iron-age hillfort. CPPF advocates for the responsible and sustainable development of Cambridge to protect the city's important built heritage and the best of the surrounding countryside.
- 1.4. Our charity's position on the development of Cambridge, planning policies and development proposals are informed by our Planning Committee, which is made up of 11 expert volunteers who have qualifications and significant experience in town and country planning, landscape architecture, transport planning and economics.

2. Scope of Evidence

- History of CPPF in relation to land of west of Cambridge
- Summary of our position
- Local planning policy
- Impacts on the green belt
- Environmental considerations
 - Heritage
 - Landscape and visual impact
 - Mitigation
- Replacement Public Open Space
- Conclusion

Appendices

Appendix 1 Greater Cambridge Housing Trajectory and Housing Land Supply Report

April 2025

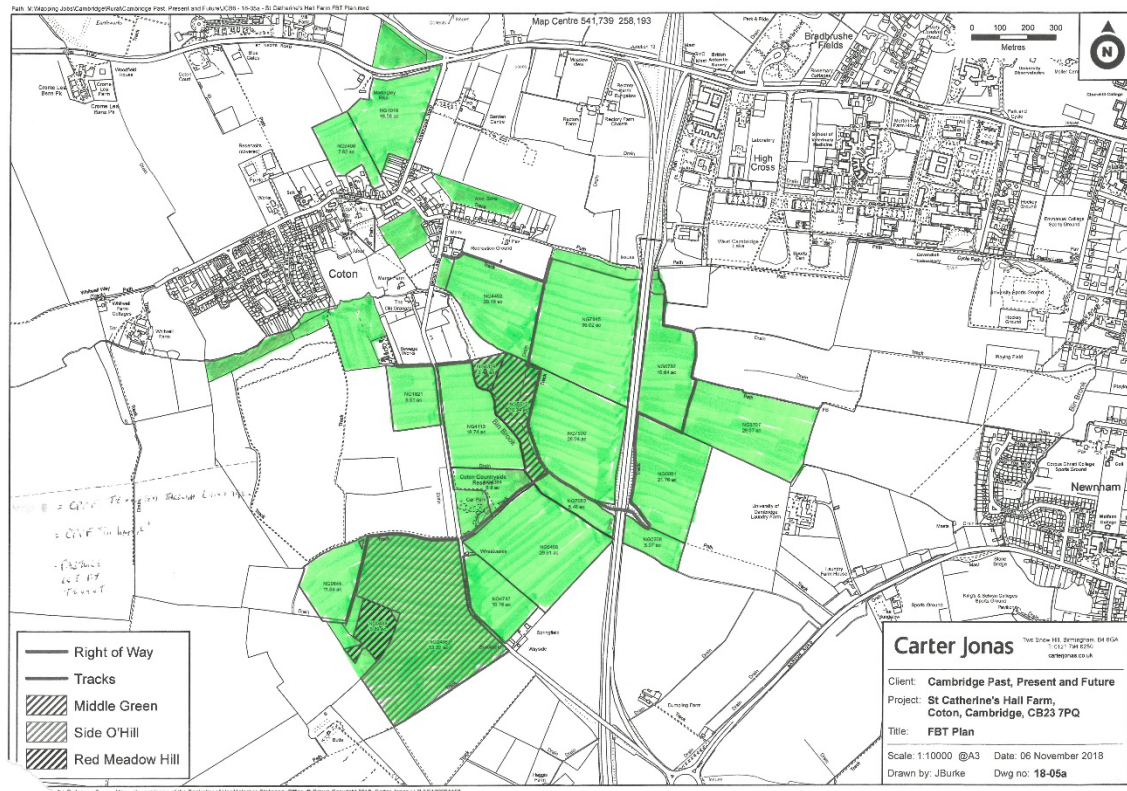
Appendix 2 Greater Cambridge Local Development Scheme (local plan timetable)

January 2025

Appendix 3 Greater Cambridge Green Belt Assessment extract for Coton (LUC August 2021)

3. History of Cambridge Past, Present & Future in relation to land of west of Cambridge

- 3.1. In the early 1930s, CPPF purchased over 400 acres of land in the vicinity of Madingley Hill in order to protect the countryside setting of the historic city of Cambridge and the historic villages of Coton, Grantchester and Madingley from development. In 1958, CPPF entered into legal covenants with the National Trust to ensure the land continued to be protected from development, including any land disposed of, such as Coton Orchard. CPPF still owns over 300 acres of land, and it is working hard to ensure this provides benefits for the community and nature as well as providing an income to support the charity's work. This includes the creation of a Coton Countryside Reserve and a vision to create a large new nature reserve on the western edge of Cambridge.
- 3.2. The landscape around Cambridge is subtle rather than dramatic and the land around Madingley Hill and Coton village is one of only three hills in the Cambridge area. The Landscape & Visual Assessment and my evidence below (paragraphs 7.9-7.24) highlight the importance of the landscape locally, which includes orchard, woodland, hedges and farmland. This countryside is close to where people live and helps to provide amenity. It was this character that CPPF sought to protect for future generations when it purchased it and it is the reason that the charity continues to own and manage it, in accordance with CPPF's charitable objectives (our land holdings are shown in the plan below). CPPF is strongly of the view that its land should not be purchased compulsorily unless there is no alternative. In this case, CPPF contends that the Applicant has failed to provide adequate justification in support of the scheme (for the reasons set out in the evidence of other witnesses giving evidence for CPPF and below), including the fact there is an alternative scheme which would deliver the objectives of the Order scheme in a less harmful way, with less cost and without the need for CPO.



Engagement with Applicant on the scheme

- 3.3. CPPF and Coton Parish Council have engaged extensively with the Applicant on this scheme for over 8 years. We have responded to all the phases of consultation, we have participated in workshops, we were a member of the CtoC Local Liaison Forum. CPPF is a member of the GCP Landscape Ecology & Heritage Group, and we have also met the Applicant on a one-one basis as a landowner impacted by the CtoC scheme. Throughout that time, both CPPF and Coton Parish Council have consistently asked for the Applicant to work with us to devise an in-highway scheme and active travel route that could overcome the concerns on the part of the Applicant in relation to the in-highway scheme that the GCP had devised – and then evaluate it against the preferred scheme, so that decision-makers could understand the pros and cons of both options and make an informed decision. In August 2022 we launched a petition with this request, which has 23,800 signatories and we have presented petitions to the GCP and Cambridgeshire County Council. We also note that, at all the stages of consultation for this scheme, a significant majority of the respondents preferred an in-highway scheme rather than one through open countryside. Consultation Report Nov 2024 [CD1-06.01] Table 4-2, Key Consultation Findings, states

that Option Area 1 Central¹ (bus lane along Madingley Road) received majority support (66.8%) compared to Option Area 1 South (off-road bus lane north of Coton) received majority opposition (65.5%).

3.4. The Applicant assessed two in-highway schemes as part of the scheme development (Options Appraisal Report (OAR) Part 1 – Appendix A [**CD1-20.07**]):

- A tidal bus lane, but this was ruled out largely because of the requirements for overhead signage and because of DfT advice regarding safety.
- A scheme that specified an in-bound bus lane plus active travel route.

3.5. In our view (as we stated at the time) the process and scoring used for the OAR assessment was flawed. For example:

3.6. The in-bound bus lane and active travel route was scored down because the engineering specifications that were used as the basis for the assessment indicated that this could not be fitted in the highway boundary without impacts on the SSSI, American Cemetery and neighbouring properties.

3.7. Table 11 (para 5.7.2) of the Options Appraisal Report part 2 Appendix B [**CD1-20.8**] scores the biodiversity impact of the route options: the Low Cost on-road options as 1 and Do Something off-road options as 2, referencing Natural England indicating that they felt the on-road scheme could have an adverse impact on Madingley Wood SSSI.

3.8. However, in their response to the consultation, Natural England [**CD9-31, Appendix D**] makes clear that *“at this stage the level of detail provided for the proposed route options is too indicative for us to provide any detailed comments or advice. Based on the detail currently available, NE is unable to make any judgement regarding likely impact of the proposed options. This is particularly the case with respect to the on-line route options A and B which are located in very close proximity to Madingley Wood SSSI.”*

3.9. Natural England state in relation to the off-road option: *“We are aware of the presence of a number of locally designated wildlife sites, not indicated on the route plans or discussed in the route descriptions, with the potential to be adversely affected by proposed development. This includes potential direct impact to Coton Path Hedgerow County Wildlife Site (CWS) and impacts to several City Wildlife Sites. The plans should be revised*

¹ See Figure 4-1 (page 21) of CD1-06.01 for proposed options for consultation

to show these sites and potential impacts should be assessed to identify an appropriate route that avoids these sites of local biodiversity importance....any further development of Route C should ensure that impacts to CWSs and other locally designated sites and Priority Habitat are avoided.”

- 3.10. The OAR says that for the Do-Something off-road options there is potential to increase biodiversity by additional compensation planting [**CD1-20.08, page 64**]. The same approach has not been applied to the Low-Cost on-road option which could incorporate new tree planting or habitat creation “off-site” to mitigate any loss of trees or vegetation caused by the on-road route.
- 3.11. At the time, no ecological surveys had been conducted at Coton Orchard and so its habitat quality was significantly under-valued.
- 3.12. In relation to Heritage, Table 11 [**CD1-20.08, page 61**] scores heritage impact as 2 for both Low Cost on-road and Do Something off-road options. It references Historic England’s consultation comments that the on-road scheme would have irreversible impacts on the American Cemetery [**CD9-31, Appendix D**].
- 3.13. However, in their response to the consultation, Historic England [**CD9-31 Appendix D**] state that they consider that all three of the routes, and the car parking location options, are likely to cause a level of harm to the significance of heritage assets, and that considerable attention needs to be paid to the mitigation strategies of all options in order to meet the requirements of national planning policy. In relation to the off-road route, they mention impact on the Green Belt and harm to the significance of setting and heritage assets of Coton.
- 3.14. This incomplete and misleading assessment of Natural England and Historic England’s comments led to an assessment that the in-highway option scored worse than the off-road options for environmental and heritage impacts. This would not be the case if the specification for the in-highway option was adjusted, as we have demonstrated in the engineering drawings we commissioned from Civilistix which are appended to Mr Johnstone’s Proof of Evidence [Appendix F], and the ecological importance of the orchard had been assessed, as demonstrated in Mr Woodfield’s Proof of Evidence.

- 3.15. The GCP assessment only considered active travel routes adjacent to the bus scheme and scored them accordingly, whereas a better active travel route can be provided separately from the bus scheme (I discuss this in section 7.28-7.30 of my proof).
- 3.16. Having ruled out the two in-highway options because of perceived constraints, a decision was made in 2018 to proceed with the preferred route, rather than working up an in-highway scheme that could overcome some of the constraints identified.
- 3.17. Therefore, we have had no choice but to commission some work ourselves and Edward Leigh was appointed to see if it would be possible to design an in-highway scheme that significantly reduced traffic congestion, improved active travel, avoided significant harm to ecology and heritage and avoided significant compulsory purchase of land. This work contained in his reports from 2021, and recently updated 2025 indicated that this was possible to achieve if the specification for the scheme was revised.
- 3.18. This work was submitted to the GCP and to the CtoC Independent Audit of Key Assumptions and Constraints in May 2021 [CD8-27]. At that time, there was political hiatus as proposals for East-West Rail, and a Cambridge Autonomous Metro were put forward. We considered that that the CPPF Alternative would be a better fit with these schemes than the GCP CtoC preferred option, because of the significantly reduced costs and impacts and quicker delivery – understanding that the cumulative impacts of East West Rail, Cambridge Autonomous Metro and CtoC preferred scheme would be unacceptable and unjustified to serve a relatively small population in the Cambourne area (even with significant future growth). For this reason, we emphasised the complementarity and subsidiarity of the CPPF Alternative to the other larger schemes in the hope of securing political support from the proponents of those larger schemes. However, this was not intended to indicate that the CPPF Alternative on its own could not deliver the objectives of CtoC.
- 3.19. Whilst the CtoC Independent Audit of Key Assumptions and Constraints [CD8-27] reviewed the optioneering process that the GCP had undertaken, the audit did not formally assess the various alternatives against the preferred scheme, nor did the auditor meet with us to discuss the CPPF alternative.
- 3.20. Due to the considerable costs (for us) of taking forward Edward Leigh’s initial work to design and engineering stage we tried to persuade the GCP to do this work. They refused to do this, citing that this was not required as part of the Transport Analysis Guidance (TAG) process and because the CtoC Audit had indicated their optioneering process to date was

acceptable. To participate in this Public Inquiry, CPPF and Coton Parish Council have had to carry out significant fundraising in order to commission this engineering work.

- 3.21. My evidence accompanies that of Mr Johnstone, Mr Leigh, Mr Woodfield and Ms Hurst and draws on their Proofs of Evidence where appropriate.
- 3.22. Mr Johnstone's proof includes the Civilistix engineering drawings for the CPPF alternative based on an environment-first design approach and concludes (at 5.07) that the CPPF alternative "*can deliver a perfectly acceptable solution and at a fraction of the cost of the CtoC TWAO proposal*" - in short the CPPF alternative is deliverable with minimal environmental harm and is a more cost-effective solution, consistent with Local Plan requirements and which could achieve mostly identical benefits. He concludes (at 5.05) that this option has not been explored by the Applicant to its fullest extent.
- 3.23. Mr Woodfield demonstrates that the CPPF alternative would have significantly less ecological impacts than the GCP scheme. Including because the ecological impacts of the Applicant's scheme have been underestimated.
- 3.24. Mr Leigh highlights that some of the transport and economic benefits of the GCP scheme have been significantly overstated.
- 3.25. Ms Hurst evidence is that the CtoC scheme is a substantial net CO₂ emitter, in conflict with its stated aims.

4. Summary of our position

- 4.1. Our position is that, compared to the Applicant's scheme, an in-highway scheme that overcomes the objections identified to the GCP's in-highway scheme (the CPPF alternative and active travel route) would:
- (i) provide an un-delayed bus route between St Neots Road and West Cambridge and provide a faster route than the busway to the M11 as set out in Mr Leigh's Proof Appendix A, Section 10.
 - (ii) avoid the need for any compulsory acquisition of land for a bus route as demonstrated in Appendix F of Mr Johnstone's evidence.
 - (iii) provide a more direct, attractive, and safer active travel route to serve the villages, Cambourne and Bourn Airfield development. (See section 7 below).

- (iv) avoid the direct and indirect ecological harm that would be caused by the off-route scheme to locally designated ecological assets including the significant impact on Coton Orchard County Wildlife Site. It can also be delivered making the most use of the existing carriageway, foot/cycleway and low-habitat quality separation verges as a means of avoiding harm to Madingley Wood SSSI, the American Cemetery and neighbouring properties as discussed in detail by Mr Johnstone and Mr Leigh.
 - (v) avoid the landscape and visual impact harm identified by the National Trust to its covenanted land identified in their objection letter dated 8 January 2025 [CD REP-11] (see section 7 below).
 - (vi) avoid the adverse landscape and visual impacts on the land between Cambourne and Grange Road, in particular to the setting of the City of Cambridge which is presently contained by an abrupt urban edge. Including avoiding the loss of openness of the landscape to the area west of Cambridge which has maintained its rural character (see section 7 below).
 - (vii) provide significantly better value for public money. There would be large savings on land acquisition and construction costs, including not having to build a new bridge over the M11. If East West Rail is built, then the CPPF alternative would represent a much better use of public funds for the improvement of public transport from the Cambourne area, rather than two large infrastructure projects serving a relatively small population. In support of this, Mr Johnstone's evidence explains how the application fails to properly consider the Benefit to Cost Ratio (BCR) and the impact of East West Rail (sections 3 and 4).
 - (viii) not require the use of unproven technology, which creates additional risk and uncertainty as raised in Mr Johnstone's evidence (para 5.01(ii)).
 - (ix) provide benefit to all public transport and emergency vehicles, rather than restricting access only to vehicles authorised to use the busway as raised in Mr Johnstone's evidence (5.03(iii)).
- 4.2. In summary, the alternative would deliver similar economic and social benefits at lower financial cost and significantly lower environmental costs than the scheme submitted in this TWAO application. The CPPF alternative is therefore a more sustainable development.

5. Local Planning Policy

Local Planning Policy

- 5.1. The Applicant argues that the busway is justified by adopted local plan policies.
- 5.2. The Planning Statement [CD1-15] Paragraph 6.3.3, the fifth bullet point states '*Policy SS/7 New Village at Bourn Airfield - The policy commits to the development of 3,500 dwellings at Bourn Airfield that must include significant improvements in Public Transport, specifically a bus link from Cambourne, through Bourn Airfield and into Cambridge - Part 8 (a) (i-iii) of the policy describes the proposed segregated bus route.*'
- 5.3. In fact, South Cambridgeshire Local Plan [CD6-02] Policy SS/7 only uses the term segregated in relation to the section from Cambourne to the junction of St Neots Road with Highfields Road. In relation to the section eastwards from A1303/A428 junction SS/7 8(a)(iii) states '*Provision of high-quality bus priority measures or busway on or parallel to the A1303 between its junction with the A428 and Queens Road, Cambridge.*' Note it says, 'on or parallel'. There is no local planning justification that the improvements to public transport have to be provided by an off-road busway.
- 5.4. The Planning Statement [CD1-15] paragraph 6.3.3, sixth bullet point states '*Policy SS/8 Cambourne West - The policy commits to the development of 1,200 dwellings at Cambourne West by 2031, subject to addressing the travel demands that will be generated by co-ordinating with other development on the A428 corridor, which includes Bourn Airfield. Part 12 (a and b) of the policy indicates that a connection to a segregated bus link between Cambourne and Cambridge is required as part of the transport strategy for Cambourne West. Paragraph 3.61 of the policy's supporting text makes this clear by stating that a fundamental requirement for the site is access by public transport; that high quality bus provision provides quick journeys, greater patronage, and improved safety; and that extensive transport infrastructure provision will be required to mitigate transport impacts at Cambourne West and Bourn Airfield.*'
- 5.5. In fact, South Cambridgeshire Local Plan [CD6-02] policy SS/8 12 b states that '*High quality segregated bus priority measures on (my emphasis) the A1303 between its junction with the A428 and Queens Road, Cambridge;*' Note that the policy says, 'on the A1303'. The term 'segregated bus priority measures' means giving buses exclusive or preferential access to certain road sections to improve their speed and reliability. This can involve dedicated bus

lanes, bus-only streets, or busways that separate buses from general traffic. The policy does not stipulate an off-road busway.

- 5.6. The delivery of housing at Cambourne West is not dependent upon any scheme because planning permission has already been granted for 2,350 units of housing and up to 30,625sqm of employment development [**CD4-01**]. This is a larger site than the allocation in the adopted Local Plan. According to the Greater Cambridge Housing Trajectory and Housing Land Supply Report (April 2025)², 985 dwellings have been approved under reserved matters, and between 2021 and 2024, 556 dwellings have been completed, and the development is anticipated to be completed by 2035/36 (Appendix C, Figure 16). The report considers Cambourne West to be deliverable, and there is no reference to delivery being constrained by the delivery of the busway.
- 5.7. In addition, planning permission for 3,500 units of housing and 1,500sqm of employment development at Bourn Airfield have been granted planning permission in July 2024 [**CD4-04-00**]. The planning conditions include a condition stating that no more than 500 dwellings shall be occupied until the Cambourne to Cambridge busway (or an equivalent scheduled rapid mass transit passenger carrier service) is operational between the new settlement and Cambridge. However, there is no condition limiting the build out of 1,500sqm of employment development and therefore this is not dependent on any public transport improvements.
- 5.8. In their Statement of Case, the Applicant refers to the delivery of North West Cambridge [**CD23-01, page 45, para 9.4**]. However, this development is not dependent on the Applicant's scheme, or the CPPF alternative. It is unlikely that many (if any) people will travel from North-West Cambridge to Bourn/Cambourne. There is already a good public and active travel service from North-West Cambridge to the West Cambridge Campus and central Cambridge, as these were requirements of the planning permission.
- 5.9. In summary, there is a policy requirement for a scheme to improve public transport between Cambourne and Cambridge but there is not a policy requirement for it to be a new road segregated from the highway, indeed the Applicant's scheme runs on the highway for a considerable length.
- 5.10. The CPPF alternative meets the local plan policy requirements.

² Appendix 1 Greater Cambridge Housing Trajectory and Housing Land Supply Report April 2025

5.11. It is also the case that some of the development in this corridor is not reliant on the Applicant's scheme, or the CPPF alternative, and therefore the Wider Economic Impact and other assessments (such as social benefits) should have excluded it, whereas it has been included. This has wrongly inflated the proposed economic and social benefits of the Applicant's scheme as detailed in Mr Leigh's Proof of Evidence (section 4.4.8). At the same time, because the CPPF alternative would also meet the policy requirements, it would achieve similar economic and social benefits as the Applicant's scheme, but with much lower financial and environmental cost.

Emerging Greater Cambridge Local Plan

5.12. The Applicant also argues that the scheme is aligned with emerging local planning policies. The proposed development and transport strategies of the emerging local plan refer to the Cambourne to Cambridge Public Transport Scheme. However, the emerging local plan is only at Regulation 18 stage with consultation on the draft plan anticipated in Autumn/Winter 2025. Regulation 19 Proposed Submission Consultation is planned for summer/autumn 2026 and Submission to the Secretary of State for independent examination in December 2026. Because the plan is still at the initial stages it carries limited weight.³

5.13. Notwithstanding the limited weight of the emerging local plan, the CPPF alternative would equally meet the emerging strategy and policies.

Best and Most Versatile Agricultural Land

5.14. The Applicant argues that that 'the measures as part of the Scheme will ensure the sustainable use of soils and BMVL (Best and Most Versatile Agricultural Land) where reasonably practicable during the construction phase'. South Cambridgeshire Local Plan Policy NH/3 [CD6-02] on Protecting Agricultural Land aims to prevent the irreversible loss of Grades 1, 2, or 3a agricultural land unless the need for development overrides the need to protect the agricultural value of the land. Footnote 65 of the NPPF (December 2024) [CD8-01] states that 'where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.' The CPPF alternative route avoids agricultural land and therefore, in accordance with Policy NH/3 and NPPF is preferable to the application scheme.

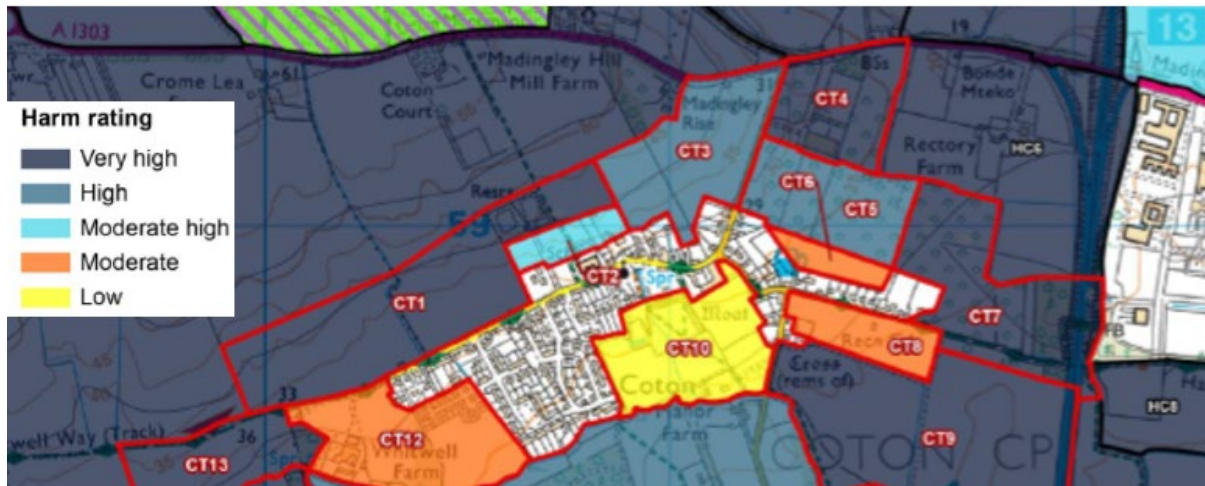
³ Appendix 2 Greater Cambridge Local Development Scheme January 2025

6. Green Belt

6.1. The Scheme passes through an area of high-quality Green Belt as described in the Green Belt Assessment [CD1-18]. The Assessment divides the route of the busway between Cambridge and Long Road into 3 parcels (parcels B1, B2 and C1). These parcels can be subdivided into smaller parcels identified in the Greater Cambridge Green Belt Assessment – Final Report (LUC 2021), which is referenced in the Green Belt Assessment [CD1-18]) The 2021 LUC Green Belt Assessment was prepared to inform the emerging Greater Cambridge Local Plan. Appendix 3 is an extract from the LUC 2021 Green Belt Assessment showing the Assessment for Coton. The table and map below list these parcels and includes the harm rating for each parcel identified in the LUC Assessment 2021.⁴

CtoC green belt sub area	LUC 2021 parcels	Development in these parcels is rated as being likely to cause the following levels of harm in relation to Cambridge Green Belt purposes
B1	HC6	Very high
	CT4	Very high
	CT5	High
	CT6	High
	CT7	Very high
B2	CT2	Moderate high
	CT3	High
	OA11	Very high
C1	CT1	Very high
	OA11	Very high

⁴ Appendix 3 Greater Cambridge Green Belt Assessment Appendix B - Comberton to Cottenham (extract for Coton)



6.2. The Applicant accepts in their Statement of Case [CD23-01] CCC SoC p50 para 9.11.13, that ‘the Scheme should be treated as “inappropriate development” for the purposes of the NPPF. It is therefore necessary to consider whether “very special circumstances” exist to support the Scheme’.

6.3. The Statement of Case [CD23-01, para 9.11.15] claims that a combination of circumstances create the very special circumstances required; we argue that they do not, as follows:

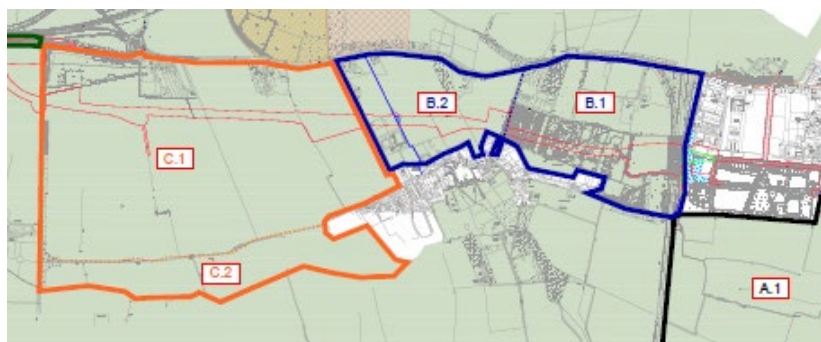
- (i) Compelling need for the scheme. There is a compelling need to improve public transport between the Cambourne area and Cambridge, but this need can be met by the CPPF alternative, which would have a much lower impact on the Green Belt because it is adjacent to the A1303. There is also another transport scheme proposed, which would meet the need – East West Railway.
- (ii) Lack of alternative options. The CPPF alternative is an alternative option with a much lower impact on the Green Belt.
- (iii) Economic benefits of the Scheme. The CPPF alternative can deliver similar economic benefits with a much lower impact on the Green Belt.
- (iv) Social benefits of the Scheme. The CPPF alternative includes a better active travel route and can deliver other similar social benefits with a much lower impact on the Green Belt.
- (v) Environmental benefits of the Scheme. Our evidence demonstrates that the scheme has negative environmental impacts due to avoidable harm to irreplaceable habitat and increased CO2 emissions associated with construction. The CPPF alternative

would have much lower environmental impacts with much lower impact on the Green Belt.

- (vi) Transport benefits of the Scheme. The CPPF alternative can deliver similar transport benefits with a much lower impact on the Green Belt.

6.4. The Applicant claims in their Green Belt Assessment [**CD1-18, para 6.5.5**] that Green Belt ‘openness’ is maintained because:

- limited need for cut and fill, and busway would be viewed as ‘flat, linear, narrow development’.
- ‘The route through Sectors B and C would be viewed with the A428/A1303 and M11 in close proximity’.
- the proposed M11 overbridge in Sub-Area B.1 will be viewed in context with the existing infrastructure associated with the M11 corridor
- The Coton Orchard area, woodland to the south, hedgerows to the east and west along with the M11 within Sub-Area B.1 provide visual containment resulting in reduced/limited Openness (Table 6.1)



Screen shot of **CD1-18 Appendix B** showing sectors and subsectors

6.5. Our position is that the proposed bus road does not preserve the openness of the Green Belt because:

- (i) Whilst the Scheme might be seen in context with the existing roads where it is close to those roads (for example crossing the M11 or close to Hardwick), for most of the length between Long Road and Coton Orchard the Scheme runs through open countryside well removed from the existing roads.

- (ii) The Scheme will remove sections of the hedgerows which currently provide visual containment. Due to the straight design of the Scheme and the missing sections of hedge the Scheme will open up the landscape with highly visible road infrastructure.
- (iii) The Scheme will introduce buses travelling at 50mph on a new road in the countryside, through the open Green Belt.
- (iv) The Scheme will introduce urban style bus stop infrastructure in the open Green Belt near to Coton village.

Conflict of purposes of the Green Belt

- 6.6. Section 7.2 of the Green Belt assessment [**CD1-18**] recognises that the scheme would conflict with NPPF Green Belt purposes 3 and 4 and Cambridge Green Belt purposes 1 and 2. It considers that the proposed development would not result in urban sprawl and not result in communities merging into one another and therefore does not conflict with NPPF Green belt purposes 1 and 2 and Cambridge Green Belt purpose 3.
- 6.7. However, the creation of a new transport corridor will inevitably lead to a significant increase in pressure for new development along it – for example at Hardwick, Madingley Mulch and Coton. When that pressure is combined with a reduction in the quality of the Green Belt caused by the busway infrastructure, it is obvious that the risk of future harm to the Green Belt would be significantly increased by the busway. That harm and risk can be avoided by building a bus lane scheme in the highway (CPPF alternative).

Green Belt Summary of Position

- 6.8. The Scheme passes through an area of high-quality Green Belt where any development risks causing a high degree of harm to the Green Belt. The Scheme should be treated as inappropriate development in Green Belt. The very special circumstances do not exist because the CPPF alternative can meet the planning policy requirements and deliver similar benefits for transport, economy and society and has a better environmental performance. The CPPF alternative would have minimal additional impact associated with adding an extra lane to the A1303. to the Green Belt and a much lower risk of subsequent harm caused by potential future development.

7. Environmental Considerations

In paragraphs 3.1-3.2 I described that since the 1930s CPPF has sought to protect the important countryside and historic setting of the land impacted by the CtoC scheme.

Heritage

- 7.1. The application site lies 100m north of the northern boundary of the Coton Conservation Area. The Planning Statement [**CD1-15, para 7.9.18**] recognises that the character of the conservation area is defined by its Grade I listed 12th century parish church, a further 12 designated heritage assets and by the visual and historic relationships of these assets to each other.
- 7.2. It is recognised that that the predominantly agricultural rural landscape contributes to significance of these assets. The Scheme will result in visual impacts to the setting of these heritage assets as well as noise impacts from additional bus traffic
- 7.3. Although the lack of direct physical impact on the historic buildings means that there is less than substantial harm under the NPPF, this harm is avoided by the CPPF alternative scheme.
- 7.4. As a heritage organisation that helps to care for and protect historic buildings and landscapes it is important to CPPF that our alternative scheme does not have any significant impacts on heritage.
- 7.5. The CPPF alternative scheme has been designed to achieve this. The CPPF alternative scheme would be constructed in the highway boundary outside the American Cemetery which is a Grade 1 Registered Park and Garden. However, the scheme does not require any land that is covered by the designation. The cemetery is already impacted by and screened from vehicles using the busy A1303. The screening consists of hedges, mature trees and a wall none of which are impacted by the CPPF alternative. Therefore, there would be no direct harm to the heritage asset and very low harm to the setting of the cemetery. The cemetery is a popular tourist destination that is served by tourist buses and bus services on the A1303. The CPPF alternative would provide a benefit to the cemetery by improving bus services for the cemetery, whereas the Applicant's scheme would divert bus services away from the cemetery, making it less accessible. Landscape

- 7.6. I do not challenge the LVIA methodology or the analysis of the LVIA findings in any detail but contend that it has not fully appreciated the sensitivities and the landscape character and visual amenity of the areas through which the TWAO scheme would travel.
- 7.7. In particular the assessment has underestimated the sensitivity of the local landscape in the vicinity of Coton and the surrounding area.
- 7.8. I believe that the assessment also gives too much weight to the influence the existing transport corridors have on landscape character given that the major roads, the A428 and the M11, are generally very well integrated into the landscape, with mature vegetation and set in road cuttings.

Existing landscape character and visual amenity of west Cambridge:

- 7.9. The Cambridgeshire landscape character west of the city has been shaped by its gentle topography, its settlement pattern and its farming practices for centuries. Those facts mean that it is a subtle, understated landscape as well as a working landscape. It should be considered with care and sensitivity and should not be undervalued.
- 7.10. It is essential when assessing the impact to understand that there is an intrinsic and close relationship between the city and its rural setting – a centre of learning set in an open and rural landscape. The city has long prided itself as being a compact city with well-defined and abrupt urban edges separating built form from its rural landscape setting. This has been maintained by Green Belt policy. The west side of Cambridge in particular illustrates the abrupt city edge and the lack of urban sprawl. The lack of expansion means that the historic core of the city is at its closest to the countryside on the western side of the city. This in turn results in unique and highly valued views to the collegiate and religious buildings with their towers, turrets and spires.
- 7.11. Influential in the area west of Cambridge are the rolling hills of the Western Claylands which gently rise north and west of Coton. It is a gently undulating landscape consisting of large-scale and open arable farmland affording long, open views. These hills add elevation to the viewpoints west of the city; the most notable is the vantage point from Coton Countryside Reserve (Red Meadow Hill) which gives a commanding view across the city within its rural setting.
- 7.12. West of Cambridge the villages are clearly separated by open countryside. Between Long Road (Comberton) and Coton village, the landscape is open with long views to and from the

city as well as rural areas to the south. The landscape also contains roads connecting the villages to each other and to Cambridge, as well as the M11 which runs north south to the west of Cambridge. However, these highways are currently sufficiently few and well-integrated into the landscape to allow the rural quality of the landscape to be retained. Indeed, standing on the Whitwell Way bridleway, just 500 metres west of Cambridge you are surrounded by countryside, and it is difficult to imagine that a city lies only 2 miles west. The M11 only imposes itself on the surrounding countryside as it emerges from cutting for a short distance at junction 12.

- 7.13. The area between Cambridge Road (Coton) and the M11 is a unique landscape containing a small and intimate landscape of traditional East Anglian orchard enclosed by high hedges, a small garden centre, a recreation ground, woodland and a small hotel. It is unique not only for the mature traditional orchard, but because of the successful integration of small business premises into the countryside with little or no visible impact on that landscape.
- 7.14. Equally important to the city's valued landscape setting are the green corridors which extend far into the city giving it its special green character. One of the green corridors from Coton extends into the urban area from the West Fields, passes alongside the university rugby club, and concludes at Grange Road.
- 7.15. The CtoC scheme would introduce of a piece of major transport infrastructure, with its moving vehicles, bus stops, junction structures including traffic lights and road lighting. Below I describe how I consider that the LVIA underestimates the impact it would have on this landscape character.
- 7.16. LCA 3B: Bourne tributaries lowland farmlands (east of Cambridge Road, Coton to M11). The LVIA finds that predicted impact on landscape character would be slight-moderate adverse (not significant) at Year 1 after opening and lessening to slight adverse (not significant) at year 15. [**CD1-11.08.1** Table TR8-4-3])
- 7.17. It is my opinion that since the scheme would bisect the area of trees adjacent to the M11 and bisect the mature orchard at Coton as well as remove veteran orchard trees, it would have more of an impact on landscape character than given in the LVIA.
- 7.18. Mitigation in the area is reliant on replacement trees, but although trees can be replaced with saplings, the landscape value of mature and veteran trees cannot be replaced. It takes

over 50 years of healthy growth to achieve the stature and landscape value of an orchard like Coton Orchard.

- 7.19. Views of the scheme in this area would be from domestic and commercial businesses and through the substantial gap created in the hedge along Cambridge Road. These views are at close quarter, and some cannot be screened at all, such as the views from Cambridge Road looking along the new busway. The moving vehicles would be difficult or impossible to screen particularly considering the limited height of mitigation planting.
- 7.20. Area 4B: Lolworth to Longstowe Wooded Claylands (west of Cambridge Road, Coton). The LVIA finds that predicted impact on landscape character would be moderate adverse (significant) at Year 1 after opening and lessening to slight-moderate adverse (not significant) at year 15. [**CD1-11.08.1** Table TR8-4-3].
- 7.21. This area of countryside north of Coton village rises up Madingley Hill and is open farmland. It is between the properties along Madingley Road to the north and village properties and the village school to the south. Given the openness of the farmland and the fact that the scheme is traversing a hillside, it is my opinion that the impact on the landscape character would be substantial. The LVIA recognises that the predicted impact would be adverse but downgrades the impact.
- 7.22. As for views, there would be nearby views from Cambridge Road looking west, to the rear of private properties and the school as the scheme rises up Madingley Hill. There would be a significant impact on views from the popular public footpath that runs between Coton Village and Madingley Road, as this footpath would be bisected by the busway, introducing a large urban feature into the countryside. There would also be longer views from surrounding footpaths and particularly from Red Meadow Hill (Coton Countryside Reserve) on the opposite side of Bin Brook valley. In all these views the busway would appear very obvious and discordant in the landscape as the scheme cuts across field boundaries and traverses Madingley Hill. This discordancy will be emphasised when picked out by the moving vehicles.
- 7.23. We note the National Trust's objection to the scheme [**CD2-OBJ-250**], and we wanted to bring to the Inspectors' attention that the National Trust's comments refer ONLY to the land that has National Trust covenants. They have not commented on the impact on land not covered by their covenants.

7.24. In conclusion, the Scheme would create a large linear, engineered feature in an undeveloped pastoral and intimate landscape, including hard surfacing, bus stops, junction structures, traffic lights, signage and moving vehicles. I do not believe that the LVIA has been able to fully capture the impact that the CtoC scheme would impose on this landscape of visual, heritage/culture and natural significance which, through landownership and legal agreements, CPPF and the National Trust has sought to protect. The CPPF alternative scheme would avoid the harm to this landscape and enable it to continue to be enjoyed and valued by future generations.

Mitigation

Impact of Maintenance Track and Compulsory Purchase could be avoided

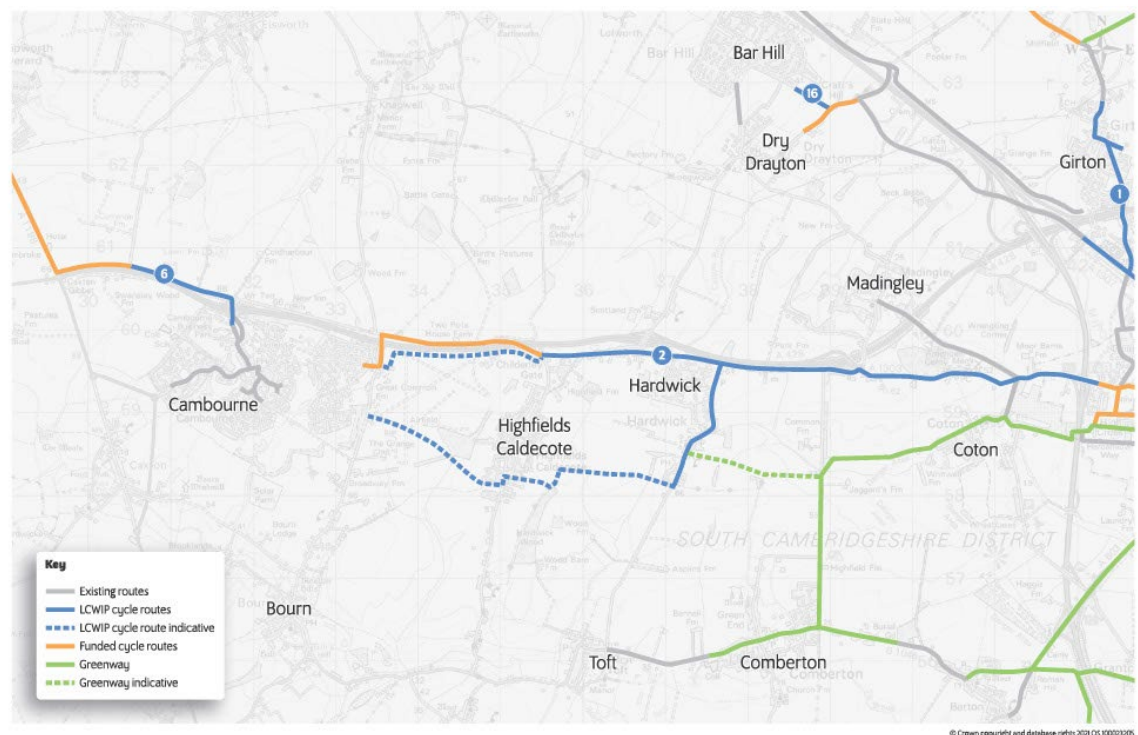
7.25. There is no need to provide a maintenance and emergency track because the busway will be constructed as a regular road for use by optically guided vehicles. A maintenance and emergency track is only required when a physical guidance system is constructed, so that vehicles without the guidance technology can gain access.

7.26. There is no reason why maintenance work, recovery and emergency vehicles cannot use the busway itself and the adjacent soft verges in the same way that they safely use tens of thousands of miles of normal roads every day across the country. Indeed, sections of the Applicant's scheme will run on the road, and they have not proposed to add a maintenance and access track to those sections of road in order to make them safe. Another comparison would be with railways, which do not have access tracks alongside them. It may be necessary to put in place measures to stop private vehicles from using the busway at junctions with the highway network, if that is the case then in these locations, a very short section of maintenances/access track might be required to enable maintenance, recovery and emergency vehicles to bypass any physical barriers and gain access to the busway.

7.27. The Greater Cambridge Partnership Board requested that active travel routes be provided alongside busways because that is the case with the existing St Ives-Cambridge guided busway. This is why the Applicant has included a 'maintenance track' in their TWAO application, along with the fact that significant economic benefits have been attributed to the active travel route, without which the BCR falls further. However, when the GCP Board made this request, they were not aware that a busway would be built that did not require a maintenance track and that new more suitably situated active travel routes were in the pipeline such as the Comberton Greenway (see below).

7.28. I agree that there is a need for an active travel route between Cambourne and Cambridge and that this is supported by various planning policies. The most attractive route for active travel would be through the villages to the south of the A428, not along St Neots Rd and Madingley Rd as proposed by the Applicant. There is already a popular and well-used cycle route from Cambridge to Coton village with an active travel bridge over the M11. From Coton village there is already a bridleway which extends west for 3 miles to Highfields Coldecote, close to the site of Bourn Airfield development. The Applicant is already progressing an active travel scheme (the Comberton Greenway) to provide a high quality hard-surfaced active travel route as far west as Hardwick. The Applicant has also proposed in Cambridgeshire's Local Cycling and Walking Infrastructure Delivery Plan [CD7-35] to extend the route to Bourn Airfield (as shown in Appendix 1 to the Delivery Plan and screen shot below).

South Cambridgeshire Cycle Routes – West



7.29. The Comberton Greenway outline business case makes clear that it is intended for use by commuters. The Greater Cambridge Greenway – Comberton Greenway Outline Business Case (Nov 2022) [CD9-49] paragraph 2.3.3 states that ‘the proposed Comberton Greenway provides an alternative active travel commuter link from the western settlements in South Cambridgeshire to the Cambridge City’. Section 2.8 identifies how the Greenway will

facilitate a growing economy by ‘provide residents of Comberton, Coton and Hardwick a safe mostly segregated cycle facility reducing cycling journey times by as much as 8.5 minutes to commuter destinations in west Cambridge and the city centre.’ Even the description of the scheme (Appraisal Summary Table) gives ‘leisure purposes’ as secondary to ‘journeys into and out of Cambridge’. This is contrary to the Applicant’s statement of case [**CD23-01, para14.23.32**] “*The proposed use of the maintenance track to serve active travel users is beneficial given that this would be a higher quality all seasons route for commuters compared to the Comberton Greenway which may appeal more to leisure users.*”

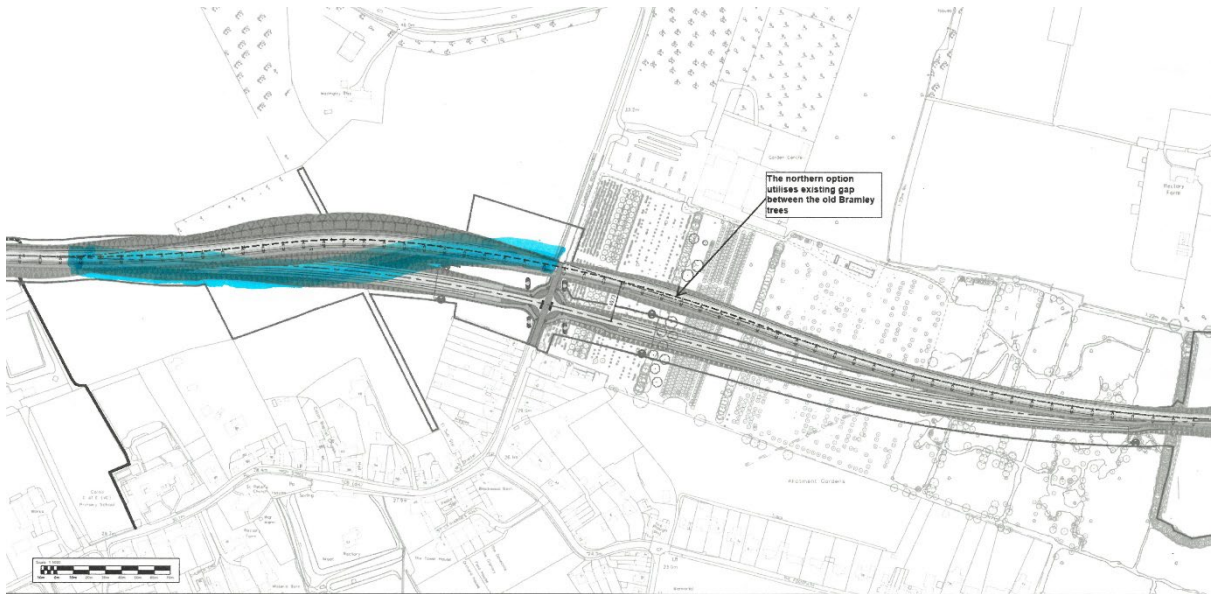
- 7.30. For most people this would be a more direct active travel route than the busway maintenance track and importantly it avoids the long and steep incline of Madingley Hill travelling west, which will be a significant deterrent to many cyclists. Additionally, the route through the villages would pass through the attractive countryside and be appealing to users because they would be less exposed to traffic noise and vehicle pollution.
- 7.31. The section of maintenance track proposed between the West Cambridge Campus and Cambridge Road (Coton) goes through Coton Orchard County Wildlife Site and its construction would cause significant ecological harm. There would also be negative indirect ecological impacts during operation of the maintenance track, caused by human disturbance. Yet there is already a popular and well-used active travel route that runs parallel to the maintenance track, just 200 metres to the south, which was recently upgraded by the Applicant as part of the creation of the Comberton Greenway.
- 7.32. Although the Applicant claims a benefit of the maintenance and access track would be to use it for utility cables those utilities can be located elsewhere and without the need for compulsory purchase or ecological damage.
- 7.33. The emergency and maintenance access track extends through land owned by the Sadler Family (630m), CPPF (350m) and Houston Crest Properties (620m), totalling approximately 1.6km. With a 4.5m access track this totals a land take of ~7,200m².
- 7.34. The need for compulsory purchasing ~7,200m² of land and the harmful ecological impacts caused by the maintenance track can be avoided because a maintenance track is not necessary and a better active travel route can be built by extending the Comberton Greenway from Hardwick to Cambourne, as proposed by the Applicant in the Local Walking and Cycling Strategy [**CD7-35**] Appendix 1 (see map above at para 7.28). Compulsory

purchase powers must be refused where it is unnecessary, and the ecological mitigation hierarchy states that harm should be avoided where possible. The maintenance track is a clear example where compulsory purchase and ecological harm can be mitigated without detriment to the aims of the scheme. If the inspectors are minded to grant a TWAO, then the maintenance track should be excluded from that order and the area of land to be compulsorily purchased should be amended accordingly.

Route Alignment

- 7.35. As a landowner affected by the scheme, we have had several meetings with the Applicant and its consultants to discuss the route alignment across our land. We have been advised by our tenant farmer that if the route moves up the hill towards the A1307 it will effectively sever the field making it non-viable for future farming use. We advised the GCP of this.
- 7.36. In order to mitigate the impact of the scheme we asked the GCP to put curves into their alignment on our land. This would have several benefits:
- i. It would help maintain farming viability.
 - ii. It would mean that the harmful impacts on views from Cambridge Road would be lessened because the view along the busway would be limited by the curve (i.e. a much shorter section of busway would be in view). It would also involve less cutting into the hillside as it would be lower down the slope.
 - iii. It would mean that an alternative route through the orchard could have been taken, which would have avoided more trees.
 - iv. This is the location of a road crossing and bus stop, and so buses would need to be travelling slower in this location and curves would facilitate this. As buses would be travelling slower, the introduction of curves would not additionally slow bus speed.

The below image shows preferred alignment, northern alignment and example of a curved option (blue line) that would help mitigate impacts.



7.37. We were told by the Applicant that they could not include curves in their scheme and therefore the choice was to make our fields non-viable for agriculture but go through the gap in the orchard or to ensure our fields were viable and go through the orchard. We did not support either option. We questioned why curves cannot be part of the scheme given that the busway is in effect a road, we were not provided with an answer.

7.38. Therefore, the Applicants' Statement of Case at 14.23.29 is misleading: *"An alternative route through Coton Orchard was proposed by the GCP in October 2022 and rejected by CPPF at the time. This more northern alignment utilised a gap in the line of original Bramleys and thus avoided impacts on these older trees."* A similar statement is made at paragraph 7.3.63 in the Applicant's Statement of Case.

7.39. We believe that adding curves to the scheme would achieve significant mitigation benefits and should be incorporated into the design by the Applicant.

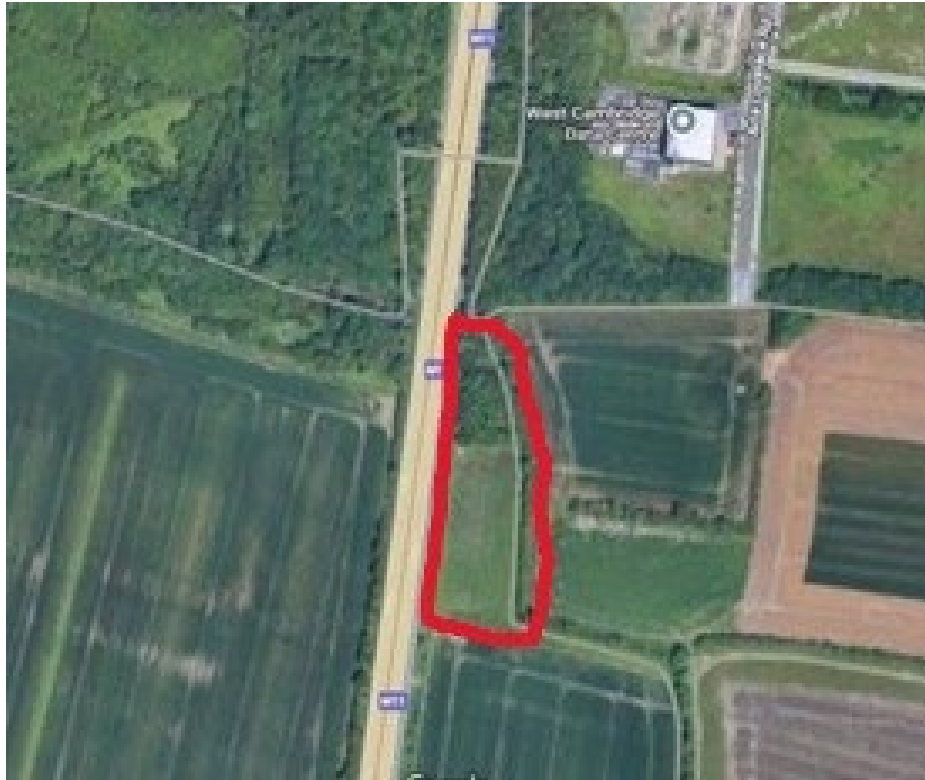
8. Replacement Public Open Space

8.1. CPPF owns/manages several large green spaces which are heavily used for public recreation, these include Wandlebury Country Park and Grantchester Meadows. As such we would be considered as having significant experience in providing and managing public green spaces in the Cambridge area.

8.2. Therefore, we have an interest in ensuring a good outcome for the replacement Public Open Space that would be required if the TWA Order is granted and the scheme is built.

- 8.3. We have objected the proposed replacement open space because CPPF do not consider that the exchange land is equally advantageous to the public and further search for a site should take place. The exchange land is not a good location to encourage public access and dwell time because it is isolated and an un-surveilled area that includes a balancing pond.
- 8.4. In our original objection letter, we suggested that sites where the busway sweeps around the southern edge of West Cambridge should be considered. However, if the Inspectors were minded not to approve the maintenance track/active travel path, CPPF owns land suitable for the exchange open space which can be accessed from a public bridleway.
- 8.5. In their Statement of Case [**CD23-01, page 55, para 9.14.5**] the Applicant states that *‘Discussions with the relevant landowners were then undertaken by the Scheme's agents in terms of the proposed location and layout of the proposed Replacement open space land’*. However, CPPF was not approached to ask whether our land could be used to provide the Replacement Open Space land even though our charity owns suitable land within 350 metres of the land to be lost and is working to create more green space. Had we been approached we would have discussed with the Applicant the two options of the land shown on the map below.
- Option 1. Area of mature woodland, which is 3,574m². This is private with a permissive path.
 - Option 2. Arable farmland, which is 5,600m², This is private with a permissive path. Potential as habitat creation project.

This land can be accessed from a public bridleway.



8.6. We believe that our land could be a better option for the replacement open space because:

- It is not part of the construction area for CtoC and therefore access to it would not be restricted during the construction period, nor would it create health and safety risks [CD23-01, p55 para 9.14.11].
- It would form part of a larger green space and therefore with added benefits for the public and nature.
- Access to it is not subject to building and maintaining (in perpetuity) an access and maintenance track for the busway.
- It would not have a Sustainable Drainage Pond on it (which creates a health and safety risk)
- It is overlooked by the M11 and therefore would have natural surveillance, helping to reduce the risk of anti-social behaviour.
- The arable land could also serve as a habitat creation project, with added benefits.
- It is on the same side of the M11 as the land to be lost.

- 8.7. In summary, the GCP did not engage with a known landowner who had suitable land and therefore the sifting exercise was deficient. As a result, they have not identified a potentially better option for the Replacement Open Space. We believe that the proposed Replacement Open Space should be refused in favour of a better location.

9. Conclusion

- 9.1. For the reasons set out and supported by the Proofs of Evidence of Mr Johnstone, Mr Leigh, Mr Woodfield and Ms Hurst, our position is that the CPPF alternative better accords with planning and development policies than the Applicant's scheme. In particular, the CPPF alternative benefits from:

- No compulsory acquisition of land for a bus route.
- Better active travel, with greater social benefits.
- Better ecological outcomes by avoiding significant ecological harm to Coton Orchard Wildlife Site and veteran trees with TPO status.
- Better outcomes for the Green Belt, landscape, views and culture.
- Avoids the use of Best & Most Versatile Agricultural Land.
- Better value for public money.
- Using proven technology.
- Better benefit to all public transport and emergency vehicles and to visitors to the American Cemetery.

- 9.2. The Applicant's Scheme will have detrimental impacts on irreplaceable ecology, landscape, views and culture. The Applicant claims to have done all that they can to avoid and mitigate the impacts of the Scheme, but our evidence demonstrates that is not the case. Therefore, they have not demonstrated that the Scheme aligns with paragraph 135 of the NPPF with inadequate regard being evident in design that avoids, where possible, impacts due to environmental constraints, minimising adverse effects in terms of landscape and ecology.

- 9.3. Taken together, this presents a compelling case for the CPPF alternative and therefore the Applicant's scheme should be refused the award of a Transport & Works Act Order.

10. Witness Declaration

- 10.1. The evidence which I have prepared and provide for this inquiry in this proof of evidence is true, and I confirm that the opinions expressed are my true and professional opinions.

APPENDIX 1

Greater Cambridge Housing Trajectory and Housing Land Supply

Report

April 2025



South
Cambridgeshire
District Council



Greater Cambridge Housing Trajectory and Housing Land Supply Report

Published April 2025



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This report is available to view on the [Greater Cambridge Shared Planning website](#).

Executive Summary

- i. This Greater Cambridge Housing Trajectory and Housing Land Supply Report has been prepared to publish the latest Greater Cambridge housing trajectory and housing land supply position. Greater Cambridge consists of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council.
- ii. On the basis of the information included within this report, together, as Greater Cambridge, **the two planning authorities have 5.5 years of housing land supply for 2025-2030**. Therefore, from the date of this report (April 2025), policies in the adopted Cambridge and South Cambridgeshire Local Plans (2018) are not deemed out of date through the operation of footnote 8 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in December 2024).

1. Introduction

1. To support the Government's objective of significantly boosting the supply of housing, it is important that a sufficient amount and variety of land can come forward where it is needed and that land with planning permission is developed without unnecessary delays. Housing trajectories are used by Councils to demonstrate that anticipated housing delivery will meet or exceed the housing requirement set out in their Local Plan (or Local Development Framework), and also to calculate their five year housing land supply.
2. Through paragraph 78 of the [National Planning Policy Framework](#) (NPPF, published in December 2024), the Government requires all local planning authorities with an adopted plan of more than five years old to identify and update annually a supply of specific deliverable sites sufficient to deliver a minimum of five years' worth of housing against their local housing need calculated using the standard method. Paragraph 78 also sets out a requirement to provide an additional buffer of 5% or 20% depending on specific circumstances.
3. The approach to considering the five year housing land supply for Greater Cambridge is set out in Policy 3 of the [Cambridge Local Plan 2018](#) and Policy S/12 of the [South Cambridgeshire Local Plan 2018](#). The Inspectors that examined both Local Plans confirmed that the five year supply should be calculated on the basis of a joint housing trajectory for Greater Cambridge (which is the term used to describe Cambridge and South Cambridgeshire together) reflecting the joint development strategy across the two Local Plans. The Inspectors' Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, housing delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing land supply and delivery should be considered jointly.
4. The Councils have prepared this annual update to the Greater Cambridge housing trajectory and their housing land supply calculations based on the guidance set out in the NPPF (published in December 2024) and in the housing supply and delivery section of the [National Planning Practice Guidance](#) (NPPG, updated in December 2024). This annual update also takes account of the guidance included in the housing and economic needs assessment section of the NPPG (updated in February 2025), in particular the standard method for calculating local housing need.
5. This Greater Cambridge housing trajectory includes individual delivery timetables for each of the adopted allocations and developments on unallocated sites of 10 dwellings or more, and an overall total of anticipated annual net

completions from unallocated sites of 9 dwellings or less and the windfall allowance. An assessment of the deliverability and / or developability of each site has been undertaken using evidence gathered from a number of sources in January-March 2025, and the anticipated delivery timetable and anticipated annual net completions for each of the sites in the housing trajectory reflects the evidence gathered.

6. The housing land supply calculations in this report for 2025-2030 and any subsequent five year periods supersede any previously published or calculated housing land supply calculations for these five year periods. The five year housing land supply for 2025-2030 (as set out in this report) should be used when making planning decisions from the date of publication of this report (April 2025).

2. Housing Requirements and Housing Completions in Greater Cambridge

7. The Cambridge Local Plan 2018 (adopted in October 2018) requires in Policy 3 that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet its objectively assessed need, which is an annualised average of 700 dwellings per year. The South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires in Policy S/5 that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031 to meet its objectively assessed need, which is an annualised average of 975 dwellings per year.

Housing Completions 2011-2024

8. The total net self-contained dwellings completions by year between 1 April 2011 and 31 March 2024 for Cambridge and South Cambridgeshire are shown in the Greater Cambridge housing trajectory (see Figure 1).

Housing Completions 2024-2025

9. At the time of preparing this report, the Councils do not know the actual total housing completions for 2024-2025 and will only know this later in 2025, once the results of a comprehensive survey of all extant planning permissions has been undertaken in spring 2025.
10. As the housing trajectory (that is set out in this report) will take into account anticipated completions for 2024-2025, the Councils need to consider what dwellings they know have been completed between 1 April 2024 and 31 March

2025, and also make assumptions on what other dwellings will be completed before 31 March 2025.

11. Both the housing trajectory (Figure 1) and the commentary on each site (as set out in Appendix C) therefore record the actual number of dwellings completed between 1 April 2024 and 31 March 2025 where this is known or record the anticipated number of dwellings that will be completed between 1 April 2024 and 31 March 2025 based on various sources of information. Officers are aware of progress on sites from their local knowledge, and therefore where officers know that a development has been completed this information is recorded. For the other sites of 10 or more dwellings with extant detailed planning permissions such that dwellings could be completed in 2024-2025, as part of preparing the housing trajectory officers have asked the developer, housebuilder, landowner or agent for each of these sites for information on actual completions to 31 December 2024 and anticipated completions between 1 January and 31 March 2025. Where the housebuilder, developer, landowner or agent has not provided a response, officers have estimated the number of completions based on Council Tax records, site visits, and the dwellings showing on the Councils' current version of Ordnance Survey mastermap. The housing trajectory (see Figure 1) therefore records the anticipated completions for 2024-2025 on each of these sites based on the information gathered.
12. For some sites of 10 or more dwellings, the Councils' annual survey records dwellings as completed at slightly different times from when the housebuilder or developer considers the dwelling to be completed. This is because there are a number of alternative definitions of a completed dwelling used by the Councils for monitoring, Building Control or Council Tax purposes, and also by the housebuilding industry and in conveyancing, which are all slightly different and vary from being build complete to ready for occupation to being occupied. These differing definitions mean that the Council may have recorded more dwellings as completed at 31 March 2024 than recorded by the housebuilder, developer, landowner or agent, and therefore the number of dwellings recorded as completed between 1 April and 31 December 2024 by the housebuilder, developer, landowner or agent may include dwellings already counted by the Councils. Officers have been aware of these varying definitions as they have carried out the process of estimating the anticipated number of completions for 2024-2025, and any subsequent years, and have recorded how they have reconciled any differences in the anticipated dwellings completed in the commentary for each site (as set out in Appendix C). The reconciliation undertaken by officers means that dwellings are not double counted.

3. Approach to Preparing the Greater Cambridge Housing Trajectory and Housing Land Supply

Requirements set out in National Planning Policy and Practice Guidance

13. The NPPF (published in December 2024, paragraph 78) requires all local planning authorities with an adopted plan that is more than five years old to identify and update annually a supply of specific deliverable sites sufficient to deliver a minimum of five years' worth of housing against their local housing need calculated using the standard method, unless the strategic policies have been reviewed and found not to require updating.
14. The glossary to the NPPF (published in December 2024) provides the following definition of deliverable:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

 - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”
15. The NPPG (Paragraph: 007 Reference ID: 68-007-20190722) states that in order to demonstrate five years' worth of deliverable housing sites, local planning authorities will need robust up to date evidence, and it advises that evidence to demonstrate deliverability may include:
 - current planning status, for example on larger sites with an outline or hybrid planning permission, how much progress has been made towards approving reserved matters planning applications or a linked planning performance agreement with timescales for approval of reserved matters planning application(s) and discharge of conditions,

- firm progress towards the submission of a planning application, for example a written agreement between the Council and developer(s) which confirms the developer(s) delivery intentions and anticipated start and build out rates,
 - firm progress with site assessment work, or
 - clear relevant information about site viability, ownership constraints or infrastructure provision.
16. The glossary to the NPPF (published in December 2024) provides the following definition of developable:
- “To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”
17. The Housing Flows Reconciliation Form is used by local authorities to submit their housing completions data to Government on an annual basis. The [Housing Flows Reconciliation Form User Guide](#) (July 2024) defines a dwelling as:
- “A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household’s accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling.”
18. The NPPG (Paragraph: 025 Reference ID: 68-034-20190722 and Paragraph: 026 Reference ID: 68-035-20190722) sets out that communal (Use Class C2) accommodation provided in the form of bedspaces for students or older people can in principle be counted in housing land supply calculations, based on the amount of accommodation those new bedspaces release to the wider housing market.
19. The [Housing Delivery Test rulebook](#) (December 2024) sets out the ratios to be used to convert bedspaces to dwellings for both student accommodation and older peoples accommodation. The ratio applied to student accommodation has been calculated using data from the Census 2021 and by dividing the total number of students living in student only households by the total number of student only households in England. The current ratio is 2.4. The ratio applied to communal accommodation for older people has been calculated using data from the Census 2021 and by dividing the total number of adults living in all households by the total number of households in England. The current ratio is 1.9.

Process undertaken by Cambridge City Council and South Cambridgeshire District Council

20. The Councils have prepared this annual update to the Greater Cambridge housing trajectory and their housing land supply calculations based on the guidance set out in the NPPF (published in December 2024) and in the housing supply and delivery section of the NPPG (updated in December 2024). The Councils have also taken into account the guidance included in the housing and economic needs assessment section of the NPPG (updated in February 2025), in particular the standard method for calculating local housing need.

Self-contained dwellings

21. The Greater Cambridge housing trajectory sets out anticipated annual net dwelling completions through new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2024 for:
- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans,
 - developments on unallocated sites of 10 dwellings or more with planning permission or a resolution to grant planning permission by one of the Councils' planning committees,
 - developments on unallocated sites of 9 dwellings or less with outline, reserved matters or full planning permission, prior approval permission for changes of use, or a permission in principle, and
 - other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

The housing trajectory also records actual annual net dwelling completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2024 from new builds, conversions, changes of use and demolitions.

22. The Councils have included within both the actual dwelling completions to 31 March 2024 and the anticipated dwelling completions from 1 April 2024 any dwellings that are self-contained and do not have their occupancy restricted to short term lets by a condition on the planning permission, but irrespective of whether their planning Use Class is C3 (dwellings), C2 (residential accommodation for students or older people), C4 (small House in Multiple Occupation) or sui generis (for a large House in Multiple Occupation). This is consistent with the guidance set out in the [Housing Flows Reconciliation Form User Guide](#) (July 2024). This means that self-contained holiday accommodation and serviced apartments are excluded, as their occupancy is restricted to short term lets. However, self-contained houses or flats within a retirement village or specifically for the over 55s, self-contained student flats either on or off campus, or Houses in Multiple Occupation are all included. Each self-contained unit is counted as one dwelling.

23. The Greater Cambridge housing trajectory includes individual delivery timetables for each of the adopted allocations and developments on unallocated sites of 10 dwellings or more. For developments on unallocated sites of 9 dwellings or less and the windfall allowance, the Greater Cambridge housing trajectory includes an overall total of anticipated annual net completions from these sources.
24. The delivery timetable and anticipated annual net completions for each of the sites in the housing trajectory have been gathered from a number of sources, depending on the planning status of the site and its size. The definition of deliverable in the glossary of the NPPF makes a distinction between the information required to demonstrate the deliverability of sites of different size and planning status, and therefore the Councils' approach to gathering evidence to demonstrate deliverability of each site has been made based on its size and planning status in accordance with the NPPF. The following paragraphs explain the methodology used to assess the deliverability and / or developability for each of the different types and sizes of sites.
25. For all **allocations in the Councils' adopted Local Plans and Area Action Plans**, and all developments on **unallocated sites of 10 dwellings or more with planning permission or a resolution to grant planning permission** by one of the Councils' planning committees, an email was sent in January, February or March 2025 to the housebuilder, developer, landowner or agent for the site. A copy of the template email text is included in Appendix B, and the list of questions sent to each site is included in Appendix D along with the responses received. The email sent asked the housebuilder, developer, landowner or agent about progress being made towards the delivery of their site, and in particular what their current anticipated delivery timetable and build out rates are.
26. For developments on **unallocated sites of 9 dwellings or less with planning permission**, it is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent. Therefore, the Councils have developed typical assumptions for the delivery of these sites in terms of lapse rates and build out patterns. These typical assumptions are summarised in Appendix A. Commentary on the specific figures for developments on unallocated sites of 9 dwellings or less with planning permission included in the Greater Cambridge housing trajectory is set out in Appendix C.
27. For other unidentified windfall developments that are anticipated to come forward (known as the **windfall allowance**), the Councils' evidence for the inclusion of these unidentified sites in the housing trajectory is set out in the [Housing Delivery Study for Greater Cambridge](#) (October 2021) and is summarised in Appendix A. Commentary on the specific figures for the windfall

allowance included in the Greater Cambridge housing trajectory is set out in Appendix C.

Dwelling equivalents for student or older peoples bedspaces

28. The Greater Cambridge housing trajectory sets out anticipated annual net completions from dwelling equivalents for student or older peoples bedspaces through new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2024 for:
- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans; and
 - developments on unallocated sites with planning permission or a resolution to grant planning permission by one of the Councils' planning committees, where the dwelling equivalent would be a gain or loss of at least one dwelling.
- Any adopted allocations or developments on unallocated sites (with planning permission or a resolution to grant planning permission) that would equate to the gain or loss of less than one dwelling have not been considered.
29. Unlike for self-contained dwellings, the housing trajectory does not record actual annual net completions from dwelling equivalents for student or older peoples bedspaces for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2024 from new builds, conversions, changes of use and demolitions. This is because the actual annual net completions for 2011-2024 are used to demonstrate delivery against the Councils' adopted housing requirements, and these housing requirements were calculated based on a methodology that considered communal accommodation separately.
30. However, as the Councils' housing land supply is being calculated using the local housing requirement based on the government's standard method (see paragraphs 43-47 in Section 4, below), it is now consistent with national planning policy and guidance to include such accommodation within the housing land supply calculations.
31. An email was sent in January, February or March 2025 to the housebuilder, developer, landowner or agent for the site. A copy of the template email text is included in Appendix B, and the list of questions sent to each site is included in Appendix D along with the responses received. The email sent asked the developer, landowner or agent about progress being made towards the delivery of their site, and in particular what their current anticipated delivery timetable and build out rates are.

Assessment of deliverability and / or developability

32. The Councils have assessed the deliverability and / or developability of each site taking account of the definitions of deliverable and developable in the glossary of the NPPF, and using the following as evidence:
- information on the current planning status of the site – allocated, outline planning permission, detailed planning permission, or resolution to grant planning permission,
 - a response from the developer, housebuilder, landowner or agent setting out some or all of the following: anticipated start on site, anticipated first completions, anticipated annual completions for the duration of the build, anticipated dates for planning applications being submitted or planning permissions being approved, and / or constraints and market or cost factors that have the potential to delay delivery of the development,
 - the date of the submission or approval of planning applications, including full or reserved matters planning applications,
 - progress towards the discharge of planning conditions,
 - data collected in the annual survey of extant planning permissions carried out in spring 2024 that records whether a site is under construction or not started, and the number of dwellings or bedrooms on each site that are completed, under construction or not started,
 - information known by the Council(s) regarding the delivery of the site as a result of working with the developer, housebuilder, landowner or agent through the pre-application or planning application processes,
 - site ownership details, for example whether the site is in the ownership of a housebuilder or developer,
 - information on whether pre-application discussions have been undertaken,
 - whether a planning performance agreement is in place for the site and the terms of that agreement, and
 - the Councils' typical assumptions for lead-in times, build-out rates, build-out patterns and lapse rates for self-contained dwellings that are summarised in Appendix A.
33. The Councils have not solely relied on the information provided by the developer, agent, landowner or housebuilder in their response to assess the deliverability and / or developability of a site. Where no response has been received, the Councils have assessed the deliverability and / or developability of the site based on data gathered from the other sources of information.
34. The Councils have focussed their assessment on the deliverability of each site, and whether or not each site is anticipated to deliver housing completions within the five year period having regard to the relevant tests in the NPPF and the available evidence. Beyond the five year period, as anticipated delivery is less clear, the Councils have taken a conservative approach to the delivery of any

new settlements or urban extensions, and have applied the Councils' typical assumptions of 300 dwellings a year for new settlements or 350 dwellings a year for urban extensions (see Appendix A), or lower where sites are in close proximity. However, actual delivery could be higher and the split of completions across these developments may happen in different proportions to that assumed for the purposes of this housing trajectory.

35. For all other cases where the Councils have taken a different approach to the delivery timetable or build out rate for a site to that suggested by the landowner, developer, housebuilder or agent, the Councils have made this clear in the commentary (see Appendix C) that accompanies each site included in the Greater Cambridge housing trajectory.
36. Overall, the Councils have taken a robust approach to assessing the deliverability and / or developability of each of the sites in the Greater Cambridge housing trajectory, using evidence from a number of sources, and in some cases have taken a more cautious approach in terms of the delivery timetable or delivery rate for a site than that suggested by the landowner, developer, housebuilder or agent in their response.

Brownfield Registers

37. The [Councils' Brownfield Registers](#) include brownfield sites either allocated or with planning permission. Therefore, the Councils' Brownfield Registers do not include any additional sites to those already considered for the Greater Cambridge housing trajectory.

4. Greater Cambridge Housing Trajectory and Housing Land Supply Calculations

Greater Cambridge Housing Trajectory

38. The Greater Cambridge housing trajectory is set out in Figure 1 (below) and commentary on each site in the Greater Cambridge housing trajectory including an assessment of its deliverability and / or developability is included in Appendix C.
39. The Greater Cambridge housing trajectory sets out anticipated annual net completions from **self-contained dwellings** through new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2024 for:
 - adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans,

- developments on unallocated sites of 10 dwellings or more with planning permission or a resolution to grant planning permission by one of the Councils' planning committees,
- developments on unallocated sites of 9 dwellings or less with outline, reserved matters or full planning permission, prior approval permission for changes of use, or a permission in principle, and
- other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

The housing trajectory also records actual annual net dwelling completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2024 from new builds, conversions, changes of use and demolitions.

40. It also sets out anticipated annual net completions for **dwelling equivalents for student or older peoples bedspaces** through new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2024 for:

- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans; and
- developments on unallocated sites with planning permission or a resolution to grant planning permission by one of the Councils' planning committees, where the dwelling equivalent would be a gain or loss of at least one dwelling.

Any adopted allocations or developments on unallocated sites (with planning permission or a resolution to grant planning permission) that would equate to the gain or loss of less than one dwelling have not been considered.

41. This Greater Cambridge housing trajectory does not include anticipated annual net completions for **self-contained dwellings or dwelling equivalents for student or older peoples bedspaces** from proposed allocations as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021), except where they are adopted allocations in the Cambridge Local Plan 2018, in the South Cambridgeshire Local Plan 2018 or within an adopted Area Action Plan. The Greater Cambridge Local Plan is at a relatively early stage of preparation and has not yet been submitted to the Secretary of State for examination. This housing trajectory also does not include anticipated annual net completions for **self-contained dwellings or dwelling equivalents for student or older peoples bedspaces** from sites within the [Proposed Submission North East Cambridge Area Action Plan](#) (AAP) (January 2022) area, except where they are adopted allocations in the Cambridge Local Plan 2018 or have secured planning permission. The North East Cambridge AAP has also not yet been submitted to the Secretary of State for examination.

Figure 1: Greater Cambridge Housing Trajectory

[see Tables on the following pages]

Notes:

- The number of self-contained dwellings completed in 2011/2012 to 2022/2023 have been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.
- In Table SC6, the sites marked with a * are 'Five Year Supply' sites. These were planning applications that were permitted as a departure from the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply between 2014 and 2018. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officer's assessment of the planning application in a delegation report or planning committee report, or the Inspector's assessment of the planning application in an appeal decision.
- Tables C1b, SC1b, C2a, SC2a, C3a, SC3a, SC4a, SC5, C4a, and SC6a include the housing trajectories for self-contained dwellings. Tables C2b, SC2b, C3b, SC3b, SC4b, C4b, and SC6b include the housing trajectories for dwelling equivalents for student or older peoples bedspaces. The Joint Trajectory and Tables C1a and SC1a include data on both self-contained dwellings and dwelling equivalents.

Greater Cambridge Housing Trajectory

Actual and Predicted Completions by Location, Type of Site, and Year	Dwellings (D) and / or Dwelling Equivalents (DE)	For more detail, see:	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2045	Total in Five Year Supply: 2025-2030	
Allocations in Cambridge Urban Area																											
Cambridge - allocations	D	Table C2a	39	70	70	56	18	116	157	0	195	118	0	0	0	0	0	0	0	0	0	0	0	0	0	839	330
Cambridge - allocations	DE	Table C2b	38	1	0	0	0	0	0	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	146	1
South Cambridgeshire - allocations	D	Table SC2a	0	0	0	0	78	347	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	425
South Cambridgeshire - allocations	DE	Table SC2b	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58
Allocations on Cambridge Fringe Sites																											
Cambridge - allocations	D	Table C3a	154	423	473	499	485	426	591	193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,244	2,306
Cambridge - allocations	DE	Table C3b	0	0	0	39	0	0	42	100	100	100	100	100	100	98	0	0	0	0	0	0	0	0	0	779	39
South Cambridgeshire - allocations	D	Table SC3a	119	735	276	162	532	505	175	255	218	120	120	120	100	0	0	0	0	0	0	0	0	0	0	3,437	2,210
South Cambridgeshire - allocations	DE	Table SC3b	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0
Allocations of New Settlements																											
South Cambridgeshire - allocations	D	Table SC4a	347	321	474	994	1,307	1,295	900	900	900	900	900	900	850	850	850	850	850	850	850	718	700	7,725	17,506	4,391	
South Cambridgeshire - allocations	DE	Table SC4b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocations in Rural Area																											
South Cambridgeshire - allocations	D	Table SC5	40	80	179	90	90	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	550	510
Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																											
Cambridge	D	Table C4a	134	105	175	72	16	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	507	373
Cambridge	DE	Table C4b	-8	0	74	5	64	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	142	143
South Cambridgeshire	D	Table SC6a	350	541	460	376	230	221	200	200	200	200	167	0	0	0	0	0	0	0	0	0	0	0	0	3,145	1,828
South Cambridgeshire	DE	Table SC6b	0	0	0	-1	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41
Windfall Allowance																											
Cambridge	D	Table C4a	0	0	0	0	169	180	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	0	3,124	349
South Cambridgeshire	D	Table SC6a	0	0	0	0	160	219	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	0	0	3,979	379
Totals			1,213	2,276	2,239	2,292	3,191	3,385	2,490	2,219	2,045	1,863	1,712	1,545	1,475	1,373	1,275	1,275	1,275	1,275	1,275	1,143	1,125	7,725	37,961	13,383	
Cambridge	D and DE	-	357	599	792	671	752	727	975	585	487	403	285	285	285	283	185	185	185	185	185	185	185	0	0	8,781	3,541
South Cambridgeshire	D and DE	-	856	1,677	1,447	1,621	2,439	2,658	1,515	1,634	1,558	1,460	1,427	1,260	1,190	1,090	1,090	1,090	1,090	1,090	1,090	958	940	7,725	29,180	9,842	

Table C1a: Housing Trajectory for Cambridge - Summary

Actual and Predicted Completions by Site and Year	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Allocations - Cambridge Urban Area																								
Cambridge Urban Area	77	71	70	56	18	116	157	107	195	118	0	0	0	0	0	0	0	0	0	0	0	0	985	331
Allocations - Cambridge Fringe Sites																								
North-West Cambridge (University Site, Eddington)	0	110	78	55	23	96	350	244	100	100	100	100	100	98	0	0	0	0	0	0	0	0	1,554	362
NIAB (Darwin Green)	112	211	211	197	202	150	110	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,242	971
Cambridge East - north of Cherry Hinton	42	12	44	161	185	180	131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	755	582
Land north of Worts' Causeway	0	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200
Land south of Worts' Causeway	0	40	90	75	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	230	230
Bell School	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Unallocated Sites																								
Unallocated Sites with Planning Permission	126	105	251	66	80	5	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	640	507
Unallocated Sites with Resolution to Grant Planning Permission	0	0	-2	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9
Windfalls																								
Windfall Allowance	0	0	0	0	169	180	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	3,124	349
Totals	357	599	792	671	752	727	975	585	487	403	285	285	285	283	185	185	185	185	185	185	185	0	8,781	3,541

Table C1b: Housing Trajectory for Cambridge - Actual and Predicted Completions

Totals	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Actual Completions	353	472	1,325	724	922	1,205	1,127	884	475	406	616	834	241	-	-	-	-	-	-	-	-
Predicted Completions	-	-	-	-	-	-	-	-	-	-	-	-	-	327	598	718	627	688	727	933	-
Cumulative Completions	353	825	2,150	2,874	3,796	5,001	6,128	7,012	7,487	7,893	8,509	9,343	9,584	9,911	10,509	11,227	11,854	12,542	13,269	14,202	14,202
Annualised Housing Target over Plan Period	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14,000
Annualised Housing Target taking Account of Actual / Predicted Completions	718	732	697	695	680	643	606	582	592	611	610	582	631	682	698	693	715	729	731	-202	-
Comparison of Actual / Predicted Completions against Annualised Housing Target	-347	-228	625	24	222	505	427	184	-225	-294	-84	134	-459	-373	-102	18	-73	-12	27	233	-

Table SC1a: Housing Trajectory for South Cambridgeshire - Summary

Actual and Predicted Completions by Site and Year	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Allocations - Cambridge Urban Area																								
North East Cambridge - Land north of Cambridge North Station	0	0	0	0	78	347	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	425
Orchard Park - parcel Com 4	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58
Allocations - Cambridge Fringe Sites																								
North-West Cambridge (University Site, Eddington)	50	411	0	0	282	280	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,062	973
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	0	0	0	0	60	120	120	120	120	120	120	120	100	0	0	0	0	0	0	0	0	0	1,000	180
Cambridge East - north of Newmarket Road	62	225	185	134	190	100	38	35	39	0	0	0	0	0	0	0	0	0	0	0	0	0	1,008	834
Cambridge East - north of Cherry Hinton	7	99	91	28	0	5	17	100	59	0	0	0	0	0	0	0	0	0	0	0	0	0	406	223
Allocations - New Settlements																								
Northstowe	147	80	160	402	473	467	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	2,477	6,229	1,582
Waterbeach New Town	93	82	68	240	376	368	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	5,248	5,727	1,134
Bourn Airfield New Village	0	0	0	50	150	200	150	150	150	200	230	252	250	250	250	250	250	250	250	118	100	0	3,500	400
Cambourne West	107	159	246	302	308	260	150	150	150	100	70	48	0	0	0	0	0	0	0	0	0	0	2,050	1,275
Allocations - Rural Area																								
Fulbourn & Ida Darwin Hospitals	7	40	40	40	40	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	191
Papworth West Central	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10
Dales Manor Business Park, Sawston	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land south of Babraham Road, Sawston	33	40	50	50	50	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	263	230
Land at Bennell Farm, West Street, Comberton	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41
Histon & Impington Station Area	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38
Unallocated Sites																								
Unallocated Sites with Planning Permission	350	541	445	375	272	221	200	200	200	200	167	0	0	0	0	0	0	0	0	0	0	0	3,171	1,854
Unallocated Sites with Resolution to Grant Planning Permission	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15
Windfalls																								
Windfall Allowance	0	0	0	0	160	219	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	0	3,979	379
Totals	856	1,677	1,447	1,621	2,439	2,658	1,515	1,634	1,558	1,460	1,427	1,260	1,190	1,090	1,090	1,090	1,090	1,090	1,090	958	940	7,725	29,180	9,842

Table SC1b: Housing Trajectory for South Cambridgeshire - Actual and Predicted Completions

Totals	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Actual Completions	691	557	629	867	667	548	737	1,140	1,054	1,317	1,181	1,463	1,131	-	-	-	-	-	-	-	-
Predicted Completions	-	-	-	-	-	-	-	-	-	-	-	-	-	856	1,677	1,389	1,622	2,397	2,658	1,515	-
Cumulative Completions	691	1,248	1,877	2,744	3,411	3,959	4,696	5,836	6,890	8,207	9,388	10,851	11,982	12,838	14,515	15,904	17,526	19,923	22,581	24,096	24,096
Annualised Housing Target over Plan Period	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975
Annualised Housing Target taking Account of Actual / Predicted Completions	990	1,014	1,037	1,047	1,073	1,110	1,139	1,139	1,146	1,129	1,124	1,081	1,074	1,110	997	899	658	-212	-3,081	-4,596	-4,596
Comparison of Actual / Predicted Completions against Annualised Housing Target	-284	-418	-346	-108	-308	-427	-238	165	79	342	206	488	156	-119	702	414	647	1,422	1,683	540	540

Table C2a: Housing Trajectory for Cambridge - Allocations within Cambridge Urban Area

Site Name and Address	Ward	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
The Paddocks Trading Estate, Cherry Hinton Road	Coleridge	Cambridge Local Plan 2018 - Site R7 (123 dwellings)	2.79	123	0	123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
379-381 Milton Road	King's Hedges	Cambridge Local Plan 2018 - Site M1 (95 dwellings)	2.41	95	0	95	0	0	0	0	0	0	0	0	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	0
BT telephone exchange and car park, Long Road	Trumpington	Cambridge Local Plan 2018 - Site R14 (76 dwellings)	2.01	76	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willowcroft, Histon Road	Arbury	Cambridge Local Plan 2018 - Site R2 (78 dwellings), 14/1254/FUL (15 dwellings following demolition of a dwelling), 15/1369/FUL & 17/0412/S73 (21 dwellings) and 24/01354/FUL (70 dwellings)	1.61	105	35	70	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70	70
Travis Perkins, Devonshire Road	Petersfield	Cambridge Local Plan 2018 - Site R9 (43 dwellings) and 22/01982/FUL (70 dwellings)	1.23	70	0	70	0	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70	70
Police Station, Parkside	Market	Cambridge Local Plan 2018 - Site M4 (50 dwellings)	0.48	50	0	50	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	0
Henry Giles House, Chesterton Road	West Chesterton	Cambridge Local Plan 2018 - Site R4 (48 dwellings)	0.77	48	0	48	0	0	0	20	18	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	38	48	38
Betjeman House, Hills Road	Petersfield	Cambridge Local Plan 2018 - Policy 21 / Site M44 (156 dwellings) and 06/0552/FUL (156 dwellings)	0.77	156	0	156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk	Abbey	Cambridge Local Plan 2018 - Site R5 (35 dwellings) and 23/04380/FUL (pending, 12 dwellings)	0.86	35	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	Coleridge	Cambridge Local Plan 2018 - Site R8 (33 dwellings)	0.75	33	0	33	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
Horizon Resource Centre, 285 Coldham's Lane	Romsey	Cambridge Local Plan 2018 - Site R11 (40 dwellings)	0.82	40	0	40	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	0
Cambridge Professional Development Centre, Foster Road	Trumpington	Cambridge Local Plan 2018 - Site R16 (67 dwellings)	1.49	67	0	67	0	0	0	0	0	0	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	67	0
Clifton Road Area	Coleridge	Cambridge Local Plan 2018 - Policy 21 / Site M2 (maximum capacity of 550 dwellings)	9.40	550	0	550	0	0	0	0	0	0	0	0	100	80	0	0	0	0	0	0	0	0	0	0	0	0	0	180	0
82-88 Hills Road and 57-63 Bateman Street	Trumpington	Cambridge Local Plan 2018 - Site M5 (20 dwellings)	0.50	20	0	20	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0
636-656 Newmarket Road	Abbey	Cambridge Local Plan 2018 - Site R6 (75 dwellings) and 23/04687/FUL (120 dwellings following demolition of 18 dwellings)	1.56	102	0	102	0	0	0	36	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	102	102
Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, East Barnwell Community Centre and Cambridge Spiritualist Centre, Newmarket Road	Abbey	Cambridge Local Plan 2018 - Site R6 (75 dwellings)	0.89	65	0	65	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50
315-349 Mill Road and Brookfields	Romsey	Cambridge Local Plan 2018 - Site R21 (78 dwellings)	2.92	78	0	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grange Farm, off Wilberforce Road	Newnham	Cambridge Local Plan 2018 - Site U3 (120 student units) and 21/02052/FUL (demolition of dwelling and new college accommodation)	1.87	38	-1	39	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39	0
Total - Allocations within Cambridge Urban Area				1,751	34	1,717	39	70	70	56	18	116	157	0	195	118	0	0	0	0	0	0	0	0	0	0	0	0	526	839	330

Table C2b: Housing Trajectory for Cambridge - Allocations within Cambridge Urban Area

Site Name and Address	Ward	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.24)	Outstanding Dwelling Equivalents (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Old Press / Mill Lane, Cambridge	Market	Cambridge Local Plan 2018 - Policy 43 / Site U1 (350 student rooms) and 18/1930/FUL (redevelopment including 94 student rooms)	2.00	350	146	0	146	38	1	0	0	0	0	0	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	146	1
Total - Allocations within Cambridge Urban Area				350	146	0	146	38	1	0	0	0	0	0	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	146	1

Table SC2a: Housing Trajectory for South Cambridgeshire - Allocations within Cambridge Urban Area

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
North East Cambridge - Land north of Cambridge North Station	Milton	South Cambridgeshire Local Plan 2018 - Policy SS/4 and 22/02771/OUT (up to 425 dwellings)	10.02	425	0	425	0	0	0	0	78	347	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	425	425
Total - Allocations within Cambridge Urban Area				425	0	425	0	0	0	0	78	347	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	425	425

Table SC2b: Housing Trajectory for South Cambridgeshire - Allocations within Cambridge Urban Area

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.24)	Outstanding Dwelling Equivalents (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Orchard Park - parcel Com4	Orchard Park	South Cambridgeshire Local Plan 2018 - Policy SS/1 and S/4243/19/FL (138 student rooms)	1.08	138	58	0	58	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58	58
Total - Allocations within Cambridge Urban Area				138		0	58	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58	58

Table C3a: Housing Trajectory for Cambridge - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
North-West Cambridge (Eddington) - Lot 1	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1748/REM (117 dwellings)	2.71	117	117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 2	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 14/1722/REM (264 dwellings)	1.87	264	264	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1827/REM (232 dwellings)	1.63	232	232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 8	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 14/0109/REM (73 dwellings)	0.59	73	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 15/1663/REM (121 dwellings)	3.82	121	121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot M3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 17/0285/REM (106 dwellings)	1.26	106	0	106	0	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106	106	106
North-West Cambridge (Eddington) - Lots M4 & M5	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 22/04989/REM (160 dwellings)	3.97	160	0	160	0	4	78	55	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160	160	160
North-West Cambridge (Eddington) - Lot S3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 18/1195/REM (186 dwellings)	0.93	186	186	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Future Lots	North West Cambridge AAP (approximately 3,000 dwellings) and 11/1114/OUT (up to 3,000 dwellings)	70.41	590	0	590	0	0	0	0	0	96	350	144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	446	590	96
Total - North West Cambridge (University Site)			1,849	993	856	0	110	78	55	23	96	350	144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	712	856	362
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Local Centre	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 15/1670/REM (114 dwellings)	1.33	114	114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW1	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 16/0208/REM (173 dwellings)	3.27	173	173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW2	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/04431/REM (323 dwellings)	8.16	323	2	321	14	50	50	50	50	50	50	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	314	321	250
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW3	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/05434/REM (210 dwellings)	5.48	210	0	210	0	0	50	50	50	50	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210	210	200
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW4	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/05433/REM (342 dwellings)	4.85	342	0	342	0	50	50	50	50	50	50	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	342	250
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcels BDW5 & BDW6	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings), 21/03619/REM (410 dwellings) and 24/00961/FUL (revised design, additional 1 dwelling)	12.26	411	42	369	98	111	61	47	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	369	369	271
Total - Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green)			1,573	331	1,242	112	211	211	197	202	150	110	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,193	1,242	971
Land between Huntingdon Road and Histon Road: Land at NIAB, Huntingdon Road	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings) and 21/03609/FUL (291 dwellings)	2.82	291	0	291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Land between Huntingdon Road and Histon Road: Land at NIAB, Huntingdon Road			291	0	291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Land between Huntingdon Road and Histon Road			1,864	331	1,533	112	211	211	197	202	150	110	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,193	1,242	971

Table C3a: Housing Trajectory for Cambridge - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Cambridge East - north of Cherry Hinton: first phase (RMA3)	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), 18/0481/OUT (maximum of 1,200 dwellings), and 22/05018/REM (351 dwellings, 79 dwellings within Cambridge)	2.18	79	25	54	42	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	54	12
Cambridge East - north of Cherry Hinton: second phase (RMA4)	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), 18/0481/OUT (maximum of 1,200 dwellings) and 23/03347/REM (136 dwellings)	2.48	136	0	136	0	0	39	97	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136	136	136
Cambridge East - north of Cherry Hinton: remainder, including RMA5 and RMA6	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings) and 18/0481/OUT (maximum of 1,200 dwellings)	51.33	565	0	565	0	0	5	25	185	180	131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	526	526	395
Total - Cambridge East - north of Cherry Hinton			780	25	755	42	12	44	122	185	180	131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	716	716	543
Land north of Worts' Causeway	Cambridge Local Plan 2018 - Policy 27 / Site GB1 (200 dwellings), 20/01972/OUT (up to 200 dwellings) and 23/04191/REM (200 dwellings)	7.81	200	0	200	0	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200	200
Total - Land north of Worts' Causeway			200	0	200	0	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200	200
Land south of Worts' Causeway - first phase	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings), 19/1168/OUT (up to 230 dwellings) and 22/02646/REM (80 dwellings)	2.72	80	0	80	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80
Land south of Worts' Causeway - second phase	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings), 19/1168/OUT (up to 230 dwellings) and 24/01531/REM (150 dwellings)	4.99	150	0	150	0	0	50	75	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	150	150
Total - Land south of Worts' Causeway			230	0	230	0	40	90	75	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	230	230	230
Total - Allocations on Cambridge Fringe			4,923	1,349	3,574	154	423	473	499	485	426	591	193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,051	3,244	2,306

Table C3b: Housing Trajectory for Cambridge - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.24)	Outstanding Dwelling Equivalents (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030	
North West Cambridge (Eddington) - student accommodation	11/1114/OUT & S/1886/11 (up to 2,000 student bedspaces) and 13/1400/REM (325 student bedspaces)	2,000	833	135	698	0	0	0	0	0	0	0	100	100	100	100	100	100	98	0	0	0	0	0	0	0	0	0	0	698	0
Cambridge East - North of Cherry Hinton	18/0481/OUT & S/1231/18/OL (maximum of 1,200 homes including retirement living facility)	90	47	0	47	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39	39	
Bell School	06/0795/OUT, 12/1027/S73, 13/1118/S73 & 13/1786/REM (100 student bedrooms)	100	42	0	42	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	0	
Total - Allocations on Cambridge Fringe		2,190	922	135	787	0	0	0	39	0	0	42	100	100	100	100	100	100	98	0	0	0	0	0	0	0	0	81	779	39	

Table SC3a: Housing Trajectory for South Cambridgeshire - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
North-West Cambridge (Eddington) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings), S/2219/15/RM (240 dwellings, of which 119 dwellings in South Cambridgeshire, however, 10 dwellings replaced by S/2766/19/RM, 1 dwelling replaced by 20/01762/REM, and 2 dwellings replaced by 20/01549/REM), S/2766/19/RM (9 dwellings), 20/01762/REM (5 dwellings) and 20/01549/REM (8 dwellings)	2.41	128	128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lots S1 & S2	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) and 21/04036/REM (373 dwellings)	4.67	373	0	373	26	347	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	373	373	347
North-West Cambridge (Eddington) - Lot 4	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) and 22/01168/REM (88 dwellings)	0.74	88	0	88	24	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88	88	64
North-West Cambridge (Eddington) - Future Lots	North West Cambridge AAP (approximately 3,000 dwellings) and S/1886/11 (up to 3,000 dwellings)	141.98	562	0	562	0	0	0	0	282	280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	562	562	562
Total - North West Cambridge (University Site)			1,151	128	1,023	50	411	0	0	282	280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,023	1,023	973
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	South Cambridgeshire Local Plan 2018 - Policy SS/2 (approximately 1,000 dwellings) and 22/02528/OUT (up to 1,000 dwellings)	30.96	1,000	0	1,000	0	0	0	0	60	120	120	120	120	120	120	120	100	0	0	0	0	0	0	0	0	0	300	1,000	180
Total - Land between Huntingdon Road, Histon Road & A14			1,000	0	1,000	0	0	0	0	60	120	120	120	120	120	120	120	100	0	0	0	0	0	0	0	0	0	300	1,000	180
Cambridge East - north of Newmarket Road: Marleigh, Phase 1a and Phase 1b	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings), S/1096/19/RM (239 dwellings) and and 20/02569/REM (308 dwellings)	29.49	547	328	219	2	75	75	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	219	219	217
Cambridge East - north of Newmarket Road: Marleigh, Phase 2	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings) and 21/02450/REM (421 dwellings)	5.45	421	55	366	60	150	100	17	0	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	327	366	267
Cambridge East - north of Newmarket Road: Marleigh, Phase 3	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings), 23/04930/REM (resolution to grant, 332 dwellings) and 23/04936/FUL (resolution to grant, 91 dwellings)	11.59	423	0	423	0	0	10	50	190	100	38	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	388	423	350
Total - Cambridge East - north of Newmarket Road: Marleigh			1,391	383	1,008	62	225	185	134	190	100	38	35	39	0	0	0	0	0	0	0	0	0	0	0	0	0	934	1,008	834
Cambridge East - north of Cherry Hinton: first phase (RMA3)	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings), S/1231/18/OL (maximum of 1,200 dwellings) and 22/05037/REM (351 dwellings, 272 dwellings within South Cambridgeshire)	6.53	272	14	258	7	99	91	28	0	0	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	225	258	218
Cambridge East - north of Cherry Hinton: remainder, including RMA5	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings) and S/1231/18/OL (maximum of 1,200 dwellings)	9.40	148	0	148	0	0	0	0	0	5	17	100	26	0	0	0	0	0	0	0	0	0	0	0	0	0	22	148	5
Total - Cambridge East - north of Cherry Hinton			420	14	406	7	99	91	28	0	5	17	100	59	0	0	0	0	0	0	0	0	0	0	0	0	0	247	406	223
Total - Cambridge East (all phases)			1,811	397	1,414	69	324	276	162	190	105	55	135	98	0	0	0	0	0	0	0	0	0	0	0	0	0	1,181	1,414	1,057
Total - Allocations on Cambridge Fringe			3,962	525	3,437	119	735	276	162	532	505	175	255	218	120	120	120	100	0	0	0	0	0	0	0	0	0	2,504	3,437	2,210

Table SC3b: Housing Trajectory for South Cambridgeshire - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.24)	Outstanding Dwelling Equivalents (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
North West Cambridge (Eddington) - older peoples accommodation	11/1114/OUT & S/1886/11 (up to 6,500 sqm of senior living)	75	39	0	39	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0
Total - Allocations on Cambridge Fringe		75	39	0	39	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0

Table SC4a: Housing Trajectory for South Cambridgeshire - Allocations at New Settlements

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Northstowe - phase 1: parcel H1 (Bloor Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1416/16/RM (92 dwellings)	2.87	92	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H2 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3477/16/RM (135 dwellings)	8.07	135	135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H3 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/2776/16/RM (40 dwellings)	1.09	40	33	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	0
Northstowe - phase 1: parcel H4 (Bovis Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3174/16/RM (84 dwellings)	2.12	84	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcels H5 & H6 (Bovis Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3405/18/RM (240 dwellings)	20.04	240	167	73	40	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	73	33
Northstowe - phase 1: parcel H7 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1475/18/RM (115 dwellings)	4.96	115	115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H8 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1355/19/RM (73 dwellings)	2.40	73	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H9 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/2907/19/RM (130 dwellings)	3.03	130	130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H10 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/0045/19/RM (76 dwellings)	6.13	76	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H11 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1620/17/RM (152 dwellings)	4.72	152	152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H12 (Linden Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3016/16/RM (271 dwellings)	7.19	271	271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H13 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/0065/20/RM (92 dwellings)	2.78	92	73	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	0
Total - Northstowe (phase 1)			1,500	1,401	99	66	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99	99	33
Northstowe - phase 2: parcel 2a	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and S/3499/19/RM (phase 2a, 406 dwellings)	10.54	406	43	363	0	0	0	72	144	74	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	363	363	290
Northstowe - phase 2: parcel 2b	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and 21/02310/REM (phase 2b, 300 dwellings)	7.82	300	36	264	81	48	48	48	36	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	264	264	183
Northstowe - phase 2: remaining parcels, including 2D1, 2C and TC1	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) and S/0390/12 (site wide masterplan)	120.27	2,794	0	2,794	0	0	72	204	244	296	127	200	200	200	200	200	200	200	200	200	51	0	0	0	0	0	943	2,794	816
Total - Northstowe (phase 2)			3,500	79	3,421	81	48	120	324	424	373	200	200	200	200	200	200	200	200	200	200	51	0	0	0	0	0	1,570	3,421	1,289
Northstowe - phase 3	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan), 20/02171/OUT (phase 3a, up to 4,000 dwellings) and 20/02142/OUT (phase 3b, up to 1,000 dwellings)	106.73	5,000	0	5,000	0	0	0	0	0	74	100	100	100	100	100	100	100	100	100	100	249	300	300	300	300	2,477	174	2,523	74
Total - Northstowe (phase 3)			5,000	0	5,000	0	0	0	0	0	74	100	100	100	100	100	100	100	100	100	100	249	300	300	300	300	2,477	174	2,523	74
Northstowe - Land west of Station Road	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan) and 20/03598/OUT (up to 107 dwellings and demolition of existing dwelling)	4.45	106	0	106	0	-1	20	58	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106	106	106
Northstowe - Digital Park	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan) and S/3854/19/OL (up to 80 dwellings)	2.37	80	0	80	0	0	20	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80
Total - Northstowe (all phases)			10,186	1,480	8,706	147	80	160	402	473	467	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	2,477	2,029	6,229	1,582

Table SC4a: Housing Trajectory for South Cambridgeshire - Allocations at New Settlements

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030	
Waterbeach New Town - West: Northern Woods (parcel 1)	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 21/02400/REM (89 dwellings)	1.69	89	13	76	55	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	76	21	
Waterbeach New Town - West: Eastern Woods (parcel 2.1)	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 21/03866/REM (111 dwellings)	1.93	111	12	99	38	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99	99	61	
Waterbeach New Town - West: remaining parcels	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/0559/17/OL (up to 6,500 dwellings)	289.57	6,300	0	6,300	0	0	68	240	301	293	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	2,398	1,102	3,902	902	
Waterbeach New Town - East	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/2075/18/OL (up to 4,500 dwellings)	226.55	4,500	0	4,500	0	0	0	0	75	75	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	2,850	250	1,650	150	
Total - Waterbeach New Town (all phases)			11,000	25	10,975	93	82	68	240	376	368	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	5,248	1,527	5,727	1,134	
Bourn Airfield New Village	South Cambridgeshire Local Plan 2018 - Policy SS/7 (approximately 3,500 dwellings) and S/3440/18/OL (approximately 3,500 dwellings)	171.20	3,500	0	3,500	0	0	0	50	150	200	150	150	150	200	230	252	250	250	250	250	250	250	250	250	118	100	0	550	3,500	400
Total - Bourn Airfield New Village			3,500	0	3,500	0	0	0	50	150	200	150	150	150	200	230	252	250	250	250	250	250	250	250	250	118	100	0	550	3,500	400
Cambourne West (land north west of Lower Cambourne) - Parcels 1.1a & 1.1b (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and S/4537/19/RM (200 dwellings)	6.57	200	140	60	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	0	
Cambourne West (land north west of Lower Cambourne) - Parcel 1.2 (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/01536/REM (190 dwellings)	4.69	190	154	36	16	16	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	36	20	
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3a & 1.3d (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/02543/REM (150 dwellings)	4.15	150	134	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	0	
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/01640/REM (286 dwellings)	4.50	286	128	158	0	50	53	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	158	158	158	
Cambourne West (land north west of Lower Cambourne) - Parcel 1.5 (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 22/04745/REM (41 dwellings)	1.23	41	0	41	0	18	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	41	
Cambourne West (land north west of Lower Cambourne) - Parcel 2.1 (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 22/04785/REM (118 dwellings)	3.96	118	0	118	15	65	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	118	118	103	
Cambourne West (land north west of Lower Cambourne) - Parcel 2.2b (south) (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 24/02652/REM (120 dwellings)	3.38	120	0	120	0	0	20	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	120	120	
Cambourne West (land north west of Lower Cambourne) - Parcel 3.2b (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 24/04021/REM (pending, 122 dwellings)	3.31	122	0	122	0	0	40	40	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	122	122	
Cambourne West (land north west of Lower Cambourne) - remaining parcels, including parcels 2.3 and 3.2a	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings), 25/00192/REM (parcel 2.3, pending, 203 dwellings) and 25/00126/REM (parcel 3.2a, pending, 111 dwellings)	116.03	1,123	0	1,123	0	0	0	75	130	250	150	150	150	100	70	48	0	0	0	0	0	0	0	0	0	0	605	1,123	455	
Total - Cambourne West (land north west of Lower Cambourne)			2,350	556	1,794	107	149	174	220	226	250	150	150	150	100	70	48	0	0	0	0	0	0	0	0	0	0	1,276	1,794	1,019	
Cambourne West (land within the Business Park)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings) and 23/00123/FUL (256 dwellings)	9.07	256	0	256	0	10	72	82	82	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	256	256	256	
Total - Cambourne West (land within the Business Park)			256	0	256	0	10	72	82	82	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	256	256	256	
Total - Cambourne West (all parcels)			2,606	556	2,050	107	159	246	302	308	260	150	150	150	100	70	48	0	0	0	0	0	0	0	0	0	0	1,532	2,050	1,275	
Total - Allocations at New Settlements			27,292	2,061	25,231	347	321	474	994	1,307	1,295	900	900	900	900	900	900	850	850	850	850	850	850	850	718	700	7,725	5,638	17,506	4,391	

Table SC4b: Housing Trajectory for South Cambridgeshire - Allocations at New Settlements

Site Name and Address	Policy and / or Planning Permission(s)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.24)	Outstanding Dwelling Equivalents (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Northstowe: phase 2	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) and S/0390/12 (site wide masterplan)	not known	not known	not known	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe: phase 3	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan), 20/02171/OUT (phase 3a, up to 4,000 dwellings) and 20/02142/OUT (phase 3b, up to 1,000 dwellings)	not known	not known	not known	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Northstowe (all phases)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterbeach New Town - West	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/0559/17/OL (up to 600 residential institutional units)	600	not known	not known	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterbeach New Town - East	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/2075/18/OL (up to 450 units within use class C2)	450	not known	not known	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Waterbeach New Town (all phases)		1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bourn Airfield New Village	South Cambridgeshire Local Plan 2018 - Policy SS/7 (approximately 3,500 dwellings) and S/3440/18/OL (up to 250 units of residential institutional use)	250	not known	not known	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Bourn Airfield New Village		250	not known	not known	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Allocations at New Settlements		1,300	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table SC5: Housing Trajectory for South Cambridgeshire - Allocations in the Rural Area

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Fulbourn & Ida Darwin Hospitals	Fulbourn	South Cambridgeshire Local Plan 2018 - Policy H/3, S/1066/13 (development brief), S/0670/17/OL (up to 203 dwellings) and 20/05199/REM (203 dwellings)	13.38	203	5	198	7	40	40	40	40	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	198	191
Papworth West-Central - south of Church Lane	Papworth Everard	South Cambridgeshire Local Plan 2018 - Policy H/4, S/0623/13 (hybrid, 58 dwellings and 8 live work dwellings), S/2859/16/VC and S/0307/17/RM (53 dwellings)	4.01	61	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Papworth West-Central - Catholic Church site	Papworth Everard	South Cambridgeshire Local Plan 2018 - Policy H/4 and S/0089/16/FL (4 dwellings)	0.13	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Papworth West-Central - St Peters Nurses Home, Church Lane	Papworth Everard	South Cambridgeshire Local Plan 2018 - Policy H/4 and 22/04309/FUL (change of use of nurses home to 9 dwellings, and 1 new dwelling)	0.41	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10
Dales Manor Business Park, Sawston	Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1a (200 dwellings)	10.70	200	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land south of Babraham Road, Sawston	Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1c (260 dwellings) and 21/03955/FUL (280 dwellings)	12.04	280	17	263	33	40	50	50	50	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	263	263	230
Land at Bennell Farm, West Street, Comberton (East of the access road)	Toft	South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings), S/2204/15/OL (up to 90 dwellings), S/1812/17/OL (up to 90 dwellings), S/4552/17/RM (90 dwellings) and S/0351/19/VC (revised design)	6.29	90	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Bennell Farm, West Street, Comberton (West of the access road)	Toft	South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings) and 20/01992/FUL (41 dwellings)	1.48	41	0	41	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	41
Histon & Impington Station Area (The Bishops Site, Cambridge Road, Impington)	Histon & Impington	South Cambridgeshire Local Plan 2018 - Policy E/8 and 21/02902/FUL (38 dwellings)	0.20	38	0	38	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	38
Histon & Impington Station Area (Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington)	Histon & Impington	South Cambridgeshire Local Plan 2018 - Policy E/8 and S/0783/17/FL (12 dwellings)	0.17	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Allocations in the Rural Area				939	189	750	40	80	179	90	90	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	550	550	510

Table C4a: Housing Trajectory for Cambridge - Unallocated Sites and Windfall Allowance

Site Name and Address	Ward	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
149 Newmarket Road, Cambridge	Abbey	20/01125/FUL (demolition of a dwelling and 10 new dwellings)	0.08	9	-1	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10
185-189 Newmarket Road and 1 Godesdone Road, Cambridge	Abbey	22/04356/FUL (conversion of buildings containing 3 dwellings to create 7 dwellings, and erection of 5 new dwellings)	0.05	9	0	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	9
212-214 Newmarket Road	Abbey	18/1679/FUL (13 dwellings)	0.06	13	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	13
The Meadows Community Centre, St Catharines Road	Arbury	19/1756/FUL (22 dwellings)	2.18	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aylesborough Close	Arbury	22/01995/FUL (demolition of 36 dwellings and 70 new dwellings)	0.62	34	-36	70	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70	70
Edward House, 8 Albion Row, Cambridge	Castle	23/02294/FUL (16 dwellings)	0.07	16	0	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	16
St. Edmund's College, Cambridge	Castle	16/1864/FUL (demolition of 6 dwellings and 6 new dwellings)	2.93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge	Castle	23/02696/FUL (redevelopment to provide postgraduate accommodation)	0.84	-6	0	-6	0	0	0	-1	-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-6	-6	-6
Phase 3, Land at Colville Road	Cherry Hinton	21/02759/FUL (demolition of 18 dwellings and 48 new affordable dwellings)	0.56	30	2	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28	0
Sorrento Hotel, 190-196 Cherry Hinton Road	Queen Edith's	05/1329/FUL (16 dwellings)	0.22	16	2	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12-34 Fanshawe Road, Cambridge	Coleridge	23/04686/FUL (demolition of 30 dwellings and 84 new dwellings)	1.20	54	0	54	0	-30	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	54	54
71-73 Fen Road	East Chesterton	21/00659/FUL (12 dwellings)	0.35	10	-2	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	0
6A Chapel Street, Cambridge	East Chesterton	23/00064/FUL (13 dwellings)	0.05	13	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	13
Buchan Street Neighbourhood Centre	King's Hedges	19/1757/FUL (28 dwellings)	0.46	28	0	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28	0
Land at Aragon Close and Sackville Close	King's Hedges	22/00583/FUL (14 dwellings)	0.51	14	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	0
19-35 Regent Street, Cambridge	Market	23/04952/FUL (redevelopment including student accommodation)	0.03	-4	0	-4	0	-4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4	-4	-4
102-108 Shelford Road	Trumpington	19/1324/FUL (conversion of 2 dwellings to 6 dwellings, demolition of 2 dwellings and 6 new dwellings)	0.14	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land off Sandy Lane and land at 51-55 Elizabeth Way	West Chesterton	21/01065/FUL (26 dwellings), 19/0819/OUT (demolition of 2 dwellings and 9 new dwellings) and 22/03584/REM (demolition of 2 dwellings and 9 new dwellings)	0.85	33	0	33	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	26
18 Chesterton Road	West Chesterton	19/0242/FUL (demolition of 3 dwellings and 11 new dwellings)	0.05	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121-125 Chesterton Road	West Chesterton	19/1098/FUL (19 houses in multiple occupation)	0.22	19	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Sites (9 dwellings or less) already Under Construction at 31 March 2024	various	-	-	-	-	56	42	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	56	14
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2024	various	-	-	-	-	108	10	27	38	22	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108	108	98
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2024	various	-	-	-	-	51	0	5	13	18	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	51	51
Total - Unallocated Sites with Planning Permission				326	-13	554	134	105	177	61	16	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	498	498	364
35 Milton Road, Cambridge	West Chesterton	23/03579/FUL (resolution to grant, demolition of 2 dwellings and 11 new dwellings)	0.13	9	0	9	0	0	-2	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	9
Total - Unallocated Sites with Resolution to Grant Planning Permission				9	0	9	0	0	-2	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	9
Windfall Allowance	various	-	-	-	-	-	0	0	0	0	169	180	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	534	3,124	349
Total - Unallocated Sites and Windfall Allowance				335	-13	563	134	105	175	72	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	1,041	3,631	722

Table C4b: Housing Trajectory for Cambridge - Unallocated Sites and Windfall Allowance

Site Name and Address	Ward	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.24)	Outstanding Dwelling Equivalents (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
John Banks Honda, 444 Newmarket Road, Cambridge	Abbey	19/0340/FUL (demolition of buildings and 154 new student bedrooms) and 19/0340/NMA2 (revised design, 140 new student bedrooms)	0.26	140	58	0	58	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58	58
Edward House, 8 Albion Row, Cambridge	Castle	23/02294/FUL (demolition of 15 bed care home)	0.07	-15	-8	0	-8	-8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-8	-8	0
St. Edmund's College, Cambridge	Castle	16/1864/FUL (16 student bedrooms)	2.93	16	7	0	7	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
Fitzwilliam College, Storeys Way, Cambridge	Castle	23/04233/FUL (17 student rooms)	0.16	17	7	0	7	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	7
Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge	Castle	23/02696/FUL (redevelopment to provide postgraduate accommodation)	0.84	101	42	0	42	0	0	0	-15	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	42
19-35 Regent Street, Cambridge	Market	23/04952/FUL (redevelopment including student accommodation)	0.03	26	11	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11
64 & 65 Bridge Street, Cambridge	Market	24/01788/FUL (change of use from 13 student bedrooms to offices)	0.02	-13	-5	0	-5	0	0	0	-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	-5	-5
Owlstone Croft, Cambridge	Newnham	22/02066/FUL (60 postgraduate bedrooms)	1.06	60	25	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	25
Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College, Cambridge	Newnham	24/01985/FUL (change of use of office to 12 student bedrooms)	0.12	12	5	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5
Total - Unallocated Sites with Planning Permission				344	142	0	142	-8	0	74	5	64	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	135	142	143

Table SC6a: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
The Meadows Community Centre, St Catharines Road	Histon & Impington	S/4532/19/FL (56 dwellings)	1.22	56	30	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	0
Former CEMEX Cement Works, Haslingfield Road, Barrington *	Barrington	S/2365/14/OL (up to 220 dwellings), S/3485/18/RM (220 dwellings), S/1427/19/RM (220 dwellings), 21/04088/FUL (revised design, increase of 3 dwellings) and 21/04087/FUL (revised design, increase of 37 dwellings)	33.50	260	109	151	31	40	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	151	151	120
East of Spring Lane, Bassingbourn *	Bassingbourn cum Kneesworth	S/1745/16/OL (up to 30 dwellings) and S/0905/19/RM (30 dwellings)	2.87	30	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	0
26 South End, Bassingbourn	Bassingbourn cum Kneesworth	S/0331/15/FL (demolition of existing dwelling and 10 new dwellings)	0.87	9	2	7	0	3	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	7
Rear of 18-28 Highfields Road, Highfields Caldecote *	Caldecote	S/2047/16/FL (71 dwellings)	2.91	71	66	5	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	2
Land off Rampton Road, Cottenham *	Cottenham	S/2413/17/OL (demolition of dwelling and up to 200 new dwellings), S/4116/18/VC, S/2549/19/RM (demolition of dwelling and up to 200 new dwellings) and S/2679/19/RM (duplicate, demolition of dwelling and up to 200 new dwellings)	14.19	199	148	51	21	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	51	30
Land north east of Rampton Road, Cottenham *	Cottenham	S/2876/16/OL & S/2876/16/NMA1 (up to 154 dwellings) and 21/01881/REM (140 dwellings)	17.13	140	33	107	3	54	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	107	107	104
Rear of 38 Histon Road, Cottenham	Cottenham	20/04906/OUT (34 affordable dwellings)	0.83	34	0	34	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34	34
Land off Potton End, Eltisley	Eltisley	S/3182/19/FL (12 dwellings)	0.52	12	0	12	9	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	3
Land adjacent to the Green House, Cootes Lane, Fen Drayton	Fen Drayton	20/01356/FUL (14 dwellings)	0.72	14	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	0
Land at Teversham Road, Fulbourn *	Fulbourn	S/0202/17/OL (up to 110 dwellings) and S/3290/19/RM (110 dwellings)	6.83	110	4	106	49	26	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106	106	57
Telford House, 76 Cow Lane, Fulbourn	Fulbourn	22/03530/PRIOR (change of use of office to 11 dwellings)	0.38	11	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11
South of West Road, Gamlingay *	Gamlingay	S/2367/16/OL (up to 29 dwellings), S/1338/15/OL (up to 29 dwellings) and S/3868/18/RM (29 dwellings)	1.32	29	0	29	0	0	4	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	29	29
2 Station Road, Great Shelford	Great Shelford	21/05276/FUL (39 retirement living apartments for older persons)	0.29	39	0	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39	39
South of 279 St Neots Road, Hardwick *	Hardwick	S/3064/16/OL (demolition of 2 dwellings and up to 155 new dwellings), 20/02728/REM (demolition of 2 dwellings and up to 155 new dwellings) and 21/01832/FUL (23 dwellings)	7.44	176	173	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0
Former Waste Water Treatment Facility, Cambridge Road, Hauxton	Hauxton	S/2184/16/OL (up to 32 dwellings) and 24/00208/REM (32 dwellings)	16.70	32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wellcome Genome Campus, Hinxton	Hinxton	S/4329/18/OL (up to 1,500 dwellings) and 24/02106/REM (83 dwellings)	124.20	1,500	0	1,500	0	0	83	100	150	200	200	200	200	200	167	0	0	0	0	0	0	0	0	0	0	0	733	1,500	533
Land north and south of Bartlow Road, Linton *	Linton	S/1963/15/OL (up to 55 dwellings) and S/2501/19/RM (55 dwellings)	4.83	55	43	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	0
Sheen Farm, Royston Road, Litlington *	Litlington	S/2927/17/FL (demolition of dwelling and 22 new dwellings) and 21/00145/S73 (revised design)	1.12	21	20	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
Land at and to the rear of 30 and 32 New Road, Over	Over	20/03254/OUT (demolition of two dwellings and erection of 44 new dwellings) and 22/01965/REM (demolition of two dwellings and erection of 44 new dwellings)	2.86	42	2	40	8	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	32
Land between 66-68 Common Lane, Sawston *	Sawston	S/2286/16/OL (up to 10 dwellings) and S/4787/18/RM (10 dwellings)	0.55	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10
Land between Haverhill Road and Hinton Way, Stapleford	Stapleford	20/02929/OUT (retirement care village) and 22/04303/REM (147 dwellings for older people)	24.00	147	0	147	0	147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	147	147	147
Land rear of 130 Middlewatch, Swavesey *	Swavesey	S/1605/16/OL (demolition of a dwelling and up to 70 new dwellings) and S/1896/19/RM (demolition of a dwelling and 70 new dwellings)	2.80	69	-1	70	0	0	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70	70
Land north of 39A Station Road West, Whittlesford Bridge	Whittlesford	23/01150/FUL (demolition of dwelling and 48 new dwellings)	1.17	47	0	47	0	0	-1	40	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	47	47
Land south of 1b Over Road, Willingham *	Willingham	S/2921/15/OL (26 dwellings) and 21/00915/REM (26 dwellings)	0.92	26	0	26	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	26
Small Sites (9 dwellings or less) already Under Construction at 31 March 2024	various	-	-	-	-	148	111	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	148	148	37
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2024	various	-	-	-	-	291	29	73	102	58	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	291	291	262
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2024	various	-	-	-	-	213	0	21	53	75	43	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	213	213	213
Total - Unallocated Sites with Planning Permission				3,139	629	3,162	350	541	445	376	230	221	200	200	200	200	167	0	0	0	0	0	0	0	0	0	0	0	2,363	3,130	1,813

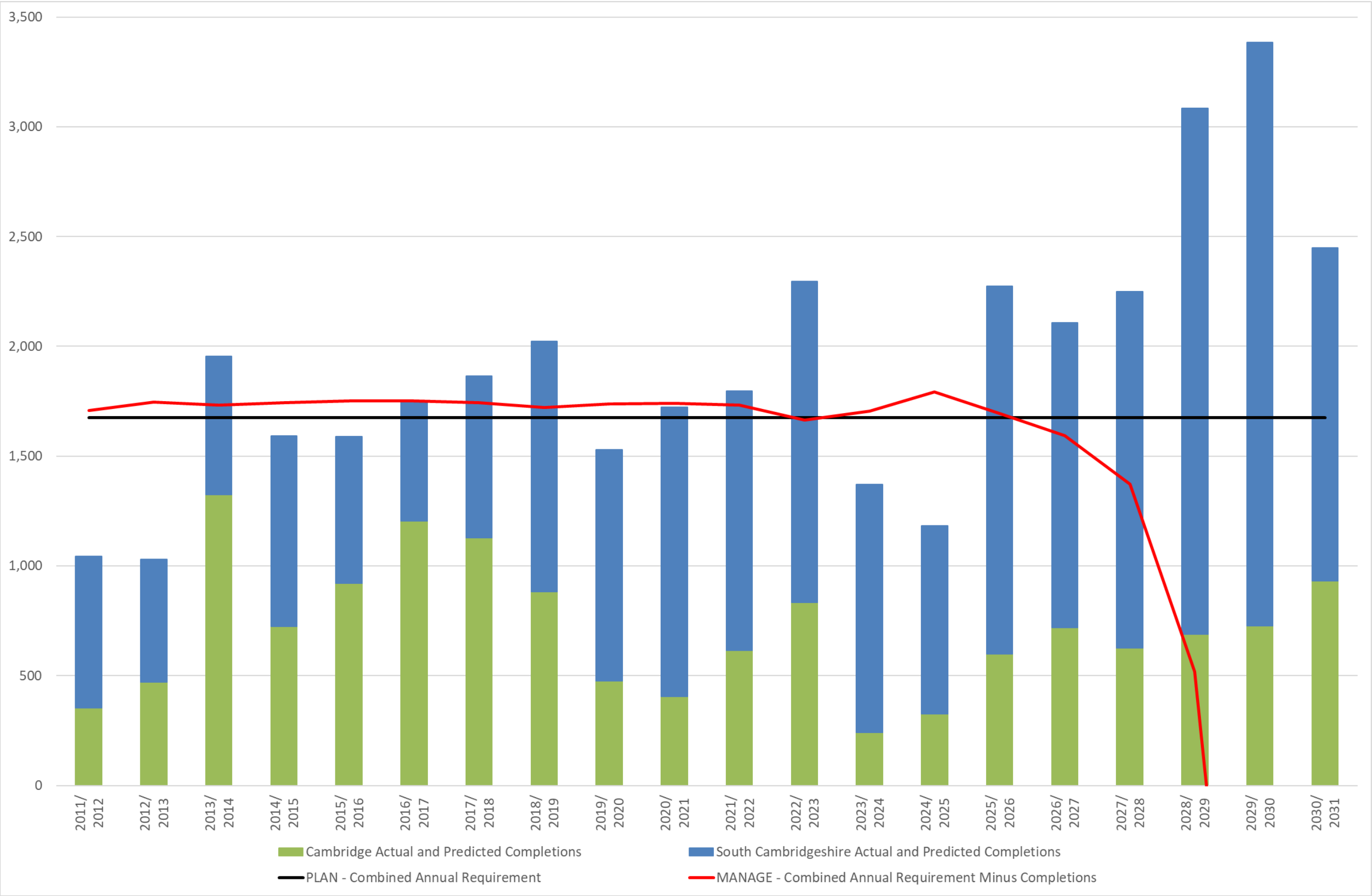
Table SC6a: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.24)	Outstanding Dwellings (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Land adjacent to School Hill, Histon	Histon & Impington	23/04537/FUL (resolution to grant, extensions to provide 15 dwellings)	0.40	15	0	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	15
Total - Unallocated Sites with Resolution to Grant Planning Permission				15	0	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	15
Windfall Allowance	various	-	-	-	-	-	0	0	0	0	160	219	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	0	619	3,979	379
Total - Unallocated Sites and Windfall Allowance				3,154	629	3,177	350	541	460	376	390	440	440	440	440	440	407	240	240	240	240	240	240	240	240	240	240	0	2,997	7,124	2,207

Table SC6b: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.24)	Outstanding Dwelling Equivalents (net)	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2031	Total: 2024-2045	Total in Five Year Supply: 2025-2030
Former Hotel Felix, Whitehouse Lane, Cambridge	Girton	21/00953/FUL (demolition of buildings and new 80 bed care home)	1.39	80	42	0	42	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	42
1 Edmund Close, Milton	Milton	24/03205/FUL (renovation of care home to provide accessible ensuite bedrooms)	0.08	-2	-1	0	-1	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	-1
Total - Unallocated Sites with Planning Permission				78	41	0	41	0	0	0	-1	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	41

Figure 2: Actual and predicted completions 2011-2031, from self-contained dwellings



Housing Land Supply Calculations for Greater Cambridge

42. The NPPG (Paragraph: 003 Reference ID: 68-003-20190722) sets out that the purpose of calculating the five year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement as set out in adopted strategic policies for the next five years or against local housing need calculated using the standard method where their requirement is more than five years old.

Housing Requirement

43. The NPPG (Paragraph: 005 Reference ID: 68-005-20190722) sets out that:

“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- the plan was adopted in the last 5 years, or
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5 year housing land supply will be measured against the area’s local housing need calculated using the standard method.”

44. As the Local Plans were adopted in autumn 2018, their strategic policies are now more than five years old and therefore the local housing need (from the standard method) should be used to calculate the housing land supply.
45. The approach to calculating the housing land supply for Greater Cambridge was considered through the Local Plan examinations and the Inspectors confirmed that the five year supply should be calculated on the basis of a joint housing trajectory for Greater Cambridge reflecting the joint development strategy across the two Local Plans. The Inspectors’ Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, housing delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing land supply and delivery should be considered jointly.
46. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) state that “the housing trajectories for Cambridge and South Cambridgeshire ... will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development.”.
47. The five year supply requirement for Greater Cambridge is therefore calculated using a combined local housing need annual requirement of 2,309 dwellings, as

the annual local housing need for Cambridge is 1,135 dwellings and the annual local housing need for South Cambridgeshire is 1,174 dwellings. The annual local housing need for both Cambridge and South Cambridgeshire has been calculated using the standard method as set out in the [NPPG](#) (updated December 2024), using the dwellings stock estimates for 2023 (published in May 2024) and affordability ratios for 2019-2023 (released in March 2024).

48. The Councils have started preparing a new Greater Cambridge Local Plan, and have undertaken two rounds of public consultation on the issues and options ([Greater Cambridge Local Plan – First Conversation](#), Regulation 18) and on the preferred approach ([Greater Cambridge Local Plan – First Proposals](#), Regulation 18). As part of preparing this new Local Plan, the Councils are considering the appropriate level of housing need for Greater Cambridge, along with where development should be located and the specific sites to deliver new homes. As the Greater Cambridge Local Plan is still in the early stages of preparation and may be subject to further changes, any housing requirements set out within any of these early versions of the Local Plan (or any supporting evidence base documents) should not be used for the purposes of calculating housing land supply.

Methodology

49. There are two methodologies for calculating five year housing land supply, and the NPPG (Paragraph: 022 Reference ID: 68-031-20190722) sets out how any shortfall in housing supply should be dealt with: “The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.”
50. The methodology for calculating the five year supply for Greater Cambridge was considered through the Local Plan examinations and the Inspectors confirmed that the five year supply for Greater Cambridge should be calculated using the Liverpool method. The Liverpool method spreads any shortfall in housing supply over the remainder of the plan period. The Inspectors concluded in their reports that the use of the Liverpool method was justified for both Cambridge and South Cambridgeshire.
51. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) therefore state that “five year housing land supply will be calculated using the Liverpool method”.

52. However, as the Local Plans were adopted in autumn 2018, their strategic policies are now more than five years old and therefore the local housing need (from the standard method) should be used to calculate the housing land supply. The NPPG (Paragraph: 022 Reference ID: 68-031-20190722) sets out that “the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure”.
53. The five year supply requirement for Greater Cambridge is therefore calculated as being 11,545 dwellings, which is five years at the combined local housing need annual requirement of 2,309 dwellings (as set out in paragraph 47, above).

Buffer

54. Paragraph 78 of the NPPF (published in December 2024) sets out a requirement to calculate the five year housing land supply by applying an additional buffer of 5% or 20% depending on specific circumstances.
55. The Inspectors that examined the Local Plans considered the buffer to be applied to the five year supply for Greater Cambridge. The Inspectors concluded in their reports that “the appropriate buffer at this point should be 20%” for both Cambridge and South Cambridgeshire. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) therefore state that “five year housing land supply will be calculated using ... a buffer of 20%”.
56. However, later versions of the NPPF have changed the approach to the assessment of previous under delivery from that set out in the NPPF (published in July 2012) against which the adopted Local Plans 2018 were examined. Accordingly, there has been a material change in circumstances since the adoption of the Local Plans that results in the need to reconsider the buffer used to calculate the Councils’ housing land supply.
57. At the time of examining the Local Plans, the Inspectors concluded based on the NPPF (published in July 2012) that “the failure to meet targets in so many years across the 15 year period represents persistent underdelivery” such that the “appropriate buffer at this point should be 20%”. However, later iterations of the NPPF, including the latest version (published in December 2024), set out a different process for determining when a 20% buffer should be applied to a Council’s five year housing land supply calculations. It states in paragraph 78 that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years. Footnote 40 then confirms that this will be measured against the Housing Delivery Test results, with the 20%

buffer applying where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement.

58. The Housing Delivery Test results for Greater Cambridge are set out in Figure 3 (below). These results show that neither of the Councils have a Housing Delivery Test result below 85% of their housing requirement, and therefore national policy now indicates that it is not necessary for a buffer of 20% to be applied to the Councils' housing land supply calculations.

Figure 3: Housing Delivery Test (HDT) results for Greater Cambridge

Local Authority	HDT 2018 (2015-2018)	HDT 2019 (2016-2019)	HDT 2020 (2017-2020)	HDT 2021 (2018-2021)	HDT 2022 (2019-2022)	HDT 2023 (2020-2023)
Cambridge	388%	280%	176%	133%	98%	114%
South Cambridgeshire	78%	95%	114%	145%	145%	153%

59. The Councils therefore consider it is appropriate to apply a 5% buffer to their five year housing land supply calculations, in accordance with paragraph 78 of the NPPF (published in December 2024). The five year supply requirement for Greater Cambridge with a 5% buffer is therefore calculated as being 12,122 dwellings, as set out in Figure 4 (below).

Housing Land Supply Calculations for Greater Cambridge

60. Figure 4 (below) sets out the housing land supply calculations for Greater Cambridge for 2025-2030.

Figure 4: Housing Land Supply Position for 2025-2030

Stages in Calculating the Housing Land Supply / Area	Greater Cambridge
(a) Annual local housing requirement using standard method	2,309
(b) Five year supply requirement (= a x 5)	11,545
(c) 5% buffer to be added to the five year supply requirement (= b x 0.05)	577
(d) Five year supply requirement with 5% buffer (= b + c)	12,122
(e) Number of dwellings predicted to be completed in the five year period (1 April 2025 to 31 March 2030)	13,383
(f) Five year supply (= e ÷ d x 5)	5.5

61. Based on the Greater Cambridge housing trajectory published in this report (see Figure 1, above), it is anticipated that there will be a rolling five-year housing land supply going forwards (see Figure 5, below) when calculated using the standard method and applying a 5% buffer.

Figure 5: Rolling Housing Land Supply

Area / Five Year period	2026-2031	2027-2032	2028-2033	2029-2034
Greater Cambridge	5.6	5.6	5.5	5.0

5. Conclusions

Meeting the Housing Requirement

62. The Cambridge Local Plan 2018 (adopted in October 2018) requires (in Policy 3) that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet the current objectively assessed need. Against the Cambridge Local Plan 2018, the Greater Cambridge housing trajectory published in this report shows that 14,202 dwellings are expected to be delivered between 2011 and 2031 (see Figure 1, Table C1b). Some sites allocated in the Cambridge Local Plan 2018 are no longer anticipated to deliver dwellings within the plan period (i.e. by 2031), and therefore any dwellings from those sites are not included in the expected number of dwellings to be delivered between 2011 and 2031. There are some employment sites that the adopted Local Plan anticipated would become available for residential uses, but which are now no longer available as they are being retained for employment uses.
63. The South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031 to meet the current objectively assessed need. Against the South Cambridgeshire Local Plan 2018, the Greater Cambridge housing trajectory published in this report shows that 24,096 dwellings are expected to be delivered between 2011 and 2031 (see Figure 1, Table SC1b). Some sites allocated in the South Cambridgeshire Local Plan 2018 are anticipated to deliver dwellings during the plan period (i.e. by 2031) and after the plan period. Any dwellings anticipated to be delivered after the plan period are not included in the expected number of dwellings to be delivered between 2011 and 2031.
64. Together, the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. The housing trajectory published in this report shows that 38,298 dwellings are expected to be delivered between 2011 and 2031.

Housing Land Supply

65. Both the Cambridge and South Cambridgeshire Local Plans 2018 set out that “the housing trajectories for Cambridge and South Cambridgeshire ... will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” (Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018).
66. As the Local Plans were adopted in autumn 2018, their strategic policies are now more than five years old and therefore the local housing need (from the standard method) should be used to calculate the housing land supply. Whilst the Local Plan policies refer to the use of a 20% buffer, it is no longer appropriate to calculate their housing land supply using a 20% buffer given the change in approach in the revised NPPF (see paragraphs 54-59 in Section 4, above). Based on paragraph 78 and footnote 40 of the NPPF (published in December 2024), the Councils consider it is appropriate to apply a 5% buffer to their five year housing land supply calculations, in accordance with paragraph 78 of the NPPF (published in December 2024).
67. Collectively for Greater Cambridge, as required by paragraph 78 of the NPPF (published in December 2024), the Councils jointly have 5.5 years of housing land supply for 2025-2030. This housing land supply for 2025-2030 should be used when making planning decisions from the date of publication of this report (April 2025).

Implications for Decision Making

68. Paragraph 11 of the NPPF (published in December 2024) sets out a presumption in favour of sustainable development, which for decision-taking means “approving development proposals that accord with an up-to-date development plan without delay” (paragraph 11(c)).
69. Paragraph 11(d) and footnote 8 of the NPPF (published in December 2024) set out the circumstances where planning policies should be considered out of date when making decisions on planning applications, and these include where the Council cannot demonstrate a five year housing land supply (with the appropriate buffer) or where the Council’s Housing Delivery Test results indicate that delivery was below 75% of the housing requirement over the previous three years. On the basis of the housing land supply calculations in this report and from the date of this report (April 2025), policies in the Cambridge and South Cambridgeshire Local Plans are not deemed out of date through the operation of

footnote 8 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in December 2024).

Appendix A: Lead-in times and build out rates / patterns, lapse rates and windfall allowance for self-contained dwellings

Lead-in times and build out rates / patterns

- A.1. The NPPG previously set out that Councils may develop benchmarks and assumptions based on evidence of past trends for development lead-in times and build out rates, and that these assumptions could be used: to test delivery information, or where there is no information available from the landowner / developer to inform the assessment. The NPPG has subsequently been updated such that it now sets out that evidence from the Housing and Economic Land Availability Assessment (HELAA) can be used to inform five year supply considerations (Paragraph: 004 Reference ID: 68-004-20241212), and that within the HELAA an assessment of the timescale within which each site is capable of being developed can be informed by indicative lead-in times and build-out rates for different scales of sites (Paragraph: 022 Reference ID: 3-022-20190722).
- A.2. The Councils developed 'typical assumptions' for lead-in times and build out rates in 2019 and published them as part of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (November 2019). This evidence has now been superseded by the Councils' latest evidence on lead-in times and build out rates included in the [Housing Delivery Study for Greater Cambridge](#) (October 2021).
- A.3. As part of the Housing Delivery Study 2021, AECOM (on behalf of the Councils) undertook a review of secondary data sources on lead-in times and build out rates, but also looked at actual delivery of a variety of sites within Greater Cambridge and across the OxCam Arc. AECOM sense checked their early research and interim assumptions with developers and agents operating within Greater Cambridge.
- A.4. The Housing Delivery Study 2021 sets out recommended lead-in times and build out rates for strategic and non-strategic sites within Greater Cambridge, based on a series of different typologies. The study highlights that the assumptions can be refined as they are applied to individual sites, taking into account site-specific circumstances and the aspirations of individual landowners/developers.
- A.5. The Housing Delivery Study 2021 was published alongside the [Greater Cambridge Local Plan – First Proposals](#) (November 2021), and a number of representations were received that commented on the conclusions of the

Housing Delivery Study. AECOM have considered the representations received in relation to their 'typical assumptions' for lead-in times and build out rates and have confirmed in the [Housing Delivery Study Addendum](#) (December 2022) that their recommendations included in the Housing Delivery Study 2021 are robust and realistic for the Councils to use both as part of the plan making process and also for other updates to the Greater Cambridge housing trajectory. The [Strategy Topic Paper](#) (January 2023) that was published alongside the [Development Strategy Update](#) (January 2023) sets out that having considered AECOM's responses to the representations and their recommendations, the Councils consider it appropriate to continue to use the recommendations on lead-in times and build out rates from the Housing Delivery Study 2021.

- A.6. For **strategic sites** (assumed to be 200 dwellings or more), the Housing Delivery Study 2021 concludes that it will take 4 years from the submission of the outline application to approval of the first detailed residential planning permission and then that it will take a further 2 years to the first dwelling(s) being completed. For these same sites, the Housing Delivery Study 2021 recommends the typical build out rates set out in Figure 6 (below) and provides examples as to how these would hypothetically translate into build out patterns for specific sized sites as set out in Figure 7 (below).

Figure 6: Build out rates for Strategic Sites

Site Size	Average build out rate (dwellings a year)	Average number of sales outlets	Peak build out rate (dwellings a year)	Peak number of sales outlets
200-499 dwellings	50	1	50	1
500-999 dwellings	90	1-2	100	2
1,000-1,499 dwellings	120	2-3	150	3
1,500-1,999 dwellings	145	3-4	200	4
2,000 + dwellings at a new settlement	200-250	4-5	300	5
2,000 + dwellings at an urban extension	225-275	5	350	7

Source: Table 18, Housing Delivery Study 2021

Figure 7: Build out patterns for Strategic Sites

Site Size	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20
250 dwellings	50	50	50	50	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
600 dwellings	50	100	100	100	100	100	50	-	-	-	-	-	-	-	-	-	-	-	-	-
1,200 dwellings	50	100	150	150	150	150	150	150	100	50	-	-	-	-	-	-	-	-	-	-
1,600 dwellings	50	100	150	200	200	200	200	200	150	100	50	-	-	-	-	-	-	-	-	-
4,500 dwellings at a new settlement	50	100	150	200	250	300	300	300	300	300	300	300	300	300	300	250	200	150	100	50
2,300 dwellings on an urban extension	50	150	250	350	350	350	350	250	150	50	-	-	-	-	-	-	-	-	-	-

Source: Table 29, Housing Delivery Study 2021

- A.7. The Housing Delivery Study 2021 concludes that these assumptions for strategic sites are realistic and reliable for use in Greater Cambridge for plan-making, and where necessary, as part of demonstrating a five year housing land supply, as they reflect the strength of the housing market without being overly optimistic. The study acknowledges that when considering build out rates it would be prudent to consider the proximity of nearby strategic sites and work with site promoters to understand whether competing sites (or sites reliant on the same infrastructure improvements) will reduce potential delivery rates.
- A.8. Where the Councils have used these typical assumptions for sites included in the Greater Cambridge housing trajectory, this is set out in the relevant site assessment in Appendix C.
- A.9. For **non-strategic sites** (assumed to be less than 200 dwellings), the Housing Delivery Study 2021 concludes that it will take 3 years from the submission of a full application to the first dwelling(s) being completed or 4 years from the submission of an outline application to the first dwelling(s) being completed. The study assumes that a full application will be used for sites of up to 50 dwellings, and that an outline application will be used for sites of over 50 dwellings. For these same sites, the Housing Delivery Study 2021 recommends the typical build out rates set out in Figure 8 (below).

Figure 8: Build out rates for Non-strategic Sites

Location	Housing Mix	Build out rate for flats (dwellings a year)	Build out rates for houses (dwellings a year)
Urban	Flats	all flats completed in the same year	-
Suburban	Houses and flats	75, in total across houses and flats	75, in total across houses and flats
Suburban	Houses	-	50
Rural	Houses and flats	all flats completed in the same year	40

Source: Table 21, Housing Delivery Study 2021

- A.10. The Housing Delivery Study 2021 concludes that these assumptions for non-strategic sites are realistic and reliable for use in Greater Cambridge for plan-making, and where necessary, as part of demonstrating a five year housing land supply, as they reflect the strength of the housing market without being overly optimistic.

- A.11. Where the Councils have used these typical assumptions for sites included in the Greater Cambridge housing trajectory, this is set out in the relevant site assessment in Appendix C.
- A.12. For sites of 9 dwellings or less, it is not feasible for the Councils to explore the delivery of these sites individually, and therefore as set out in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document \(November 2019\)](#) the Councils use 'typical assumptions' for the build out patterns of these sites. These 'typical assumptions' are that:
- sites of 9 dwellings or less under construction at the end of the monitoring year (31 March) will be completed within the next two years, with 75% of dwellings in the first year and 25% of dwellings in the second year; and
 - some sites of 9 dwellings or less not started at the end of the monitoring year (31 March) will not be delivered but that the remainder will be completed within the next five years, with 10% of dwellings in the first year, 25% of dwellings in the second year, 35% of dwellings in the third year, 20% of dwellings in the fourth year, and 10% of dwellings in the fifth year.
- A.13. For sites of 9 dwellings or less permitted after the end of the monitoring year, the Councils take the same approach as for sites of 9 dwellings or less not started at the end of the monitoring year by applying a lapse rate for non-implementation and a build out pattern. However, due to the more recent permission dates of these sites, the build out pattern is assumed to start a year later than those sites with permission at the end of the monitoring year.

Lapse rates

- A.14. The NPPG previously set out that Councils may develop benchmarks and assumptions based on evidence of past trends for lapse rates (non-implementation rates), and that these assumptions can be used: to test delivery information, or where there is no information available from the landowner / developer to inform the assessment. Although national planning policy and guidance no longer specifically include any references to taking account of lapse rates when calculating housing supply, the Councils consider that it is still important to take account of past trends on non-implementation of planning permissions.
- A.15. The Councils developed 'typical assumptions' for lapse rates in 2019 and published them as part of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document \(November 2019\)](#). This review concluded that as the Councils assess the deliverability and developability of all sites of 10 or more dwellings individually when preparing the housing trajectory, it is not considered necessary or appropriate to apply a percentage lapse rate for non-delivery to sites of 10 or more dwellings. However, for smaller sites of 9

dwellings or less, the review concluded that based on data for 1 April 2014 to 31 March 2018 it was appropriate for a lapse rate of 6% for non-delivery to be applied to these sites in Cambridge and a lapse rate of 10% for non-delivery to be applied to these sites in South Cambridgeshire.

- A.16. The Councils have now identified and considered the planning permissions for housing developments of less than 10 dwellings that have lapsed between 1 April 2018 and 31 March 2024 without having been implemented. Alongside this, the Councils have calculated the number of dwellings permitted between 1 April 2018 and 31 March 2024.
- A.17. Where a housing development of less than 10 dwellings has had multiple planning permissions over a number of years, as a result of amendments being made to the proposed development, the Councils have recorded any of the earlier planning permissions as having lapsed. For a number of planning permissions recorded as lapsed, there is a subsequent planning permission that is implemented. This approach to calculating the lapse rate is likely to result in a higher lapse rate than if each site was considered individually. However, it is not feasible to explore the delivery of each site of less than 10 dwellings individually, and therefore it is necessary to find a way to calculate an allowance for a proportion of these sites not to come forward for development.
- A.18. The individual results for Cambridge and South Cambridgeshire for 1 April 2014 to 31 March 2024 are included in figures 9 and 10 (below).

Figure 9: Cambridge – Number of Dwellings Permitted and Planning Permissions that have Lapsed on sites of less than 10 dwellings between 1 April 2014 and 31 March 2024

Year	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Number of dwellings permitted	186	279	242	227	145	257	136	53	105	116
Number of dwellings on planning permissions that have lapsed	5	17	14	7	14	35	30	27	32	38
Lapse rate	3%	6%	6%	3%	10%	14%	22%	51%	30%	33%

Figure 10: South Cambridgeshire – Number of Dwellings Permitted and Planning Permissions that have Lapsed on sites of less than 10 dwellings between 1 April 2014 and 31 March 2024

Year	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Number of dwellings permitted	247	199	236	282	374	239	208	262	196	253
Number of dwellings on planning permissions that have lapsed	25	11	10	20	16	26	24	35	26	46
Lapse rate	10%	6%	4%	7%	4%	11%	12%	13%	13%	18%

- A.19. The data shows that in the last few years, lapse rates have not been as low as in the preceding years. This is likely to be a result of wider factors such as the coronavirus pandemic, Brexit, and other economic influences. To take account of the fluctuations between years, the Councils have calculated an average lapse rate individually for Cambridge and South Cambridgeshire, after having deducted the two highest and two lowest lapse rates for each area. This results in a lapse rate (or non-implementation rate) of 15% for Cambridge and 10% for South Cambridgeshire.
- A.20. The Councils have used these typical assumptions on the small sites of less than 10 dwellings included in the Greater Cambridge housing trajectory, and further commentary is provided in the small sites of 9 dwellings or less assessments in Appendix C.

Windfall allowance

- A.21. The NPPF (published in December 2024, paragraph 75) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends.
- A.22. The Councils regularly review historic data on housing completions on windfall sites in Greater Cambridge. This data is considered, alongside national legislation and national and local planning policy and guidance that enables the delivery of housing, to provide the Councils evidence for the inclusion of a windfall allowance within their housing supply.
- A.23. The Councils' latest published evidence on windfalls is included in the [Housing Delivery Study for Greater Cambridge](#) (October 2021). This replaces the Councils' evidence included in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (November 2019).
- A.24. As part of the Housing Delivery Study 2021, AECOM (on behalf of the Councils) undertook a review of housing completions on windfall sites, and the study reports that although the Councils have been using a windfall allowance of 350 dwellings a year for Greater Cambridge, a review of the data indicates that up to 500 dwellings a year have been delivered. On the basis that national legislation and national and local planning policy and guidance continue to support the delivery of housing on windfall sites, AECOM conclude that there is evidence to justify continued delivery of windfalls in Cambridge and South Cambridgeshire.
- A.25. The Housing Delivery Study 2021 recommends that a justified and realistic windfall allowance is the mid-point between 350 dwellings and 500 dwellings,

with a possible increase of 5%. The study therefore sets out a windfall allowance of 425-450 dwellings a year for Greater Cambridge, with 185-195 dwellings a year in Cambridge and 240-255 dwellings a year in South Cambridgeshire.

- A.26. The Housing Delivery Study 2021 was published alongside the [Greater Cambridge Local Plan – First Proposals](#) (November 2021), and a number of representations were received that commented on the conclusions of the Housing Delivery Study. AECOM have considered the representations received in relation to the windfall allowance and have confirmed in the [Housing Delivery Study Addendum](#) (December 2022) that their recommendations included in the Housing Delivery Study 2021 are robust and realistic for the Councils to use both as part of the plan making process and also for other updates to the Greater Cambridge housing trajectory. The [Strategy Topic Paper](#) (January 2023) that was published alongside the [Development Strategy Update](#) (January 2023) sets out that having considered AECOM's responses to the representations and their recommendations, the Councils consider it appropriate to continue to use the recommendations on the windfall allowance from the Housing Delivery Study 2021.
- A.27. Commentary on the specific figures for the windfall allowance included in the Greater Cambridge housing trajectory is set out in the windfall allowance assessment in Appendix C.

Appendix B: Template Emails with Questions

Sites for housing that fall within part (a) of the definition of deliverable

Greater Cambridge Housing Trajectory – [site]

Dear [name]

The Greater Cambridge housing trajectory is used to demonstrate that actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans, and to calculate the five year housing land supply for Greater Cambridge. The Greater Cambridge housing trajectory will also be used as the basis for the housing trajectory included in the draft Greater Cambridge Local Plan.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated housing completions within the next five years, ready for the start of the new five year supply period on 1 April 2025.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that where a site has detailed planning permission, the Councils can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years. National planning guidance sets out what can be used as evidence.

Taking account of this national planning policy and guidance, the Councils would like to understand from you what progress has been made towards delivery of housing on [site]? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

[questions]

These questions take account of the information that you provided to us in early 2024 and / or our previous assumptions on the deliverability of this site, as published in the [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2024\)](#) – Appendices C and D.

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact us using the details provided below.

Sites for student or older peoples bedspaces that fall within part (a) of the definition of deliverable

Greater Cambridge Housing Trajectory – [site]

Dear [name]

The Greater Cambridge housing trajectory is used to understand actual and anticipated housing delivery in Cambridge and South Cambridgeshire, and to calculate the five year housing land supply for Greater Cambridge. The Greater Cambridge housing trajectory will also be used as the basis for the housing trajectory included in the draft Greater Cambridge Local Plan.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated completions within the next five years, ready for the start of the new five year supply period on 1 April 2025.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that where a site has detailed planning permission, the Councils can consider these sites as deliverable until the permission expires, unless there is clear evidence that completions will not be delivered within five years. National planning guidance sets out what can be used as evidence.

Taking account of this national planning policy and guidance, the Councils would like to understand from you what progress has been made towards delivery of bedspaces for [students / older people] on [site]? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

[questions]

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact us using the details provided below.

Sites for housing that fall within part (b) of the definition of deliverable

Greater Cambridge Housing Trajectory – [site]

Dear [name]

The Greater Cambridge housing trajectory is used to demonstrate that actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans, and to calculate the five year housing land supply for Greater Cambridge. The Greater Cambridge housing trajectory will also be used as the basis for the housing trajectory included in the draft Greater Cambridge Local Plan.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated housing completions within the next five years, ready for the start of the new five year supply period on 1 April 2025.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. To demonstrate this, national planning policy sets out that where a site is allocated or has outline planning permission, the Councils need to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

Taking account of this national planning policy and guidance, the Councils would like to understand from you what progress has been made towards delivery of housing on [site]? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

[questions]

These questions take account of the information that you provided to us in early 2024 and / or our previous assumptions on the deliverability of this site, as published in the [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2024\)](#) – Appendices C and D.

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact us using the details provided below.

Sites for housing and student or older peoples bedspaces that fall within part (b) of the definition of deliverable

Greater Cambridge Housing Trajectory – [site]

Dear [name]

The Greater Cambridge housing trajectory is used to demonstrate that actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans, and to calculate the five year housing land supply for Greater Cambridge. The Greater Cambridge housing trajectory will also be used as the basis for the housing trajectory included in the draft Greater Cambridge Local Plan.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated housing completions within the next five years, ready for the start of the new five year supply period on 1 April 2025.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. To demonstrate this, national planning policy sets out that where a site is allocated or has outline planning permission, the Councils need to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

Taking account of this national planning policy and guidance, the Councils would like to understand from you what progress has been made towards delivery of housing and bedspaces for students and older people on [site]? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

Market and affordable homes

[questions]

C2 accommodation for students and older people

[questions]

The questions on the market and affordable homes take account of the information that you provided to us in early 2024 and / or our previous assumptions on the deliverability of this site, as published in the [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2024\)](#) – Appendices C and D.

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact us using the details provided below.

Appendix C: Assessment of Sites included in the Greater Cambridge Housing Trajectory

Allocations in the Cambridge Urban Area

- C.1. The following sites are included in Table C2a, Table C2b, Table SC2a or SC2b of the Greater Cambridge Housing Trajectory (see Figure 1 in Section 4).

The Paddocks Trading Estate, Cherry Hinton Road, Cambridge

- C.2. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R7). The site is allocated for 123 dwellings.
- C.3. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to not carry this allocation forward into the new Greater Cambridge Local Plan, as it is considered more appropriate to retain the site for the existing mixed commercial uses. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.4. The agent (on behalf of BAE Systems Pension Fund Trustees Ltd c/o Columbia Threadneedle Investments Ltd) has advised that the site remains occupied by a number of long term leases, such that the site is not available for housing within the adopted plan period (see Response 1 in Appendix D). The agent has also advised that a hybrid planning application (24/04859/FUL) for the redevelopment of the site for research and development and office uses was submitted to the Council in December 2024 (see Response 1 in Appendix D). The agent has advised that although the site is suitable for redevelopment for housing, there is a stronger need to retain its employment use, and that optimising the employment use of this brownfield site is a more sustainable use of the land (see Response 1 in Appendix D). The Council has therefore made no allowance for housing on this site by 2045 in this housing trajectory.
- C.5. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the Council and the landowner consider that it more appropriate to retain the site for commercial uses.

379-381 Milton Road, Cambridge

- C.6. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M1). The site is allocated for 95 dwellings and employment uses. The site is also included in the [Proposed Submission North East Cambridge Area Action Plan](#) (January 2022), with an indicative capacity of 75 dwellings alongside commercial uses.
- C.7. The developer (Brockton Everlast) has advised that initial design proposals for redevelopment of this site have been prepared, which include 95 dwellings (see Response 2 in Appendix D). The developer has also advised that they will bring forward the delivery of the redevelopment of the site themselves (see Response 2 in Appendix D). The developer anticipates that a full planning application will be submitted in 2026/2027 and that the development will be completed in 2032-2033 (see Response 2 in Appendix D). The Councils' typical assumptions for the build out rate for a non-strategic site in the urban area have been used, therefore all dwellings completed in the same year (see Appendix A).
- C.8. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the developer anticipates that a full planning application will be submitted in 2026-2027, the developer has advised that they will bring forward the delivery of the redevelopment of the site themselves, and the developer anticipates that the development will be completed in 2032-2033. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

BT telephone exchange and car park, Long Road, Cambridge

- C.9. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R14). The site is allocated for 76 dwellings.
- C.10. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to not carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.11. It is unclear exactly when the development will be started and completed as the agent (on behalf of Telereal Trillium) has not provided a response. The agent

previously advised that the site is not available until after 2031 as it is occupied by existing businesses. Given that there is uncertainty regarding whether this site will be developed for housing, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2045.

- C.12. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the Council has no evidence that the landowner is intending to make the site available for residential development by 2045.

Willowcroft, Histon Road, Cambridge

- C.13. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R2). The site is allocated for 78 dwellings.
- C.14. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward the two undeveloped parts of this site (137 and 143 Histon Road) into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

149 Histon Road

- C.15. The site has planning permission (14/1254/FUL) for the erection of 15 dwellings following the demolition of the existing buildings (including a dwelling). The development was completed in 2016-2017.

149B Histon Road

- C.16. The site has planning permission (15/1369/FUL and 17/0412/S73) for 21 dwellings following the demolition of an industrial building. The development was completed in 2021-2022.

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

- C.17. The site has full planning permission (24/01354/FUL) for the erection of 70 dwellings, which was approved in March 2025.
- C.18. The developer (Hill, on behalf of Cambridge Investment Partnership) has advised that they are preparing the information to discharge any conditions

(see Response 4 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in spring 2025, and that the development will be completed in summer 2026 (see Response 4 in Appendix D).

- C.19. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) this part of this site falls within part (a) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site is in the ownership of a developer (Cambridge Investment Partnership), the site has full planning permission, the developer has advised that they are preparing the information to discharge any conditions, the developer anticipates that construction will start on the first dwelling(s) in spring 2025, and the developer anticipates that the development will be completed in summer 2026. There is no evidence that the site will not be delivered within five years.

Travis Perkins, Devonshire Road, Cambridge

- C.20. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R9). The site is allocated for 43 dwellings. The site has full planning permission (22/01982/FUL) for 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), which was approved in May 2023. At March 2024, all 70 dwellings had not been started.
- C.21. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.22. The developer (Socius) is marketing the development as [Mill Yard](#). The developer has advised that construction has commenced on the below ground services, utilities, piling and crane bases, and anticipates that construction will start on the residential buildings in March 2025 (see Response 5 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in January 2027 and that the development will be completed in January 2027 (see Response 5 in Appendix D).
- C.23. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 70 dwellings on this site fall within part (a) of

the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site has full planning permission, the developer has advised that construction has commenced on the below ground services, utilities, piling and crane bases, the developer anticipates that construction will start on the residential buildings in March 2025, and the developer anticipates that the development will be completed in January 2027. There is no evidence that the site will not be delivered within five years.

Police Station, Parkside, Cambridge

- C.24. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the residue of that allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M4). The site is allocated for 50 dwellings.
- C.25. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.26. A full planning permission (20/04010/FUL) for a purpose built police station containing offices, custody suite and associated facilities at Milton was approved in March 2021. The landowner (Cambridgeshire Constabulary) has advised that this new site will be completed by spring 2026 (see Response 6 in Appendix D).
- C.27. The landowner has advised that the existing Parkside site will become available in spring 2026, once the police have been relocated to the new site at Milton (see Response 6 in Appendix D). The landowner has also advised that they are currently preparing to appoint agents to advise on disposal options and marketing (see Response 6 in Appendix D). The landowner has advised that disposal options and timings have not yet been considered, and that they are unable to provide further details on timings for delivery of housing on the site as this will depend upon the advice received (see Response 6 in Appendix D).
- C.28. There are still issues to be resolved regarding the development of this site, including confirming the disposal options, marketing, and timing of delivery of housing on the site. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is anticipated that the development will come forward by 2045.

- C.29. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, a new police station in Milton is being constructed to allow the existing uses on the site to be relocated, the landowner has advised that this site will become available in spring 2026, and the landowner has advised that they are currently preparing to appoint agents to advise on disposal options and marketing. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Henry Giles House, Chesterton Road, Cambridge

- C.30. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R4). The site is allocated for 48 dwellings.
- C.31. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward the Henry Giles House part of this allocation into the new Greater Cambridge Local Plan, but not to carry forward the Carlyle House part of this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Henry Giles House

- C.32. The agent (on behalf of Telereal Trillium) has advised that the site will become available in 2027-2028, due to there being existing leases (see Response 7a in Appendix D). The agent has also advised that initial feasibility studies have been undertaken, which identify a capacity of 75-90 dwellings for the Henry Giles House part of the site (see Response 7a in Appendix D). The agent has advised that Telereal Trillium are developers and therefore will bring forward the delivery of the redevelopment of the site themselves (see Response 7a in Appendix D). The agent anticipates that a planning application will be submitted in 2026-2027, that construction will start on the first dwelling(s) in 2027-2028, that the first dwelling(s) will be completed in 2027-2028, and that the development will be completed in 2030 (see Response 7a in Appendix D).
- C.33. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 48 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on

detailed assessment and detailed design. This part of the allocation is approximately 80% of the whole site, and therefore for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 38 dwellings as this is 80% of the indicative capacity of 48 dwellings.

- C.34. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) this part of this site falls within part (b) of the definition of deliverable. This site is considered deliverable as:
- the site is allocated in the Cambridge Local Plan 2018,
 - the agent has advised that the site will become available in 2027-2028,
 - the agent anticipates that a planning application will be submitted in 2026-2027,
 - the agent anticipates that construction will start on the first dwelling(s) in 2027-2028,
 - the agent anticipates that the first dwelling(s) will be completed in 2027-2028, and
 - the agent anticipates that the development will be completed in 2030.
- There is clear evidence that housing completions will begin on this site within five years.

Carlyle House

- C.35. Full planning permission (24/02728/FUL) was approved in October 2024 for external alterations to Carlyle House to enable it to be used as an NHS healthcare facility, with the change of use from offices to medical or health services being permitted development.
- C.36. The landowner (Longmead Capital) has advised that they intend to bring forward the site for housing, but not within the next five years as the building is currently let (see Response 7b in Appendix D). The landowner has also advised that discussions have previously been undertaken with the landowner of Henry Giles House, but they anticipate that the sites will be brought forward separately (see Response 7b in Appendix D).
- C.37. The landowner has advised that they have undertaken a number of feasibility studies and have sought planning advice in relation to the redevelopment of this site (see Response 7b in Appendix D). The landowner anticipates that 50-80 dwellings could be accommodated on the Carlyle House part of the site (see Response 7b in Appendix D). The landowner anticipates that a full planning application will be submitted, but not within the next five years (see Response 7b in Appendix D). The landowner has advised that the timetable for delivery of dwellings on this site is unknown at present (see Response 7b in Appendix D).

- C.38. Given the current uncertainty regarding timescales, the Council has taken a conservative approach to delivery on this site by making no allowance for housing within the five year period; however it is anticipated that the development will come forward by 2045.
- C.39. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 48 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. This part of the allocation is approximately 20% of the whole site, and therefore for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 10 dwellings as this is 20% of the indicative capacity of 48 dwellings.
- C.40. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this part of the site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that they intend to bring forward the site for housing but not within the next five years as the building is let, the landowner has advised that they have undertaken a number of feasibility studies and sought planning advice in relation to the redevelopment of this site, and the landowner anticipates that a full planning application will be submitted but not within the next five years. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Betjeman House, Hills Road, Cambridge

- C.41. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M44). The site is allocated for 156 dwellings, B1a and B1b employment uses and retail. The site has full planning permission (06/0552/FUL) for 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, which was approved in August 2007. A Variation of Conditions application (09/1177/EXP) to extend the time for implementation of the permission, was approved in June 2010. The B1 office use element of the planning permission has been completed, and therefore the planning permission will not lapse.
- C.42. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into

the new Greater Cambridge Local Plan for mixed used development. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

- C.43. An alternative full planning permission (20/03429/FUL) that includes the 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 was allowed on appeal in March 2022. The agent (on behalf of Railpen/Socius) has advised that this alternative planning permission is being delivered, and therefore the site is no longer available for housing (see Response 8 in Appendix D). The Council has therefore made no allowance for housing on this site by 2045 in this housing trajectory.
- C.44. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this site is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018 and has an extant full planning permission including 156 dwellings, there is clear evidence that the landowner is now delivering the alternative planning permission for non-residential uses on this site.

Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge

- C.45. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R5) for 35 dwellings.
- C.46. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Camfields Resource Centre

- C.47. The resource centre building has already been demolished and the site was temporarily used as a construction compound for the works relating to the development of the Chisholm Trail. A full planning application (21/01151/FUL) for 14 dwellings and associated works was submitted in March 2021, but was later withdrawn. Consultee responses received (ahead of the planning application being withdrawn) highlighted potential issues with developing this site for residential uses while the adjoining oil depot is in operation and raised concerns relating to its density and layout. A revised scheme (23/04380/FUL) for 12 dwellings was submitted in November 2023 and is being considered by the Council. Consultee responses received again highlight potential issues with

developing this site for residential uses while the adjoining oil depot is in operation.

- C.48. The agent (on behalf of This Land) has advised that they are not able to set out a delivery timetable for this development until a decision on the planning application has been made (see Response 9a in Appendix D). Given that there is some uncertainty regarding whether this site can be developed for housing while the adjoining oil depot is in operation, until the Council has given this further consideration through the determination of a full planning application for housing on this site, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2045.
- C.49. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018 and a full planning application is being considered by the Council, there is some uncertainty regarding whether this site can be developed for housing while the adjoining oil depot is in operation.

Oil Depot

- C.50. The landowner (Motor Fuel Group) has advised that the site is currently leased and is therefore not likely to be available until 2036 (see Response 9b in Appendix D). Given that the site is not available until 2036 and as there are contamination issues from the previous use(s) that will require remediation works to be undertaken before any construction works can start on site, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2045.
- C.51. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, there is uncertainty over whether housing will be delivered on this site by 2045, given that the site is not available until 2036 and as there are contamination issues that will require remediation works to be undertaken before any construction works can start on site.

149 Cherry Hinton Road and Telephone Exchange, Coleridge Road, Cambridge

- C.52. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R8) for 33 dwellings.
- C.53. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to not carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review

through the plan making process whether or not to carry forward this allocation into the new Local Plan.

149 Cherry Hinton Road

- C.54. The agent (on behalf of GCR CamProp Ten Ltd) has previously advised that the redevelopment of the site for employment purposes has recently been completed and therefore that no residential uses will be brought forward on this part of the allocation. The Council has therefore made no allowance for housing on this site by 2045 in this housing trajectory.
- C.55. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this part of the site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the agent has advised that the landowner has already redeveloped this part of the site for employment purposes.

Telephone Exchange, Coleridge Road

- C.56. The agent (on behalf of Telereal Trillium) has advised that the site is not available until after 2031, as the current lease runs into the early 2030s (see Response 10 in Appendix D). The agent has also advised that Telereal Trillium are likely to be the developer (see Response 10 in Appendix D). The agent anticipates that the site could accommodate up to 60 dwellings, and that a planning application will be submitted in 2030-2031 (see Response 10 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in 2032-2033, that the first dwelling(s) will be completed in 2033-2034, and that the development will be completed in 2034-2035 (see Response 10 in Appendix D).
- C.57. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 33 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. This part of the allocation is approximately 24% of the whole site, and therefore for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 8 dwellings as this is 24% of the indicative capacity of 33 dwellings.
- C.58. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this part of the site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent anticipates that a planning application will be submitted in 2030-2031, the agent

anticipates that construction will start on the first dwelling(s) in 2032-2033, the agent anticipates the first dwellings will be completed in 2033-2034, and the agent anticipates the development will be completed in 2034-2035. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Horizon Resource Centre, 285 Coldham's Lane, Cambridge

- C.59. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R11) for 40 dwellings.
- C.60. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to not carry forward this allocation into the new Greater Cambridge Local Plan. However, the landowner submitted a [representation](#) during the public consultation on the First Proposals that seeks the continued allocation of this site in the new Greater Cambridge Local Plan for residential development. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.61. The landowner (Cambridgeshire County Council) has advised that the site is currently in operational use, but that it is likely to become available in the next 5-10 years once it has been declared surplus to operational requirements (see Response 11 in Appendix D). The landowner has also advised that they will consider their options as to how to bring this site forward for development, and that this may include a development partner or marketing the site for sale (see Response 11 in Appendix D). The landowner has advised that the timetable for the submission of a planning application and the timetable for the delivery of the development is unknown at present (see Response 11 in Appendix D).
- C.62. There are still issues to be resolved regarding the development of this site, including confirming exactly when the site will become available and securing a development partner or the sale of the site. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is anticipated that the development will come forward by 2045.
- C.63. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that the site is likely to become available in the next 5-10 years once it has been declared surplus to operational requirements, and the landowner has advised that they are considering their options as to how to bring this site forward for development. The site is in a suitable location for housing development with a

reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Cambridge Professional Development Centre, Foster Road, Cambridge

- C.64. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R16) for 67 dwellings. The site has planning permission (FMW/085/19) for the temporary change of use from education training use to office use and the installation of a modular office building for a period of five years, which was approved in February 2021.
- C.65. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to not carry forward this allocation into the new Greater Cambridge Local Plan. However, the landowner submitted a [representation](#) during the public consultation on the First Proposals that seeks the continued allocation of this site in the new Greater Cambridge Local Plan for residential development. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.66. The landowner (Cambridgeshire County Council) anticipates that this site will be one of the initial sites considered as part of its asset management strategy, due to the poor condition of the building and its allocation in the Local Plan (see Response 12 in Appendix D). The landowner has also advised that they are in discussions with a developer, as it is their intention to dispose of this site to a developer (see Response 12 in Appendix D). The landowner has advised that the timetable for the submission of a planning application and the timetable for the delivery of the development is unknown at present (see Response 12 in Appendix D).
- C.67. There are still issues to be resolved regarding the development of this site, including confirming exactly when the site will become available and securing the sale of the site. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is anticipated that the development will come forward by 2045.
- C.68. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, and the landowner has advised that they are in discussions with a developer as it is their intention to dispose of this site to a developer. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Clifton Road Area, Cambridge

- C.69. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M2) for a maximum capacity of 550 dwellings, and employment and leisure related uses. Policy 21 sets out that a Supplementary Planning Document (SPD) for the area needs to be prepared and adopted before any major planning application is submitted.
- C.70. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan, however it highlights that the Council has limited evidence that the site will come forward and that further evidence is needed to have greater certainty that the site will be delivered by 2041. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Clifton Road Industrial Estate

- C.71. This part of the site (except for Rustat House) is owned by Cambridge City Council and is leased to USS on a long lease. Rustat House is owned by USS. The agent (on behalf of USS) has advised that the landowners have been and will continue to engage with each other about the redevelopment of the site as a whole, but that currently it is intended that individual landowners will bring forward their land separately, but this may change in the future (see Response 13a in Appendix D).
- C.72. The agent has advised that USS have selected a development advisor, but that currently it is expected that USS will be the developer (see Response 13a in Appendix D). The agent has also advised that the development advisor is looking at the viability of a comprehensive redevelopment of the site (see Response 13a in Appendix D). The agent has advised that an initial site assessment has been undertaken and that a more detailed site assessment is underway (see Response 13a in Appendix D). The agent anticipates that a hybrid planning application will be submitted in 2027 (see Response 13a in Appendix D).
- C.73. The agent anticipates that 180-280 dwellings for rental accommodation could be provided on this part of the site, as part of a comprehensive mixed use development (see Response 13a in Appendix D). The agent anticipates a build out rate of around 100 dwellings per year (see Response 13a in Appendix D). The agent anticipates that the residential uses will be in the later phases of the development, starting in the early 2030s (see Response 13a in Appendix D). The agent anticipates that the development will be completed between 2030 and 2040 (see Response 13a in Appendix D). For the purposes of this housing

trajectory, the Council has assumed delivery of 180 dwellings on this part of the site.

- C.74. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this part of the site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that USS have appointed a development advisor, the agent has advised that a detailed site assessment is underway, the agent anticipates that a hybrid planning application will be submitted in 2027, the agent anticipates that construction will start on the first dwelling(s) in the early 2030s, and the agent anticipates that the dwelling(s) will be completed at a rate of 100 dwellings per year. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Clifton Court

- C.75. This part of the site is owned by Cambridge City Council and is leased to SJK on a long lease. The agent (on behalf of SJK) has advised that the site will continue to be used for commercial uses as it has ongoing relevance as an office location, and it has redevelopment potential for higher density office or laboratory use (see Response 13b in Appendix D). As the agent has advised that there are no plans to make this part of the site available for housing, the Council has made no allowance for housing on this part of the site by 2045 in this housing trajectory.
- C.76. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this part of the site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the Council has no evidence that the leaseholder is intending to make the site available for residential development by 2045.

Royal Mail Sorting Office

- C.77. This part of the site is owned by the Royal Mail Group. The landowner has advised that the site is occupied and not available for redevelopment (see Response 13c in Appendix D). The landowner has also advised that they have no plans to vacate the site in the medium or longer term (see Response 13c in Appendix D). As the landowner has advised that there are no plans to make this part of the site available for housing, the Council has made no allowance for housing on this part of the site by 2045 in this housing trajectory.
- C.78. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this part of the site is not considered deliverable or developable as although the site is allocated in the

Cambridge Local Plan 2018, the Council has no evidence that the landowner is intending to make the site available for residential development by 2045.

Unit 2, Clifton Way

- C.79. This part of the site is owned by Landsec / U+I and is leased to Pickfords. The landowner has 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 (see Response 13d in Appendix D). The landowner has also advised that they are not currently considering this site for residential uses (see Response 13d in Appendix D).
- C.80. The landowner has advised that the availability of the site is dependent upon agreeing Heads of Terms with the City Council for a lease regear (see Response 13d in Appendix D). The landowner anticipates that a planning application for the redevelopment of the Cambridge Leisure site as a whole will be submitted in early 2026 (see Response 13d in Appendix D). The landowner anticipates that any residential uses will be in one of the later phases, with delivery in 2035-2039 (see Response 13d in Appendix D).
- C.81. The landowner has also advised that they have had no further discussions with USS (leaseholders of the Clifton Road Industrial Estate) and that the expectation is that the individual landowners will bring forward their proposed developments separately (see Response 13d in Appendix D).
- C.82. As the landowner has advised that at present residential use is not being considered for this part of the site, there is some uncertainty regarding whether housing will be delivered on this part of the site. The Council has therefore made no allowance for housing on this part of the site by 2045 in this housing trajectory.
- C.83. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this part of the site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, there is some uncertainty regarding whether housing will be delivered on this part of the site.

82-88 Hills Road and 57-63 Bateman Street, Cambridge

- C.84. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site M5) for 20 dwellings and employment uses.
- C.85. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into

the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

- C.86. The agent (on behalf of Trinity Hall) has advised that the landowner is in the process of considering redevelopment options, while currently retaining the existing uses on site (see Response 14 in Appendix D). The agent has advised that the indicative capacity of 20 dwellings is from the Strategic Housing Land Availability Assessment, and therefore the final number may be greater or smaller depending on detailed assessment and design (see Response 14 in Appendix D). The agent has also advised that initial feasibility studies have been undertaken and that a detailed site assessment will be undertaken (see Response 14 in Appendix D). The agent anticipates that the site will become available before 2031 (see Response 14 in Appendix D). The agent anticipates that within the next 10 years that a planning application will be submitted, that construction will start on the first dwelling(s), and that the development will be completed (see Response 14 in Appendix D).
- C.87. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that the landowner is in the process of considering redevelopment options, the agent has advised that initial feasibility studies have been undertaken and that a detailed site assessment will be undertaken, the agent anticipates that the site will become available before 2031, and the agent anticipates that the development will be completed within the next 10 years. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

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

- C.88. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R6) for 75 dwellings.
- C.89. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan, however it highlights that the Council has limited evidence that the site will come forward and that further evidence is needed to have greater certainty that the site will be delivered by 2041. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

636-656 Newmarket Road

- C.90. Cambridge City Council (with Cambridge Investment Partnership, Greater Cambridge Housing Development Agency and other partners) are working to redevelop 634-656 Newmarket Road along with additional land at the adjoining local centre and nearby bowls club. The site has full planning permission (23/04687/FUL) for a new community centre, library, pre-school, shops and/or café and/or commercial space and 120 dwellings, following the demolition of existing buildings within the local centre (including 6 flats) and at 634-656 Newmarket Road (12 flats) and the bowls club, which was approved in November 2024. A condition on the full planning permission requires that the development begins within three years from the date of the permission. The development is in two phases: Phase 1 is for 54 dwellings on the bowls club parcel (which is outside of the allocation boundary); and phase 2 is for 66 dwellings on 634-656 Newmarket Road (which is within the allocation boundary) and the adjoining local centre (which is outside of the allocation boundary).
- C.91. The landowner has advised that applications to discharge all the pre-commencement conditions have been submitted and are being considered by the Council (see Response 15a in Appendix D). The landowner anticipates that construction will start on phase 1 (on the bowls club parcel) in March 2025 (see Response 15a in Appendix D). The landowner anticipates that all 54 dwellings on phase 1 will be completed in April 2027 (see Response 15a in Appendix D). The landowner anticipates that construction, including demolition of existing buildings, will start on phase 2 (634-656 Newmarket Road and the local centre parcel) in April 2027 (see Response 15a in Appendix D). The landowner anticipates that all 66 dwellings on phase 2 will be completed in April 2029 (see Response 15a in Appendix D).
- C.92. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 102 dwellings (net) on this site fall within part (a) of the definition of deliverable. The site is considered deliverable as: the site has full planning permission, the landowner has advised that applications to discharge all the pre-commencement conditions have been submitted and are being considered by the Council, the landowner anticipates that construction will start on phase 1 (on the bowls club parcel) in March 2025, the landowner anticipates that all the dwellings on phase 1 will be completed in April 2027, the landowner anticipates that construction will start on phase 2 (634-656 Newmarket Road and the local centre parcel) in April 2027, and the landowner anticipates that all the dwellings on phase 2 will be completed in April 2029. There is no evidence that the development will not be delivered within five years.

East Barnwell Community Centre

- C.93. Cambridgeshire County Council (with Cambridge City Council and other partners) are working to redevelop East Barnwell Community Centre. The landowner anticipates that East Barnwell Community Centre will become available in April 2027 and has advised that feasibility studies for this site are already being undertaken (see Response 15a in Appendix D). The landowner anticipates that a planning application will be submitted in 2025-2026, that construction will start on the first dwelling(s) in 2027-2028, and that all dwellings on this site will be completed in 2029-2030 (see Response 15a in Appendix D).
- C.94. The principle of residential development on East Barnwell Community Centre has been agreed through its inclusion in the allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 75 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. This area within the allocation is approximately 32% of the whole site, and therefore for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this area to provide 24 new dwellings as this is 32% of the indicative capacity of 75 new dwellings.
- C.95. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) this part of this site falls within part (b) of the definition of deliverable. This site is considered deliverable as:
- the site is allocated in the Cambridge Local Plan 2018,
 - the landowner anticipates that the site will become available in April 2027,
 - the landowner anticipates that a planning application will be submitted in 2025-2026,
 - the landowner anticipates that construction will start on the first dwelling(s) in 2027-2028, and
 - the landowner anticipates that all dwellings on this site will be completed in 2029-2030.

There is clear evidence that housing completions will begin on this site within five years.

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

- C.96. The Churches Trust (with Cambridgeshire County Council, Cambridge City Council and other partners) are working to redevelop this site. The landowner has advised that feasibility studies for this site are already being undertaken (see Response 15a in Appendix D). The landowner anticipates that a planning

application will be submitted in 2025-2026, that construction will start on the first dwelling(s) in 2027-2028, and that all dwellings on this site will be completed in 2029-2030 (see Response 15a in Appendix D).

- C.97. The principle of residential development on Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall has been agreed through its inclusion in the allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 75 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. This area within the allocation is approximately 35% of the whole site, and therefore for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 26 new dwellings as this is 35% of the indicative capacity of 75 new dwellings.
- C.98. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) this part of this site falls within part (b) of the definition of deliverable. This site is considered deliverable as:
- the site is allocated in the Cambridge Local Plan 2018,
 - the landowner has advised that feasibility studies for this site are already being undertaken,
 - the landowner anticipates that a planning application will be submitted in 2025-2026,
 - the landowner anticipates that construction will start on the first dwelling(s) in 2027-2028, and
 - the landowner anticipates that all dwellings on this site will be completed in 2029-2030.

There is clear evidence that housing completions will begin on this site within five years.

1-6 The Green, Newmarket Road

- C.99. The site has full planning permission (19/1048/FUL) for the 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. A condition on this planning permission required the use to cease three years after first occupation, and the homes were first occupied in June 2020. A variation of condition application (23/01850/S73) was approved in July 2023 that allows the use to continue until March 2028. As these homes have only been permitted for a temporary period, they have not been included in this housing trajectory.

Cambridge Spiritualist Centre, Newmarket Road

- C.100. The landowner (Cambridge Spiritualist Church and Centre) has advised that they are happy as they are and do not wish to be part of any redevelopment proposals in this area (see Response 15b in Appendix D).
- C.101. As the landowner has advised that they are not intending to bring forward the site for residential development, the Council has made no allowance for housing on this part of the site by 2045 in this housing trajectory.
- C.102. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this part of the site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that they do not intend to bring forward this part of the site for residential development.

315-349 Mill Road and Brookfields, Cambridge

- C.103. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R21). The site is allocated for 78 dwellings, employment uses (including healthcare) and up to 270 student rooms. The 270 student rooms were completed in 2018-2019 as Cam Foundry.
- C.104. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.105. The landowner (Cambridgeshire Community Services NHS Trust) has advised that they have no current plans to bring the site forward for redevelopment for housing (see Response 16 in Appendix D). The landowner has advised that cost constraints are limiting the options for the reprovion of buildings for the provision of healthcare services (see Response 16 in Appendix D).
- C.106. As the landowner has advised that they are not intending to bring forward the site for redevelopment for housing, the Council has made no allowance for housing on this site by 2045 in this housing trajectory.
- C.107. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the landowner has no current plans to bring the site forward

for redevelopment for housing because costs are limiting the options to re-provide the existing healthcare services.

Grange Farm, off Wilberforce Road, Cambridge

- C.108. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site U3). The site is allocated for 120 student rooms. The site has full planning permission (21/02052/FUL) for the demolition of existing buildings/structures (including a bungalow) and the erection of college accommodation, which was approved in March 2022. The new college accommodation is in the form of 39 townhouses and ‘family’ houses. The planning application covers a larger site than the allocation in the Cambridge Local Plan 2018. At March 2024, the existing buildings (including a bungalow) had been demolished, and all 39 new townhouses and ‘family’ houses were under construction.
- C.109. The Council’s preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.110. The agent (on behalf St John’s College) has advised that four blocks (1, 2, 4 and 5) had been completed by 31 December 2024 and anticipates that the remaining four blocks (3, 6, 7 and 8) and the Porters Lodge will be completed between 1 January and 31 March 2025 (see Response 17 in Appendix D). This results in all 39 new townhouses and ‘family’ houses being anticipated to be completed in 2024-2025.
- C.111. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 38 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site has full planning permission, the development is under construction, and the agent anticipates the development will be completed by 31 March 2025. There is no evidence that the site will not be delivered within five years.

Old Press / Mill Lane, Cambridge

- C.112. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site U1). The site is allocated for 350 student rooms, up to 6,000 sqm of commercial uses, a hotel and up to 1,000 sqm of other uses. The indicative capacity for the allocation is 350

student bedrooms, and this would equate to 146 dwellings based on the ratio of 2.4 bedspaces to a dwelling.

- C.113. The **southern** part of the site has full planning permission (18/1930/FUL) for the redevelopment for 94 student rooms, 1,478 sqm of college offices, 1,773 sqm of teaching space, 1,004 sqm of college leisure and community space, and 363 sqm of A1/A2/A3/A4 uses, which was approved in March 2021. The development will provide 94 student bedrooms, and this equates to 39 dwellings based on the ratio of 2.4 bedspaces to a dwelling.
- C.114. At March 2024, the existing buildings had been demolished, and the new buildings (including for the 94 student bedrooms) were under construction. The landowner (Pembroke College) has advised that 92 student bedrooms have been completed at February 2025 (see Response 18a in Appendix D). The landowner has advised that the timescale for the delivery of the remaining 2 student bedrooms is not known (see Response 18a in Appendix D). Although it is unclear exactly when the development will be completed, the Council considers that there is no impediment to the delivery of the remaining 2 student bedrooms on the site within the next five years.
- C.115. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 94 student bedrooms (which equate to 39 dwellings) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and the landowner has advised that 92 student bedrooms had been completed at February 2025. There is no evidence that the site will not be delivered within five years.
- C.116. For the **remainder** of the site, the landowner (University of Cambridge) has advised that they are in on-going discussions with a college concerning the site with expectations of site disposal within the next year, which is likely to result in a development including new student accommodation (see Response 18b in Appendix D). The Council has therefore taken a conservative approach to delivery on this site by making no allowance for student bedrooms on this site within the five year period; however it is anticipated that the development will come forward by 2045.
- C.117. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the remaining 256 student bedrooms (which equate to 107 dwellings) are considered developable as: the site is allocated in the Cambridge Local Plan 2018, and the landowner has advised that they are in on-going discussions with a college concerning the site with expectations of site disposal within the next year, which is likely to result in a development including new student accommodation. The site is in a suitable location for

student bedrooms with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

North East Cambridge

- C.118. North East Cambridge is a mixed-use development on the northern edge of Cambridge including land in both Cambridge City and South Cambridgeshire. The land within Cambridge was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) for residential led mixed use development and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 15) as an allocation for employment focussed mixed use development. The land within South Cambridgeshire was safeguarded for a railway station and interchange facility in the Site Specific Policies DPD (adopted in January 2010) and has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/4) as an allocation for employment focussed mixed use development.
- C.119. The Councils' have a [Proposed Submission North East Cambridge Area Action Plan](#) (January 2022), and the Councils' preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to allocate the area for up to 8,350 dwellings, around 15,000 new jobs, and other supporting infrastructure in the new Greater Cambridge Local Plan. The first parcel within the South Cambridgeshire part of this area has planning permission.

Land north of Cambridge North Station

- C.120. A hybrid planning permission (22/02771/OUT) was allowed on appeal in April 2024: outline planning permission for three buildings including up to 425 dwellings with Use Classes E and F on the ground floor, and two buildings for Use Classes E(g) i (offices) and E(g) ii (research and development) with Use Classes E and F on the ground floor; and full planning permission for three buildings for Use Classes E(g) i (offices) and E(g) ii (research and development) with Use Classes E and F on the ground floor, a multi-storey car park, and demolition of existing structures. A condition on the outline planning permission allows the landowners / developers five years for the submission of all reserved matters planning applications and a condition on the full planning permission requires that the development will be begun before the expiration of three years from the date of the permission.
- C.121. The agent (on behalf of Brookgate Land Limited / Chesterton Partnership) has advised that a development partner will be appointed in Q1 2025 (see Response 19 in Appendix D). The agent anticipates that a reserved matters planning application for housing will be submitted in Q3 2025 (see Response 19 in Appendix D). The agent anticipates construction will start on the first

dwelling(s) in Q3 2026, that the first dwelling(s) will be completed in the second half of 2028, and that the development will be completed in the second half of 2029 (see Response 19 in Appendix D). The Planning Statement submitted with the outline planning application shows three residential blocks that include 192 dwellings, 155 dwellings and 78 dwellings. Officers have assumed that the smallest block of 78 dwellings will be completed in 2028-2029 and the two larger blocks will be completed in 2029-2030.

C.122. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the up to 425 dwellings on this site fall within part (b) of the definition of deliverable. The dwellings are considered deliverable as:

- the site has a hybrid planning permission, including outline planning permission for up to 425 dwellings,
- the agent has advised that a development partner will be appointed in Q1 2025,
- the agent anticipates that a reserved matters planning application for housing will be submitted in Q3 2025,
- the agent anticipates that construction will start on the first dwelling(s) in Q3 2026,
- the agent anticipates that the first dwelling(s) will be completed in the second half of 2028, and
- the agent anticipates that the development will be completed in the second half of 2029.

There is clear evidence that housing completions will begin on site within five years.

Orchard Park

C.123. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the South Cambridgeshire Local Plan 2004 for development including 900 dwellings and the allocation has been carried forward into subsequent plans, including the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/1). There is one remaining undeveloped parcel.

C.124. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Parcel Com4

- C.125. The site has full planning permission (S/4243/19/FL) for erection of two new private residential blocks with linking central element comprising 138 student rooms and associated facilities, which was approved in March 2023. The development will provide 138 student bedrooms, and this equates to 58 dwellings based on the ratio of 2.4 bedspaces to a dwelling. A non-material amendment (S/4243/19/NMA3) to alter the fenestrations, internal arrangements, siting, footprint and projections of the student block was approved in July 2024.
- C.126. The developer (Weston Homes) has advised that construction has commenced on the site (see Response 20 in Appendix D). The developer anticipates that the first bedroom(s) will be completed in May 2026 and the development will be completed in June 2026 (see Response 20 in Appendix D).
- C.127. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 138 student rooms (which equate to 58 dwellings) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the developer has advised that construction has commenced on site, and the developer anticipates that the development will be completed in June 2026. There is no evidence that the site will not be delivered within five years.

Allocations on the Cambridge Fringe

- C.128. The following sites are included in Table C3a, Table C3b, Table SC3a and / or Table SC3b of the Greater Cambridge Housing Trajectory (see Figure 1 in Section 4).

North West Cambridge (Eddington)

- C.129. Eddington is a housing-led mixed-use development on the north western edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The site is allocated in the North West Cambridge Area Action Plan (adopted in October 2009). The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University, including 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing.
- C.130. Outline planning permissions for up to 3,000 dwellings, up to 2,000 student bedspaces, employment floorspace (Classes B1(b), D1 and sui generis research uses), retail floorspace (Use Classes A1 to A5), senior living (Class C2), community centre, indoor sports provision, police, health care, primary

school, nurseries (Class D1), hotel, energy centre, and open spaces were approved in February 2013.

- C.131. Lot 1 (117 dwellings in Cambridge), lot 2 (264 dwellings in Cambridge), lot 3 (232 dwellings in Cambridge), lot 8 (73 dwellings in Cambridge), lots M1 & M2 (121 dwellings in Cambridge and 128 dwellings in South Cambridgeshire) and lot S3 (186 dwellings in Cambridge) have been completed.
- C.132. The Eddington development will provide a mix of market homes from a variety of different housebuilders, Build to Rent accommodation, key worker homes, accommodation for older people, and student bedrooms. The design of the development means that blocks of homes (or bedrooms) have been and are anticipated to be delivered, which results in a 'lumpy' housing trajectory with significant numbers of completions in some years, and very few completions in other years.
- C.133. The build out of North West Cambridge (Eddington) so far is shown in Figure 11 (below).

Figure 11: Build out of North West Cambridge (Eddington)

Lot	Dwellings permitted	Local Authority	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Dwellings completed in 2019-2020	Dwellings completed in 2020-2021	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Dwellings completed in 2023-2024	Total
1	117	Cambridge	0	117	0	0	0	0	0	0	117
2	264	Cambridge	0	0	264	0	0	0	0	0	264
3	232	Cambridge	0	232	0	0	0	0	0	0	232
4	88	South Cambridgeshire	0	0	0	0	0	0	0	0	0
8	73	Cambridge	73	0	0	0	0	0	0	0	73
M1 & M2	121	Cambridge	0	3	109	7	2	0	0	0	121
M1 & M2	128	South Cambridgeshire	0	1	36	15	33	0	0	43	128
M3	106	Cambridge	0	0	0	0	0	0	0	0	0
M4 & M5	160	Cambridge	0	0	0	0	0	0	0	0	0
S1 & S2	373	South Cambridgeshire	0	0	0	0	0	0	0	0	0
S3	186	Cambridge	0	0	0	0	0	0	142	44	186
Total	-	-	73	353	409	22	35	0	142	87	1,121

- C.134. **Lot M3** (17/0285/REM) has detailed planning permission for 106 dwellings and commercial space (use class D1) which was approved in June 2017, with all dwellings within Cambridge. At March 2024, all 106 dwellings were under construction.
- C.135. The housebuilder (Hill) is marketing the development as [The Icon](#). The housebuilder has advised that no dwellings will be completed in 2024-2025 and anticipates that all dwellings within lot M3 will be completed in July/August 2025 (see Response 21a in Appendix D).
- C.136. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 106 dwellings on lot M3 fall within part (a) of the definition of deliverable. This lot is considered deliverable as: the lot has detailed planning permission, the lot is in the ownership of a housebuilder (Hill), the lot is under construction, and the housebuilder anticipates that the lot will be completed in July/August 2025. There is no evidence that lot M3 will not be delivered within five years.
- C.137. **Lots M4 & M5** (22/04989/REM) have detailed planning permission for 160 dwellings which was approved in April 2023, with all dwellings within Cambridge. At March 2024, no construction works had started on site.
- C.138. The housebuilder (Durkan Homes) is advertising the development as [Lumo](#). The housebuilder has advised that works on the access road commenced in September 2024 (see Response 21b in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in April 2025, that the first dwelling(s) will be completed in April 2026, and that lots M4 & M5 will be completed in June 2028 (see Response 21b in Appendix D).
- C.139. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 160 dwellings on lots M4 & M5 fall within part (a) of the definition of deliverable. These lots are considered deliverable as: the lots have detailed planning permission, the lots are in the ownership of a housebuilder (Durkan Homes), the housebuilder anticipates that construction will start on the first dwelling(s) in April 2025, the housebuilder anticipates that the first dwelling(s) will be completed in April 2026, and the housebuilder anticipates that these lots will be completed in June 2028. There is no evidence that lots M4 & M5 will not be delivered within five years.
- C.140. **Lots S1 & S2** (21/04036/REM) have detailed planning permission for 373 dwellings which was approved in October 2022, with all dwellings within South Cambridgeshire. At March 2024, 309 dwellings were under construction and 64 dwellings had not been started.

- C.141. The developer (Present Made) is [marketing](#) the development. The agent has advised that the first 26 dwellings were completed in February 2025 (see Response 21c in Appendix D). The agent has advised that no dwellings had been completed by 31 December 2024 and anticipates that 26 dwellings will be completed between 1 January and 31 March 2025 (see Response 21c in Appendix D). This results in 26 dwellings anticipated to be completed in 2024-2025. The agent anticipates that lots S1 & S2 will be completed by December 2025 (see Response 21c in Appendix D).
- C.142. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 373 dwellings on lots S1 & S2 fall within part (a) of the definition of deliverable. These lots are considered deliverable as: the lots have detailed planning permission, the lots are in the ownership of a developer (Present Made), the lots are under construction, the agent has advised that the first 26 dwellings were completed in February 2025, and the agent anticipates that these lots will be completed by December 2025. There is no evidence that lots S1 & S2 will not be delivered within five years.
- C.143. **Lot 4** (22/01168/REM) has detailed planning permission for 88 dwellings which was approved in June 2022, with all dwellings within South Cambridgeshire. At March 2024, all 88 dwellings were under construction.
- C.144. The housebuilder (Hill) is marketing the development as [Fusion](#). The housebuilder has advised that no dwellings had been completed by 31 December 2024 and anticipates that 24 dwellings will be completed between 1 January and 31 March 2025 (see Response 21d in Appendix D). This results in 24 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that the first dwelling(s) will be completed in February 2025 and that the lot will be completed in April 2025 (see Response 21d in Appendix D).
- C.145. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 88 dwellings on lot 4 fall within part (a) of the definition of deliverable. This lot is considered deliverable as: the lot has detailed planning permission, the lot is in the ownership of a housebuilder (Hill), the lot is under construction, the housebuilder anticipates that the first dwelling(s) will be completed in February 2025, and the housebuilder anticipates that the lot will be completed in April 2025. There is no evidence that lot 4 will not be delivered within five years.
- C.146. The **remainder** of the site had outline planning permission, but this has now lapsed. A condition on each of the outline planning permissions allowed the landowner ten years (until February 2023) for the submission of all reserved matters planning application(s) for housing with the exception of any student accommodation that falls within Use Class C2.

- C.147. The Councils' preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is for this development to accommodate additional homes, with the exact number to be identified in the draft Local Plan following a detailed review of the site wide masterplan.
- C.148. The landowner (University of Cambridge) has advised that they have already started pre-application discussions with the Councils, including in relation to the quantum of housing and other uses (see Response 21e in Appendix D). The landowner anticipates that an additional 2,582 dwellings can be accommodated within the site (see Response 21e in Appendix D). The landowner has advised that they are undertaking a full range of assessments to support the outline planning applications (see Response 21e in Appendix D). The landowner anticipates that the outline planning applications will be submitted in Q3 2025 (see Response 21e in Appendix D).
- C.149. The landowner anticipates that the first dwelling(s) to be completed on the phases covered by the new outline planning applications will be in 2028-2029 (see Response 21e in Appendix D). The landowner anticipates that the development will be completed in 2037-2038 (see Response 21e in Appendix D).
- C.150. The principle of residential development at Eddington has been agreed through its inclusion in the North West Cambridge Area Action Plan. The allocation is identified as having a capacity of approximately 3,000 dwellings. Therefore, for the purposes of this housing trajectory, and until new outline planning permissions are granted, the Councils are only relying on this site to provide 3,000 dwellings. Officers have therefore taken account of the information provided by the landowner on the overall timetable for the delivery of the development and the phasing of anticipated completions, but have scaled back the anticipated completions so that together with the historic completions, the trajectory reflects the delivery of 3,000 dwellings rather than the unconfirmed higher amount.
- C.151. In accordance with the definition of deliverable and developable in the glossary of the NPPF (published in December 2024) the remainder of this site is considered deliverable and developable as: the site is allocated in the North West Cambridge Area Action Plan, the landowner has advised that they have already started pre-application discussions with the Councils in relation to new outline planning applications, the landowner anticipates that new outline planning applications will be submitted in Q3 2025, the landowner anticipates that the first dwelling(s) to be completed on the phases covered by the new outline planning applications will be in 2028-2029, and the landowner

anticipates that the development will be completed in 2037-2038. There is clear evidence that housing completions will begin on site within five years.

- C.152. **Student accommodation:** The site has outline planning permissions for up to 2,000 student bedspaces, which were approved in February 2013. A condition on each of the outline planning permissions allows the landowner twenty years for the submission of all reserved matters planning application(s) for student accommodation that falls within Use Class C2; therefore all reserved matters planning applications for student accommodation need to be submitted by February 2033. Detailed planning permission (13/1400/REM) for 325 student bedspaces for post graduate accommodation was approved in December 2013 and these student bedrooms were completed in 2016-2017.
- C.153. The proposed development of up to 2,000 student bedspaces would equate to 833 dwellings based on a ratio of 2.4 bedspaces to a dwelling. Therefore, as 325 bedspaces (which equate to 135 dwellings) have already been completed, there are up to 1,675 student bedspaces remaining, and this would equate to 698 dwellings based on the ratio of 2.4 bedspaces to a dwelling.
- C.154. The Councils understand that the development of new student units at Eddington depends on there being a growth in student numbers in any individual college, and the ability of that college to raise development finance to deliver additional student units, and therefore the delivery timetable for the student units at Eddington is not wholly within the control of the University of Cambridge as the landowner. The landowner (University of Cambridge) has advised that they do not currently have a programme for the delivery of the remaining student accommodation (see Response 21e in Appendix D). The landowner has also advised that they will not be bringing forward any reserved matters planning applications for student accommodation under the current outline planning permission, but that the anticipated number of student bedrooms on this development will remain the same within the new outline planning applications (see Response 21e in Appendix D). The Councils have therefore taken a conservative approach to delivery on this site by making no allowance for student bedrooms on this site within the five year period; however it is anticipated that the development will come forward by 2045.
- C.155. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the up to 1,675 student units (which equate to 698 dwellings) are considered developable as: the site is allocated in the North West Cambridge Area Action Plan, the site has outline planning permission, and the landowner has advised that the anticipated number of student bedrooms on this development will remain the same within the new outline planning applications. The site is in a suitable location for student bedrooms

with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

- C.156. **Older peoples accommodation:** The site had outline planning permissions for senior living, up to 6,500 sqm (use class C2), which were approved in February 2013. However, the outline planning permissions have now lapsed. A condition on each of the outline planning permissions allowed the landowner ten years (until February 2023) for the submission of all reserved matters planning application(s) for housing. The Senior Care Needs Statement submitted with the outline planning applications set out that a facility of up to 6,500 sqm is sized sufficiently to allow for a senior care home or self-contained residential extra care units, however further details are then provided that explain that a senior care centre would provide 75 bedrooms, large lounges, restaurant, kitchens and other back of house services. The proposal for a 75 bedroom care home would equate to 39 dwellings based on the ratio of 1.9 bedspaces to a dwelling.
- C.157. The landowner (University of Cambridge) has advised that they do not currently have a programme for the delivery of the older peoples accommodation (see Response 21e in Appendix D). The landowner has also advised that they will not be bringing forward any reserved matters planning applications for older peoples accommodation under the current outline planning permission, but that the anticipated amount of older peoples accommodation on this development will remain the same within the new outline planning applications (see Response 21e in Appendix D). The Councils have therefore taken a conservative approach to delivery on this site by making no allowance for student bedrooms on this site within the five year period; however it is anticipated that the development will come forward by 2045.
- C.158. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the 75 care home bedrooms (which equate to 39 dwellings) are considered developable as: the site is allocated in the North West Cambridge Area Action Plan, the site has outline planning permission, and the landowner has advised that the anticipated amount of older peoples accommodation on this development will remain the same within the new outline planning applications. The site is in a suitable location for older peoples accommodation with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

NIAB (Darwin Green)

- C.159. Darwin Green is a housing-led mixed-use development on the northern edge of Cambridge including land in both Cambridge City and South Cambridgeshire. The land within Cambridge was allocated in the Cambridge Local Plan 2006

(adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 20 / Site R43). The land within South Cambridgeshire was allocated in the Site Specific Policies DPD (adopted in January 2010) and has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/2).

- C.160. The Councils' preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward these allocations into the new Greater Cambridge Local Plan. The Councils will continue to review through the plan making process whether or not to carry forward these allocations into the new Local Plan.

NIAB Frontage

- C.161. The site has detailed planning permission for 187 dwellings (03/0282/OP and 07/1124/REM), and 153 dwellings have been completed. It had previously been anticipated that the remaining 34 dwellings would be delivered alongside the NIAB Main development, however a detailed planning permission for non-residential development on the land where the remaining 34 dwellings would have been sited has now been built. Therefore, the remaining 34 dwellings can no longer be delivered.

NIAB Main (Darwin Green 1)

- C.162. The site has outline planning permission for up to 1,593 dwellings, a primary school, community facilities, and retail units (use classes A1, A2, A3, A4 and A5), which was approved in December 2013. The Local Centre (15/1670/REM, 114 dwellings) and Parcel BDW1 (16/0208/REM, 173 dwellings) have been completed.
- C.163. The build out of NIAB Main so far is shown in Figure 12 (below).

Figure 12: Build out of NIAB Main

Parcel	Dwellings permitted	Dwellings completed in 2018-2019	Dwellings completed in 2019-2020	Dwellings completed in 2020-2021	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Dwellings completed in 2023-2024	Total
Local Centre	114	0	0	45	0	69	0	114
BDW1	173	15	100	58	0	0	0	173
BDW2	323	0	0	0	0	10	-8	2
BDW3	210	0	0	0	0	0	0	0
BDW4	342	0	0	0	0	0	0	0
BDW5 & BDW6	411	0	0	0	0	7	35	42
Total	1,572	15	100	103	0	86	27	331

NOTE: Some of the new homes within parcel BDW2 have had to be demolished as a result of faults being found within the foundation slabs.

- C.164. **Parcel BDW2** (21/04431/REM) has detailed planning permission for 323 dwellings and public open space, which was approved in July 2022. At March 2024, 2 dwellings had been completed, 40 dwellings were under construction and 281 dwellings had not been started.
- C.165. It is unclear exactly when the parcel will be completed as the housebuilder (Barratts / David Wilson Homes) has not provided a response. However, at the North West and West Community Forum in [June 2024](#) and [October 2024](#), the housebuilder advised that they expected further new homes to be completed in October 2024. At February 2025, site visit data recorded that a total of 16 dwellings had been completed and therefore this results in 14 dwellings anticipated to be completed in 2024-2025. The Councils' typical assumptions for build out rates of urban extensions are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A), therefore officers have assumed that the remainder of parcel BDW2 will be completed by 2031-2032.
- C.166. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 323 dwellings on parcel BDW2 fall within part (a) of the definition of deliverable. This parcel is considered deliverable and developable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), and the parcel is under construction. There is no evidence that the majority of parcel BDW2 will not be delivered within five years.
- C.167. **Parcel BDW3** (21/05434/REM) has detailed planning permission for 210 dwellings and public open space, which was approved in April 2023. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters for that phase. At March 2024, some construction works had started on this parcel, however all 210 dwellings had not been started.
- C.168. It is unclear exactly when the parcel will be started and completed as the housebuilder (Barratts / David Wilson Homes) has not provided a response. However, at the North West and West Community Forum in [March 2023](#), the housebuilder advised that they expected construction to start on parcel BDW3 in early 2026. The Councils' typical assumptions for build out rates of urban extensions are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A), therefore officers have assumed that parcel BDW3 will be completed between 2026-2027 and 2030-2031.
- C.169. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 210 dwellings on

parcel BDW3 fall within part (a) of the definition of deliverable. This parcel is considered deliverable and developable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), some construction works have started on site, and the housebuilder anticipates that construction will start on parcel BDW3 in early 2026. There is no evidence that the majority of parcel BDW3 will not be delivered within five years.

- C.170. **Parcel BDW4** (21/05433/REM) has detailed planning permission for 342 dwellings and public open space, which was approved in December 2022. At March 2024, some construction works had started on this parcel, however all 342 dwellings had not been started.
- C.171. It is unclear exactly when the parcel will be started and completed as the housebuilder (Barratts / David Wilson Homes) has not provided a response. However, at the North West and West Community Forums in [June 2024](#) and [October 2024](#), the housebuilder advised that construction has started on the first dwelling(s) on this parcel and that the first dwelling(s) are anticipated to be completed in May 2025. The Councils' typical assumptions for build out rates of urban extensions are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A), therefore officers have assumed that parcel BDW4 will be completed between 2025-2026 and 2031-2032.
- C.172. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 342 dwellings on parcel BDW4 fall within part (a) of the definition of deliverable. This parcel is considered deliverable and developable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the housebuilder has advised that construction has started on the first dwelling(s), and the housebuilder anticipates that the first dwelling(s) will be completed in May 2025. There is no evidence that the majority of parcel BDW4 will not be delivered within five years.
- C.173. **Parcels BDW5 & BDW6** (21/03619/REM) have detailed planning permission for 410 dwellings, allotments and public open space, which was approved in December 2021, and full planning permission (24/00961/FUL) for an additional dwelling (plot 202) and amendments to the design of plots 202-205 and 209, which was approved in February 2025. At March 2024, of the 410 dwellings with planning permission, 42 dwellings had been completed, 123 dwellings were under construction, and 245 dwellings had not been started.

- C.174. The housebuilder (Barratts / David Wilson Homes) is marketing the development as [Franklin Gardens](#). The housebuilder has advised that a total of 115 dwellings had been completed by 31 December 2024 and anticipates that a further 25 dwellings will be completed between 1 January and 31 March 2025 (see Response 22d in Appendix D). This results in 98 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that parcels BDW5 & BDW6 will be completed in spring 2029 (see Response 22d in Appendix D).
- C.175. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 411 dwellings on parcels BDW5 & BDW6 fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed and full planning permission, the parcels are in the ownership of a housebuilder (Barratts / David Wilson Homes), the parcels are under construction, and the housebuilder anticipates that the development will be completed in spring 2029. There is no evidence that parcels BDW5 & BDW6 will not be delivered within five years.

Land at NIAB, Huntingdon Road

- C.176. The site has full planning permission (21/03609/FUL) for 291 Build to Rent units and a 202 bed Apart-Hotel with associated facilities, which was approved in February 2024. A condition on the full planning permission requires that the development begins within three years from the date of the permission. At March 2024, no construction works had started on site.
- C.177. An alternative outline planning application (23/04643/OUT) for the demolition of all buildings and structures other than Chapter House and the erection of buildings for a laboratory/office campus and associated facilities was submitted in December 2023, and is being considered by the Council.
- C.178. The agent (on behalf of Vertex Living) has advised the landowner will not be implementing the extant planning permission due to viability issues (see Response 23 in Appendix D). The agent has advised that the landowner is in the process of considering their options, which will involve either amendments to the existing consent or a new application which may involve a different use (see Response 23 in Appendix D).
- C.179. As the agent has highlighted viability issues and an alternative proposal for non-residential uses is being considered, there is some uncertainty regarding delivery of housing on this site. The Council has taken a

conservative approach to delivery on this site by making no allowance for housing on this site within either the five year period or by 2045.

- C.180. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), this site is not considered deliverable or developable as although the site has full planning permission, the agent has highlighted viability issues and an alternative proposal for non-residential uses is being considered and therefore there is some uncertainty regarding whether residential uses on this site will be delivered.

NIAB 2 & 3 (Darwin Green 2 & 3)

- C.181. Outline planning permission (22/02528/OUT) for up to 1,000 dwellings, secondary school, primary school, community facilities, retail uses, open space and infrastructure works, was allowed on appeal in September 2024. Conditions on the outline planning permission allow the landowner five years for the submission of the first reserved matters planning application, and twelve years for the submission of all other reserved matters planning applications.
- C.182. It is unclear exactly when the development will be started and completed as the agent (on behalf of Barratts / David Wilson Homes) has not provided a response. A phasing plan was included as part of the [appellant's proof of evidence \(December 2023\)](#). In this, the agent anticipated that construction would start in 2027, that the first dwellings would be completed in 2028, and that the development would be completed in 2036. The agent anticipated that 120 dwellings would be completed each year.
- C.183. Pre-application discussions are underway. The Council is also in the process of agreeing a Planning Performance Agreement (PPA) with Barratts / David Wilson Homes which will relate to the implementation stages of the outline planning permission, including pre-application advice, determination of outline discharge of conditions applications, and determination of reserved matters applications. The programme within the draft PPA anticipates that:
- the application to discharge the condition relating to the phasing strategy will be submitted and determined in summer 2025,
 - the application to discharge the condition relating to the site wide design code will be submitted and determined in autumn/winter 2025,
 - the first reserved matters application for infrastructure will be submitted in late 2025, and be determined in mid 2026, and
 - the first reserved matters application for the first phase of housing will be submitted in late 2025, and be determined in mid 2026.

C.184. The Councils' typical assumptions for strategic sites are that it will take 2 years from the approval of a reserved matters application to the first dwelling(s) being completed (see Appendix A). Officers have therefore assumed that this development will be completed between 2028-2029 and 2036-2037.

C.185. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 1,000 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- the site is in the ownership of a housebuilder (Barratts / David Wilson Homes),
- pre-application discussions are underway,
- the Council is in the process of agreeing a PPA with Barratts / David Wilson Homes which will relate to the implementation stages of the outline planning permission, including pre-application advice, determination of outline discharge of conditions applications, and determination of reserved matters applications,
- based on the draft PPA, the application to discharge the condition relating to the phasing strategy is anticipated to be submitted and determined in summer 2025,
- based on the draft PPA, the application to discharge the condition relating to the site wide design code is anticipated to be submitted and determined in autumn/winter 2025,
- based on the draft PPA, it is anticipated that the first reserved matters application for infrastructure will be submitted in late 2025 and be determined in mid 2026,
- based on the draft PPA, it is anticipated that the first reserved matters application for the first phase of housing will be submitted in late 2025 and be determined in mid 2026,
- based on the appellant's proof of evidence, the agent anticipates that construction will start in 2027, that the first dwellings will be completed in 2028, and that the development will be completed in 2036, and
- based on the appellant's proof of evidence, the agent anticipates that 120 dwellings will be completed each year.

There is clear evidence that housing completions will begin on site within five years.

Cambridge East

- C.186. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within Cambridge City and South Cambridgeshire. The two Councils jointly adopted the Cambridge East Area Action Plan in February 2008 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.
- C.187. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport would not happen before 2031 at least, as there were currently no suitable relocation options. The Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Sites R41 and R47) and the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) therefore carry forward the allocations for the parts of Cambridge East that can be delivered with the airport remaining and identify the remainder of the land as being safeguarded for longer term development beyond 2031. Development on the safeguarded land will only occur once the site becomes available and following a review of the Local Plans.
- C.188. The Councils' preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward the allocations for the parts of Cambridge East that can be delivered with the airport remaining into the new Greater Cambridge Local Plan, and to allocate the safeguarded land for development. In January 2023, the Councils [confirmed](#) that Cambridge East would form a central building block of any future strategy for development. The Council's proposed policy direction is that the Greater Cambridge Local Plan should include and prioritise delivery of Cambridge East, as an important part of the development strategy, to provide a major new eastern quarter for Cambridge.

Land north of Newmarket Road (also referred to as WING or Marleigh)

- C.189. This land is allocated as Phase 1 in the Cambridge East AAP (adopted in February 2008) and is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) for 1,300 dwellings. The site has outline planning permission for up to 1,300 homes, a primary school, a food store, community facilities and open space. The developer (Hill Marshall LLP) is marketing the development as [Marleigh](#).
- C.190. The build out of Marleigh so far is shown in Figure 13 (below).

Figure 13: Build out of Marleigh

Phase	Dwellings permitted	Dwellings completed in 2020-2021	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Dwellings completed in 2023-2024	Total
1a	239	62	81	44	0	187
1b	308	0	3	47	91	141
2	421	0	0	17	38	55
Total	968	62	84	108	129	383

C.191. **Phase 1a** (S/1096/19/RM) has detailed planning permission for 239 dwellings and non-residential floorspace including the 'Market Square', which was approved in September 2019. At March 2024, 187 dwellings had been completed, 16 dwellings were under construction and 36 dwellings had not been started. **Phase 1b** (20/02569/REM) has detailed planning permission for 308 dwellings, non-residential floorspace, and the laying out of playing fields, open space and allotments, which was approved in December 2020. At March 2024, 141 dwellings had been completed, 14 dwellings were under construction and 153 dwellings had not been started.

C.192. The housebuilder (Hill) has advised that phases 1a and 1b are being built out together (see Response 25a in Appendix D). The housebuilder has advised that a total of 300 dwellings had been completed by 31 December 2024 and anticipates that a further 30 dwellings will be completed between 1 January and 31 March 2025 (see Response 25a in Appendix D). This results in 2 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that phases 1a and 1b will be completed by March 2028 (see Response 25a in Appendix D).

C.193. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 547 dwellings on Phases 1a and 1b fall within part (a) of the definition of deliverable. Phases 1a and 1b are considered deliverable as: the phases have detailed planning permission, the phases are in the ownership of a housebuilder (Hill), the phases are under construction, and the housebuilder anticipates that the phases will be completed by March 2028. There is no evidence that Phases 1a and 1b will not be delivered within five years.

C.194. **Phase 2** (21/02450/REM) has detailed planning permission for 421 dwellings and open space, which was approved in November 2021. At March 2024, 55 dwellings had been completed and 366 dwellings were under construction.

- C.195. The housebuilder (Hill) has advised that a total of 100 dwellings had been completed by 31 December 2024 and anticipates that a further 15 dwellings will be completed between 1 January and 31 March 2025 (see Response 25b in Appendix D). This results in 60 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that all of the remaining dwellings in phase 2, with the exception of 39 dwellings, will be completed by March 2028 (see Response 25b in Appendix D). The housebuilder anticipates that the remaining 39 dwellings in phase 2 will be completed in 2032-2033 (see Response 25b in Appendix D).
- C.196. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 421 dwellings on Phase 2 fall within part (a) of the definition of deliverable. Phase 2 is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Hill), the phase is under construction, the housebuilder anticipates that all but 39 dwellings will be completed by March 2028, and the housebuilder anticipates that the phase will be completed in 2032-2033. There is no evidence that the majority of Phase 2 will not be delivered within five years.
- C.197. **Phase 3** has outline planning permission. The Councils' Joint Development Control Committee in November 2024 approved a reserved matters planning application (23/04930/REM) for 332 dwellings and commercial space, and a full planning application (23/04936/FUL) for 91 dwellings, subject to the completion of s106 agreements.
- C.198. The housebuilder (Hill) has advised that they are currently pursuing vacant possession, demolition and remediation works (see Response 25c in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in 2026, that the first dwelling(s) will be completed in 2027, and that the development will be completed in 2032 (see Response 25c in Appendix D).
- C.199. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 423 dwellings on Phase 3 fall within part (b) of the definition of deliverable. Phase 3 is considered deliverable and developable as:
- the phase is allocated in the Cambridge East AAP and South Cambridgeshire Local Plan 2018,
 - the phase has outline planning permission,
 - the phase is in the ownership of a housebuilder (Hill),

- two detailed planning applications for this phase were approved by the Councils' Joint Development Control Committee in November 2024 subject to the completion of s106 agreements,
- the housebuilder has advised that they are currently pursuing vacant possession, demolition and remediation works,
- the housebuilder anticipates that construction will start on the first dwelling(s) in 2026,
- the housebuilder anticipates that the first dwelling(s) will be completed in 2027, and
- the housebuilder anticipates that Phase 3 will be completed in 2032.

There is clear evidence that housing completions will begin on site within five years.

Land north of Cherry Hinton

- C.200. This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) for 1,200 dwellings. It is anticipated that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The Cambridge East – North of Cherry Hinton Supplementary Planning Document was adopted by both Councils in November 2018.
- C.201. Outline planning permissions for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments were approved in December 2020.
- C.202. The housebuilder (Bellway Homes) is marketing the development as [Springstead Village](#). Detailed planning permissions (22/04037/REM and 22/04102/REM) for 9 show homes and a temporary marketing suite building were approved in December 2022, and the show homes have been completed. However, as there are conditions on these planning permissions that restrict the use of these dwellings to show homes until they are no longer needed for that purpose, these dwellings will not be counted as completed until these dwellings are no longer show homes.
- C.203. **First phase (known as RMA3)**: has reserved matters planning permissions (22/05018/REM & 22/05037/REM) for 351 dwellings which were approved in April 2023, with 79 dwellings in Cambridge and 272 dwellings in South Cambridgeshire. At March 2024, 25 dwellings had been completed in Cambridge, 14 dwellings had been completed in South Cambridgeshire, 28 dwellings were under construction in Cambridge, 42 dwellings were under construction in South Cambridgeshire, 26 dwellings had not been started in Cambridge and 216 dwellings had not been started in South Cambridgeshire

- C.204. The agent (on behalf of the housebuilders Bellway Homes and Latimer) has advised that 43 dwellings in Cambridge and 21 dwellings in South Cambridgeshire had been completed by December 2024 and anticipates that a further 24 dwellings in Cambridge will be completed between 1 January and 31 March 2025 (see Response 26a in Appendix D). This results in 42 dwellings anticipated to be completed in Cambridge and 7 dwellings anticipated to be completed in South Cambridgeshire in 2024-2025. The agent anticipates that the majority of the phase will be completed by July 2027 (see Response 26a in Appendix D). The agent has advised that the final dwellings will be completed at the end of the development, on the land currently occupied by the show homes and sales/marketing office, and that this will be after 2030 (see Response 26a in Appendix D).
- C.205. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 351 dwellings on the first phase fall within part (a) of the definition of deliverable. The first phase is considered deliverable and developable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), the phase is under construction, and the agent anticipates that the majority of the phase will be completed by July 2027. There is no evidence that the majority of the dwellings on the first phase will not be delivered within five years.
- C.206. **Second phase (known as RMA4):** reserved matters planning permission (23/03347/REM) for 136 dwellings was approved in April 2024, with all dwellings in Cambridge. Conditions on the outline planning permissions require that the development begins not later than two years from the date of approval of the last of the reserved matters for that phase. The agent (on behalf of Bellway Homes and Latimer) has advised that they are currently working up the detail to enable the discharge of all pre-commencement conditions in spring 2025 (see Response 26b in Appendix D). The agent anticipates that construction will start on the access onto Coldhams Lane in summer 2025 and on the first dwelling(s) in October 2025 (see Response 26b in Appendix D). The agent anticipates that the first dwelling(s) will be completed in November 2026, and that this second phase of the development will be completed in December 2027 (see Response 26b in Appendix D).
- C.207. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 136 dwellings on the second phase fall within part (a) of the definition of deliverable. The second phase is considered deliverable as: the phase has detailed planning permission, the

phase is in the ownership of a housebuilder (Bellway Homes and Latimer), the agent anticipates that construction will start on the first dwelling(s) in October 2025, the agent anticipates that the first dwelling(s) will be completed on this phase in November 2026, and the agent anticipates that this second phase of the development will be completed in December 2027. There is no evidence that the dwellings on the second phase will not be delivered within five years.

- C.208. **Remainder of the site** (approximately 713 dwellings): has outline planning permissions, which were approved in December 2020. Conditions on the outline planning permissions allow the landowner eight years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by December 2028.
- C.209. The agent (on behalf of Bellway Homes and Latimer) has advised that pre-application discussions have been undertaken on the **third phase (known as RMA5)** for 292 dwellings and the local centre, the majority of which will be in Cambridge (see Response 26c in Appendix D). The agent anticipates that the reserved matters application for RMA5 will be submitted in February 2025 (see Response 26c in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on RMA5 in February 2026, that the first dwelling(s) will be completed in February 2027, and that the third phase will be completed in December 2030 (see Response 26c in Appendix D).
- C.210. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 292 dwellings on RMA5 fall within part (b) of the definition of deliverable. RMA5 is considered deliverable and developable as: the phase has outline planning permission, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), the agent anticipates that a reserved matters application will be submitted in February 2025, the agent anticipates that construction will start on the first dwelling(s) in February 2026, the agent anticipates that the first dwelling(s) will be completed in February 2027, and the agent anticipates that RMA5 will be completed in December 2030. There is clear evidence that housing completions will begin on site within five years.
- C.211. The agent anticipates that a reserved matters application for the **fourth phase (known as RMA6)** will be submitted in spring 2026 (see Response 26c in Appendix D). The agent anticipates that RMA6 will include circa 295 dwellings within Cambridge (see Response 26c in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on RMA6 in

March 2027, that the first dwelling(s) will be completed in December 2027, and that the fourth phase will be completed in November 2030 (see Response 26c in Appendix D).

- C.212. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 295 dwellings on RMA6 fall within part (b) of the definition of deliverable. RMA6 is considered deliverable and developable as: the phase has outline planning permission, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), the agent anticipates that a reserved matters application will be submitted in spring 2026, the agent anticipates that construction will start on the first dwelling(s) in March 2027, the agent anticipates that the first dwelling(s) will be completed in December 2027, and the agent anticipates that RMA6 will be completed in November 2030. There is clear evidence that housing completions will begin on site within five years.
- C.213. The information provided by the agent for RMA3, RMA4, RMA5 and RMA6 suggests that an average of 50-75 dwellings a year will be delivered on each phase, and that in the next few years up to four phases will be delivering completions simultaneously. For the **remaining phase** (up to 126 dwellings), the Council has taken a conservative approach to delivery and made no allowance for housing within the five year period; however it is anticipated that the development will come forward by 2045. Officers have anticipated housing completions on this remaining phase having considered the delivery of the other phases, and taking into account the anticipated delivery of the retirement living facility (see paragraphs C.215 to C.218 below).
- C.214. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this part of the site is considered developable as: the site is allocated in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018, the site has outline planning permissions, and the site is in the ownership of a housebuilder (Bellway Homes and Latimer). The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.
- C.215. **Older peoples accommodation:** the site has outline planning permissions for a maximum of 1,200 residential dwellings, including retirement living facility within Use Class C2/C3, which were approved in December 2020. The Planning Statement submitted with the outline planning applications refers to a retirement living facility of potentially 90 bedspaces, and this would equate to 47 dwellings based on the ratio of 1.9 bedspaces to a dwelling.

- C.216. The agent (on behalf of Bellway Homes) has advised that they will start to prepare a reserved matters application for a retirement living facility of 70 bedrooms in summer 2025 and anticipates that consent will be obtained in summer 2026 (see Response 26c in Appendix D). The agent anticipates that the 70 bedrooms will be available for occupation in autumn 2027 (see Response 26c in Appendix D). A retirement living facility of 70 bedrooms would equate to 39 dwellings based on the ratio of 1.9 bedspaces to a dwelling.
- C.217. As the outline planning permissions are for a maximum of 1,200 residential dwellings including the retirement living facility, officers have reduced the anticipated delivery from self-contained dwellings on the remaining phases of this development by 39 dwellings. Officers understand that the proposed retirement living facility will be within Cambridge.
- C.218. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 70 bedrooms (which equate to 39 dwellings) on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site has outline planning permission, the agent has advised that they will start to prepare a reserved matters application for a retirement living facility of 70 bedrooms in summer 2025, the agent anticipates that consent will be obtained in summer 2026, and the agent anticipates that the 70 bedrooms will be available for occupation in autumn 2027. There is clear evidence that housing completions will begin on site within five years.

Land north of Worts' Causeway

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site GB1	200 dwellings	18 October 2018	-	-	-	-
20/01972/OUT	200 dwellings	-	Outline	30 March 2020	3 February 2021	7 January 2022
23/04191/REM	200 dwellings	-	Reserved matters	2 November 2023	24 July 2024	19 August 2024
Total	200 dwellings	-	-	-	-	-

C.219. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB1) for approximately 200 dwellings. The site has detailed planning permission for 200 dwellings and public open space, which was approved in August 2024.

C.220. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.221. It is unclear exactly when the site will be started and completed as the housebuilder (Cala Homes) has not provided a response. However, at February 2025, site visit data recorded that the first dwellings are under construction. The Councils' typical assumptions for build out rates of urban extensions are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A). Officers have therefore assumed that this development will be completed between 2025-2026 and 2028-2029.

C.222. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 200 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as:

- the site is allocated in the Cambridge Local Plan 2018,
- the site has detailed planning permission,

- the site is in the ownership of a housebuilder (CALA Homes),
 - site visit data recorded that the first dwellings are under construction at February 2025, and
 - the Councils' typical assumptions for build out rates of urban extensions are that each sales outlet will deliver approximately 50 dwellings a year.
- There is no evidence that the site will not be delivered within five years.

Land south of Worts' Causeway

- C.223. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB2) for approximately 230 dwellings. The site has outline planning permission (19/1168/OUT) for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings, which was approved in May 2021.
- C.224. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.225. **First housing phase:** has detailed planning permission (22/02646/REM) for 80 dwellings, which was approved in August 2023. At March 2024, some construction works had started on this parcel, however all 80 dwellings had not been started.
- C.226. The developer (This Land) is marketing the development as [Eddeva Park](#). It is unclear exactly when the first phase will be started and completed as the agent has not provided a response. Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. The Councils' typical assumptions for strategic sites are that it will take 2 years from the approval of a reserved matters application to the first dwelling(s) being completed (see Appendix A). Officers have assumed that the first dwellings will be completed in 2025-2026 and that this development will be completed in 2026-2027.
- C.227. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 80 dwellings on the first phase fall within part (a) of the definition of deliverable. The first phase is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a developer (This Land), and the Council's typical assumptions are that it will take 2 years from the approval of a reserved

matters application to the first dwelling(s) being completed. There is no evidence that the first phase will not be delivered within five years.

- C.228. **Second housing phase:** has detailed planning permission (24/01531/REM) for 150 dwellings, which was approved in December 2024. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters.
- C.229. The developer (Hill, on behalf of Cambridge Investment Partnership) anticipates that construction will start on the first dwelling(s) in February/March 2025 (see Response 28b in Appendix D). The developer anticipates that the first dwelling(s) will be completed in Q2 2026 and that this second phase will be completed in Q2 2028 (see Response 28b in Appendix D).
- C.230. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 150 dwellings on the second phase fall within part (a) of the definition of deliverable. The second phase is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the phase has detailed planning permission, the phase is in the ownership of a developer (Cambridge Investment Partnership), the developer anticipates that construction will start on the first dwelling(s) in February/March 2025, and the developer anticipates that this phase will be completed in 2028. There is no evidence that the second phase will not be delivered within five years.

Bell School

- C.231. Bell School is a housing development on the southern edge of Cambridge. The site was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42d). The site has detailed planning permission (06/0795/OUT and 13/1786/REM) for 270 dwellings, 100 bed student accommodation for Bell Language School, and public open space, which was approved in April 2014. At March 2024, no construction had started on the student accommodation. However, the 270 dwellings were completed in 2015-2020, and therefore the planning permission will not lapse. The proposed development would provide 100 student bedrooms, and this equates to 42 dwellings based on the ratio of 2.4 bedspaces to a dwelling.

- C.232. The landowner (Bell Educational Trust Limited) has advised that they remain committed to the delivery of the 100 student bedrooms in the medium term to enable provision of the full amount of accommodation needed for the site (see Response 29 in Appendix D). The Council has therefore taken a conservative approach to delivery on this site by making no allowance for student bedrooms on this site within the five year period; however it is anticipated that the development will come forward by 2045.
- C.233. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this part of the site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the site has detailed planning permission that will not lapse, and the landowner has advised that they remain committed to the delivery of the 100 student bedrooms in the medium term. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Allocations at New Settlements

- C.234. The following sites are included in Table SC4a and / or SC4b of the Greater Cambridge Housing Trajectory (see Figure 1 in Section 4).

Northstowe

- C.235. Northstowe is a new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe Area Action Plan (adopted in July 2007) with an area of reserve land to the west of the town. The reserve land is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/5) to provide flexibility for the phasing and delivery of the new town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.
- C.236. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Phase 1

- C.237. Outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was approved in April 2014. A small area of phase 1 falls within the land originally identified as a reserve in the Northstowe Area Action Plan, and now allocated in the South Cambridgeshire Local Plan 2018.
- C.238. Phase 1 is being delivered by five housebuilders. **Parcel H1** (92 dwellings, Bloor Homes), **Parcel H2** (135 dwellings, Barratts / David Wilson Homes), **Parcel H4** (84 dwellings, Bovis Homes), **Parcel H7** (115 dwellings, Barratts / David Wilson Homes), **Parcel H8** (73 dwellings, Barratts / David Wilson Homes), **Parcel H9** (130 dwellings, Barratts / David Wilson Homes), **Parcel H10** (76 dwellings, Taylor Wimpey), **Parcel H11** (152 dwellings, Taylor Wimpey) and **Parcel H12** (271 dwellings, Linden Homes) have been completed.
- C.239. The build out of Northstowe – Phase 1 so far is shown in Figure 14 (below).

Figure 14: Build out of Northstowe – Phase 1

Parcel	Dwellings permitted	Housebuilder	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Dwellings completed in 2019-2020	Dwellings completed in 2020-2021	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Dwellings completed in 2023-2024	Total
H1	92	Bloor Homes	13	44	35	0	0	0	0	0	92
H2	135	Barratts / David Wilson Homes	0	11	59	49	16	0	0	0	135
H3	40	Taylor Wimpey	0	24	9	0	0	0	0	0	33
H4	84	Bovis Homes	0	29	49	6	0	0	0	0	84
H5 & H6	240	Bovis Homes	0	0	0	52	43	18	54	0	167
H7	115	Barratts / David Wilson Homes	0	0	5	32	75	0	0	3	115
H8	73	Barratts / David Wilson Homes	0	0	0	0	34	22	17	0	73
H9	130	Barratts / David Wilson Homes	0	0	0	0	0	68	62	0	130
H10	76	Taylor Wimpey	0	0	0	0	26	41	9	0	76
H11	152	Taylor Wimpey	0	4	62	56	30	0	0	0	152
H12	271	Linden Homes	0	28	59	48	32	29	40	35	271
H13	92	Taylor Wimpey	0	0	0	0	0	0	55	18	73
Total	1,500	-	13	140	278	243	256	178	237	56	1,401

- C.240. **Parcel H3** (Taylor Wimpey, S/2776/16/RM) has detailed planning permission for 40 dwellings, which was approved in November 2016. At March 2024, 33 dwellings had been completed and 7 dwellings had not been started. The final 7 dwellings will be constructed where the sales centre was located.
- C.241. The housebuilder has advised that the development was completed by January 2025 (see Response 30a in Appendix D).
- C.242. **Parcels H5 & H6** (Bovis Homes, part of Vistry Group, S/3405/18/RM) have detailed planning permission for 240 dwellings (73 dwellings on parcel H5 and 167 dwellings on parcel H6), which was approved in November 2018. At March 2024, all 167 dwellings had been completed on parcel H6, 19 dwellings were under construction on parcel H5, and 54 dwellings had not been started on parcel H5.
- C.243. The housebuilder is [marketing](#) parcels H5 & H6. The housebuilder has advised that a total of 178 dwellings had been completed by 31 December 2024 (including all 167 dwellings on parcel H6) and anticipates that a further 29 dwellings will be completed between 1 January and 31 March 2025 (see Response 30b in Appendix D). This results in 40 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that parcel H5 will be completed by the end of 2025 (see Response 30b in Appendix D).
- C.244. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 240 dwellings on Parcels H5 & H6 fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Vistry), the parcels are under construction, and the housebuilder anticipates that these parcels will be completed by the end of 2025. There is no evidence that parcels H5 & H6 will not be delivered within five years.
- C.245. **Parcel H13** (Taylor Wimpey, S/0065/20/RM) has detailed planning permission for 92 dwellings, which was approved in June 2020. At March 2024, 73 dwellings had been completed and 19 dwellings were under construction.
- C.246. The housebuilder has advised that the development was completed by January 2025 (see Response 30c in Appendix D).

Phase 2

- C.247. Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub was approved in January 2017.
- C.248. Northstowe will provide a mix of market homes from a variety of different housebuilders or through self and custom build opportunities, and affordable housing. Homes England are the 'master developer' for Northstowe Phases 2, 3a and 3b, and their involvement supports an accelerated housing delivery programme due to their frontloading and financing of infrastructure delivery that allows for serviced parcels to be brought forwards by individual housebuilders.
- C.249. The build out of Northstowe – Phase 2 so far is shown in Figure 15 (below).

Figure 15: Build out of Northstowe – Phase 2

Parcel	Dwellings permitted	Housebuilder	Dwellings completed in 2020-2021	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Dwellings completed in 2023-2024	Total
2a	406	Urban Splash / to be confirmed	2	41	0	0	43
2b	300	Keepmoat Homes	0	0	0	36	36
Total	706	-	2	41	0	36	79

- C.250. **Parcel 2a** (S/3499/19/RM) has detailed planning permission for 406 dwellings, non-residential floorspace and open space, which was approved in February 2020. At March 2024, 43 dwellings had been completed and 363 dwellings had not been started.
- C.251. Urban Splash are no longer delivering phase 2a. The master developer (Homes England) has advised that the site has been re-marketed and a preferred bidder has been identified (see Response 31a in Appendix D). The master developer has also advised that they have signed a strategic collaboration agreement to deliver the remainder of phase 2 (see Response 31a in Appendix D). The master developer anticipates that reserved matters planning applications for parcels 2A1 (190 dwellings) and 2A2 (110 dwellings) will be submitted in June 2025 (see Response 31a in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) on both these sub-parcels in 2026, that the first dwelling(s) will be completed in 2027, and that all dwellings on phase 2a will be completed in 2030 (see Response 31a in Appendix D).
- C.252. The principle of 406 dwellings on phase 2a has been agreed through the extant reserved matters planning permission. Therefore, for the purposes of this housing trajectory, and until an alternative planning permission is approved, the Council is relying on phase 2a to provide 406 dwellings.
- C.253. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) phase 2a falls within part (a) of the definition of deliverable. This phase is considered deliverable and developable as: the phase has detailed planning permission, the phase is in the ownership of a master developer (Homes England), the master developer has advised that they have re-marketed the site and a preferred bidder has been identified, the master developer anticipates that construction will start on the first dwelling(s) on the remainder of phase 2a in 2026, the master developer anticipates that the first dwelling(s) on the remainder of phase 2a will be completed in 2027, and the master developer anticipates that all dwellings on phase 2a will be completed in 2030. There is no evidence that the majority of the dwellings on phase 2a will not be delivered within five years.
- C.254. **Parcel 2b** (Keepmoat Homes, 21/02310/REM) has detailed planning permission for 300 dwellings, non-residential floorspace and open space, which was approved in October 2021. At March 2024, 36 dwellings had been completed, 45 dwellings were under construction and 219 dwellings had not been started. The housebuilder is marketing Parcel 2b as [Stirling Fields](#).
- C.255. The master developer (Homes England) has advised that a total of 89 dwellings had been completed by 31 December 2024 and anticipates that a

further 28 dwellings will be completed between 1 January and 31 March 2025 (see Response 31b in Appendix D). This results in 81 dwellings anticipated to be completed in 2024-2025. The master developer anticipates that Parcel 2b will be completed in July 2029 (see Response 31b in Appendix D).

- C.256. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 300 dwellings on Parcel 2b fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Keepmoat Homes), the parcel is under construction, and the master developer anticipates that Parcel 2b will be completed in July 2029. There is no evidence that Parcel 2b will not be delivered within five years.
- C.257. The **remainder of phase 2** has outline planning permission, and a condition on the outline planning permission allows the landowners / developers fifteen years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by January 2032. The master developer (Homes England) has advised that a conditional contract is in place with a delivery partner to deliver 130 dwellings on parcel 2D1, and that a strategic collaboration agreement has been signed to deliver the remainder of Phase 2 including about 500 dwellings on parcel 2C and an initial 395 dwellings within the future town centre (parcel TC1) (see Response 31c in Appendix D).
- C.258. The master developer anticipates that a reserved matters planning application for **parcel 2D1** will be submitted in summer 2025 (see Response 31c in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) in parcel 2D1 in late 2025, that the first dwelling(s) on parcel 2D1 will be completed in 2027, and that parcel 2D1 will be completed in 2028 (see Response 31c in Appendix D).
- C.259. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) parcel 2D1 falls within part (b) of the definition of deliverable. The parcel is considered deliverable as: the parcel has outline planning permission, the parcel is in the ownership of a master developer (Homes England), the master developer anticipates that a reserved matters planning application for parcel 2D1 will be submitted in summer 2025, the master developer anticipates that construction will start on the first dwelling(s) on parcel 2D1 in late 2025, the master developer anticipates that the first dwelling(s) on parcel 2D1 will be completed in 2027, and the master developer anticipates that parcel 2D1 will be completed in 2028. There is clear evidence that housing completions will begin on parcel 2D1 within five years.

- C.260. The master developer anticipates that a reserved matters planning application for **parcel 2C** will be submitted in summer / autumn 2025 (see Response 31c in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) on parcel 2C in late 2025, that the first dwelling(s) will be completed on parcel 2C in 2027, and that parcel 2C will be completed in 2032 (see Response 31c in Appendix D).
- C.261. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) parcel 2C falls within part (b) of the definition of deliverable. The parcel is considered deliverable as: the parcel has outline planning permission, the parcel is in the ownership of a master developer (Homes England), the master developer anticipates that a reserved matters planning application for parcel 2C will be submitted in summer / autumn 2025, the master developer anticipates that construction will start on the first dwelling(s) on parcel 2C in late 2025, the master developer anticipates that the first dwelling(s) on parcel 2C will be completed in 2027, and the master developer anticipates that parcel 2C will be completed in November 2032. There is clear evidence that housing completions will begin on parcel 2C within five years.
- C.262. The master developer anticipates that a reserved matters planning application for **parcel TC1** will be submitted in summer / autumn 2025 (see Response 31c in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) on parcel TC1 in early 2026, that the first dwelling(s) will be completed on parcel TC1 in 2027, and that parcel TC1 will be completed in January 2028 (see Response 31c in Appendix D).
- C.263. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) parcel TC1 falls within part (b) of the definition of deliverable. The parcel is considered deliverable as: the parcel has outline planning permission, the parcel is in the ownership of a master developer (Homes England), the master developer anticipates that a reserved matters planning application for parcel TC1 will be submitted in summer / autumn 2025, the master developer anticipates that construction will start on the first dwelling(s) on parcel TC1 in early 2026, the master developer anticipates that the first dwelling(s) on parcel TC1 will be completed in 2027, and the master developer anticipates that parcel TC1 will be completed in January 2028. There is clear evidence that housing completions will begin on parcel TC1 within five years.
- C.264. For the **remainder of phase 2**, the master developer has advised that further development partners will be appointed in 2025 and anticipates that reserved matters planning applications will be submitted in 2028 (see Response 31c in Appendix D). The master developer anticipates that construction will start on

the first dwelling(s) on these later parcels in 2028/2029 (see Response 31c in Appendix D). The master developer has advised that infrastructure works are underway and will be completed in phases (see Response 31c in Appendix D). The master developer anticipates that 250-300 dwellings a year will be completed across Phase 2 (see Response 31c in Appendix D).

- C.265. As the master developer has only provided detailed information on the anticipated completions from parcels 2D1, 2C and TC1 within the next five years, the Council has taken a conservative approach to the delivery of the remainder of phase 2. For the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on the remainder of phase 2 (excluding parcels 2D1, 2C and TC1) within the five year period.
- C.266. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the remainder of phase 2 is considered developable as: the site is allocated in the Northstowe Area Action Plan, the site has outline planning permission, the site is in the ownership of a master developer (Homes England), the master developer has advised that further development partners will be appointed in 2025, the master developer anticipates that reserved matters planning applications will be submitted in 2028, the master developer anticipates that construction will start on the first dwelling(s) on these later parcels in 2028/2029, and the master developer anticipates that 250-300 dwellings a year will be completed across Phase 2. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.
- C.267. **Students or older peoples accommodation:** The Planning Statement for the outline planning application for Phase 2 sets out that an element of C2 use (either student accommodation or supported housing) will be provided, but that exact numbers will not be known until the reserved matters application stage. The master developer (Homes England) has advised that any plans for residential institution use accommodation for students or older people are not known at this time (see Response 31c in Appendix D).
- C.268. It is unclear whether any Use Class C2 accommodation will be provided within phase 2 and whether it will be provided as bedrooms or self-contained dwellings, and therefore the Council has taken a conservative approach to delivery on this site by making no allowance for student or older peoples bedrooms on this site by 2045. The Councils have already included the maximum number of dwellings (up to 3,500 dwellings) for this phase within this housing trajectory.

- C.269. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) phase 2 is not considered deliverable or developable for student or older peoples bedrooms, as although the site has outline planning permission, it is unclear whether any Use Class C2 accommodation will be provided within phase 2 and whether it will be provided as bedrooms or self-contained dwellings.

Phase 3

- C.270. The land is allocated in the Northstowe Area Action Plan (adopted in July 2007). Phase 3b falls within the land originally identified as a reserve in the Northstowe Area Action Plan, and now allocated in the South Cambridgeshire Local Plan 2018. Phase 3 as a whole is anticipated to provide approximately 5,000 dwellings.
- C.271. Northstowe will provide a mix of market homes from a variety of different housebuilders or through self and custom build opportunities, and affordable housing. Homes England are the 'master developer' for Northstowe Phases 2, 3a and 3b, and their involvement supports an accelerated housing delivery programme due to their frontloading and financing of infrastructure delivery that allows for serviced parcels to be brought forwards by individual housebuilders.
- C.272. **Phase 3a:** the site has outline planning permission for up to 4,000 homes, two primary schools, a local centre, secondary mixed use zones, open space and landscaped areas, sports pitches, and associated engineering and infrastructure works, which was approved in March 2022. A condition on the outline planning permission allows the landowners / developers and twenty years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by March 2042.
- C.273. The master developer (Homes England) previously advised that some of the infrastructure relevant to phase 3a was consented as part of the infrastructure related to phase 2, and that this includes the central primary access road, dedicated bus only route, and southern access road west that connects Northstowe to the B1050. The master developer has advised that the first reserved matters planning application for further infrastructure has been submitted and anticipates that construction will start on this infrastructure in 2026 and be completed in 2028 (see Response 32a in Appendix D).
- C.274. The master developer has advised that a draft design code has been shared with the Council (see Response 32a in Appendix D). The master developer anticipates that the first parcel will be released to the market in early 2027 and that a development partner will be appointed in late 2027 (see Response 32a in

Appendix D). The master developer anticipates that a reserved matters planning application for the first parcel (approximately 360 dwellings) will be submitted in 2027-2028 (see Response 32a in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) on the first parcel within phase 3a in 2028, that the first dwelling(s) on this parcel will be completed in 2029, and that the first parcel within phase 3a will be completed in 2036 (see Response 32a in Appendix D).

C.275. 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 (see Response 32a in Appendix D). The master developer anticipates that 225 dwellings a year will be completed on Phase 3a (see Response 32a in Appendix D).

C.276. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) phase 3a falls within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the Northstowe Area Action Plan 2007,
- the site has outline planning permission,
- the site is in the ownership of a developer (Homes England),
- the first reserved matters planning application for further infrastructure has been submitted and the master developer anticipates this infrastructure will be completed in 2028,
- the master developer has advised that a draft design code has been shared with the Council,
- the master developer anticipates that the first parcel will be released to the market in early 2027 and that a development partner will be appointed in late 2027,
- the master developer anticipates that a reserved matters planning application for the first parcel (approximately 360 dwellings) will be submitted in 2027-2028,
- the master developer anticipates that construction will start on the first dwelling(s) on the first parcel within phase 3a in 2028,
- the master developer anticipates that the first dwelling(s) on the first parcel will be completed in 2029 and that the first parcel within phase 3a will be completed in 2036,
- the master developer anticipates that construction will start on the first dwelling(s) on a second parcel in 2029, and that the first dwelling(s) will be completed in 2030, and
- the master developer anticipates that 225 dwellings a year will be completed on Phase 3a.

There is clear evidence that housing completions will begin on phase 3a within five years.

- C.277. **Students or older peoples accommodation:** The Planning Statement for the outline planning application for Phase 3a sets out that the residential uses will include use classes C2 (residential institutions), C3 (dwellings) and C4 (houses in multiple occupation) but that the mix is unknown at this outline application stage. The master developer (Homes England) has advised that any plans for residential institution use accommodation for students or older people are not known at this time (see Response 32a in Appendix D).
- C.278. It is unclear whether any Use Class C2 accommodation will be provided within phase 3a and whether it will be provided as bedrooms or self-contained dwellings, and therefore the Council has taken a conservative approach to delivery on this site by making no allowance for student or older peoples bedrooms on this site by 2045. The Councils have already included the maximum number of dwellings (up to 4,000 dwellings) for this phase within this housing trajectory.
- C.279. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) phase 3a is not considered deliverable or developable for student or older peoples bedrooms, as although the site has outline planning permission, it is unclear whether any Use Class C2 accommodation will be provided within phase 3a and whether it will be provided as bedrooms or self-contained dwellings.
- C.280. **Phase 3b:** the site has outline planning permission for up to 1,000 homes, a primary school, secondary mixed use zone, open space and landscaped areas, and engineering and infrastructure works, which was approved in March 2022. A condition on the outline planning permission allows the landowners / developers nine years for the submission of the first reserved matters planning application and twenty years for the submission of all reserved matters planning applications; therefore, all reserved matters planning applications would need to be submitted by March 2042.
- C.281. The master developer (Homes England) has advised that they began marketing the site to potential delivery partners in February 2025 (see Response 32b in Appendix D). The master developer anticipates that a delivery partner for the whole of phase 3b will be appointed in 2026 (see Response 32b in Appendix D). The master developer anticipates that a single reserved matters planning application for infrastructure works for the entire of phase 3b will be submitted in May 2027 (see Response 32b in Appendix D). The master developer anticipates that the first phase of infrastructure works will be completed at the end of 2028 (see Response 32b in Appendix D).

C.282. The master developer anticipates that a reserved matters planning application for the first parcel of dwellings (about 200-400 dwellings) will be submitted at the end of 2027 (see Response 32b in Appendix D). The master developer anticipates construction will start on the first dwelling(s) on this first parcel in spring 2029 and that the first dwelling(s) will be completed on this first parcel later in 2029 (see Response 32b in Appendix D). The master developer anticipates that 100 dwellings a year will be completed on Phase 3b (see Response 32b in Appendix D).

C.283. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) phase 3a falls within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- the site is in the ownership of a developer (Homes England),
- the master developer has advised that they began marketing the site to potential delivery partners in February 2025 and anticipates that a delivery partner for the whole of phase 3b will be appointed in 2026,
- the master developer anticipates that a single reserved matters planning application for infrastructure works for the entire of phase 3b will be submitted in May 2027,
- the master developer anticipates that the first phase of infrastructure works will be completed at the end of 2028,
- the master developer anticipates that a reserved matters planning application for the first parcel of dwellings (about 200-400 dwellings) will be submitted at the end of 2027,
- the master developer anticipates construction will start on the first dwelling(s) on this first parcel in spring 2029 and that the first dwelling(s) will be completed on this first parcel later in 2029, and
- the master developer anticipates that 100 dwellings a year will be completed on Phase 3b.

There is clear evidence that housing completions will begin on phase 3a within five years.

C.284. **Students or older peoples accommodation:** The Planning Statement for the outline planning application for phase 3b sets out that the residential mix is unknown at this outline application stage. The developer (Homes England) has advised that any plans for residential institution use accommodation for students or older people are not known at this time (see Response 32b in Appendix D).

- C.285. It is unclear whether any Use Class C2 accommodation will be provided within phase 3b and whether it will be provided as bedrooms or self-contained dwellings, and therefore the Council has taken a conservative approach to delivery on this site by making no allowance for student or older peoples bedrooms on this site by 2045. The Councils have already included the maximum number of dwellings (up to 1,000 dwellings) for this phase within this housing trajectory.
- C.286. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) phase 3b is not considered deliverable or developable for student or older peoples bedrooms, as although the site has outline planning permission, it is unclear whether any Use Class C2 accommodation will be provided within phase 2 and whether it will be provided as bedrooms or self-contained dwellings.

Land west of Station Road

- C.287. The site has outline planning permission (20/03598/OUT) for the demolition of an existing dwelling and the erection of up to 107 dwellings and employment and community uses, which was approved in July 2022. A condition on the outline planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by July 2025.
- C.288. The housebuilder (Bellway Homes) has advised that they have undertaken pre-application discussions with officers and consultees (see Response 33 in Appendix D). The housebuilder anticipates that a reserved matters planning application will be submitted in February 2025 (see Response 33 in Appendix D). The housebuilder anticipates that construction will start on the site in November 2025 (see Response 33 in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in January 2027 and that the development will be completed in September 2028 (see Response 33 in Appendix D).
- C.289. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 106 dwellings (net) on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as:
- the site is allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018,
 - the site has outline planning permission,
 - the site is in the ownership of a housebuilder (Bellway Homes),
 - the housebuilder anticipates that a reserved matters planning application will be submitted in February 2025,

- the housebuilder anticipates that construction will start on site in November 2025,
- the housebuilder anticipates that the first dwelling(s) will be completed in January 2027, and
- the housebuilder anticipates that the development will be completed in September 2028.

There is clear evidence that housing completions will begin on this site within five years.

Digital Park

- C.290. The site has outline planning permission (S/3854/19/OL) for up to 80 dwellings following the demolition of existing buildings, which was approved in July 2023. A condition on the outline planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application will need to be submitted by July 2026.
- C.291. The agent (on behalf of Middlereach Ltd) has advised that conditions relating to the outline planning permission were discharged in August 2024 (see Response 34 in Appendix D). The agent anticipates that a reserved matters planning application will be submitted in August 2025 (see Response 34 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q1 2026 (see Response 34 in Appendix D). The agent anticipates that the first dwelling(s) will be completed in autumn / winter 2026, and that the development will be completed in 2029-2030 (see Response 34 in Appendix D).
- C.292. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 80 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as:
- the site is allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018,
 - the site has outline planning permission,
 - the agent has advised that conditions relating to the outline planning permission were discharged in August 2024,
 - the agent anticipates that a reserved matters planning application will be submitted in August 2025,
 - the agent anticipates that construction will start on the first dwelling(s) in Q1 2026,
 - the agent anticipates that the first dwelling(s) will be completed in autumn / winter 2026, and
 - the agent anticipates that the development will be completed in 2029-2030.
- There is clear evidence that housing completions will begin on this site within five years.

Waterbeach New Town

- C.293. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/6) for a sustainable new town of approximately 8,000 to 9,000 dwellings. The Waterbeach New Town Supplementary Planning Document (SPD) was adopted in February 2019.
- C.294. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.295. Waterbeach New Town will provide a mix of: market homes from a variety of different housebuilders or through self and custom build opportunities, Build to Rent accommodation, affordable housing, and specialist accommodation for older people and / or students. Urban & Civic are the 'master developer' for the western part of Waterbeach New Town, and their involvement supports an accelerated housing delivery programme due to their frontloading and financing of infrastructure delivery that allows for serviced parcels to be brought forwards by individual housebuilders.

Waterbeach New Town - West

- C.296. Outline planning permission (S/0559/17/OL) for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces was approved in September 2019.
- C.297. **Key Phase 1** of the development will include approximately 1,600 dwellings, part of the town centre and a primary school. The Design Code for Key Phase 1 was approved through a discharge of conditions application (S/4383/19/DC) in June 2020. Detailed planning permission (20/01649/REM) for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for **Key Phase 1 North** (KP1N) was approved in August 2020, and this infrastructure has now been completed.
- C.298. **Northern Woods** (parcel P1, Stonebond, 21/02400/REM) has detailed planning permission for 89 dwellings, which was approved in July 2021. At March 2024, 13 dwellings had been completed and 76 dwellings were under construction.

- C.299. The housebuilder is [marketing](#) Northern Woods. The housebuilder has advised that a total of 40 dwellings had been completed by 31 December 2024 and anticipates that a further 28 dwellings will be completed between 1 January and 31 March 2025 (see Response 35b in Appendix D). This results in 55 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that this parcel will be completed by December 2025 (see Response 35b in Appendix D).
- C.300. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 89 dwellings at Northern Woods fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Stonebond), the parcel is under construction, and the housebuilder anticipates that the parcel will be completed by December 2025. There is no evidence that this parcel will not be delivered within five years.
- C.301. **Eastern Woods** (parcel P2.1, CALA Homes, 21/03866/REM) has detailed planning permission for 111 dwellings, which was approved in December 2021. At March 2024, 12 dwellings had been completed, 74 dwellings were under construction and 25 dwellings had not been started.
- C.302. The housebuilder is [marketing](#) Eastern Woods. The housebuilder has advised that 49 dwellings had been completed by 31 December 2024 and anticipates that a further dwelling will be completed between 1 January and 31 March 2025 (see Response 35c in Appendix D). This results in 38 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that this parcel will be completed in January/February 2026 (see Response 35c in Appendix D).
- C.303. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 111 dwellings at Eastern Woods fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (CALA Homes), the parcel is under construction, and the housebuilder anticipates that the parcel will be completed in January/February 2026. There is no evidence that this parcel will not be delivered within five years.
- C.304. The agent (on behalf of Urban & Civic) has advised that Urban & Civic are bringing forward **parcels P5.1, P5.2 and P5.3** as a Build to Rent scheme for 90 dwellings (see Response 35a in Appendix D). The agent has advised that pre-application discussions have concluded and anticipates that a reserved matters application for these parcels will be submitted in February 2025 (see Response 35a in Appendix D). The agent anticipates that construction will start on the first

dwelling(s) on these parcels in summer 2025 and that the first dwelling(s) will be completed in late spring 2026 (see Response 35a in Appendix D).

- C.305. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 90 dwellings on parcels P5.1, P5.2 and P5.3 fall within part (b) of the definition of deliverable. Parcels P5.1, P5.2 and P5.3 are considered deliverable as: the parcels have outline planning permission, the parcels are in the ownership of a developer (Urban & Civic), the agent anticipates that a reserved matters application for these parcels will be submitted in February 2025, the agent anticipates that construction will start on the first dwelling(s) on these parcels in summer 2025, and the agent anticipates that the first dwelling(s) will be completed on these parcels in late spring 2026. There is clear evidence that housing completions will begin on site within five years.
- C.306. The agent has advised that pre-application discussions are ongoing for **parcels P4 and P4.3** (see Response 35a in Appendix D). The agent anticipates that a reserved matters application for 178 dwellings on these parcels will be submitted in spring 2025 by Urban & Civic's selected housebuilder partner (see Response 35a in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on these parcels in autumn 2025 and that the first dwelling(s) will be completed in summer 2026 (see Response 35a in Appendix D).
- C.307. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 178 dwellings on parcels P4 and P4.3 fall within part (b) of the definition of deliverable. Parcels P4 and P4.3 are considered deliverable as: the parcels have outline planning permission, the parcels are in the ownership of a developer (Urban & Civic) and a housebuilder has been selected, the agent anticipates that a reserved matters application for these parcels will be submitted in spring 2025, the agent anticipates that construction will start on the first dwelling(s) on these parcels in autumn 2025, and the agent anticipates that the first dwelling(s) will be completed on these parcels in summer 2026. There is clear evidence that housing completions will begin on site within five years.
- C.308. The agent has advised that pre-application discussions are ongoing for **parcels P2.2 and P3.2** (see Response 35a in Appendix D). The agent anticipates that a reserved matters application for 198 dwellings on these parcels will be submitted in spring 2025 by Urban & Civic's selected housebuilder partner (see Response 35a in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on these parcels in autumn 2025 and that the first dwelling(s) will be completed in summer 2026 (see Response 35a in Appendix D).

- C.309. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 198 dwellings on parcels P2.2 and P3.2 fall within part (b) of the definition of deliverable. Parcels P2.2 and P3.2 are considered deliverable as: the parcels have outline planning permission, the parcels are in the ownership of a developer (Urban & Civic) and a housebuilder has been selected, the agent anticipates that a reserved matters application for these parcels will be submitted in spring 2025, the agent anticipates that construction will start on the first dwelling(s) on these parcels in autumn 2025, and the agent anticipates that the first dwelling(s) will be completed on these parcels in summer 2026. There is clear evidence that housing completions will begin on site within five years.
- C.310. Detailed planning permission (21/05581/REM) for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for **Key Phase 1 East (KP1E)** was approved in July 2022. The agent anticipates that the first phase of construction (involving earthworks) will be completed by the end of February 2025 (see Response 35a in Appendix D). The agent has advised that the delivery of the secondary street connection to KP1N, which will serve the first development parcels within KP1E, has commenced (see Response 35a in Appendix D). The agent anticipates that the bulk of the infrastructure required to serve parcels P8.1, P8.2, P8.3, P9.1 and P9.2 will be completed by the end of 2025 to align with construction starting on the first dwelling(s) on these parcels (see Response 35a in Appendix D). The agent has advised that the delivery of the remainder of the infrastructure for KP1E will be progressed to enable delivery of the remaining parcels in due course (see Response 35a in Appendix D).
- C.311. The agent has advised that **parcels P8.1, P8.2, P8.3, P9.1 and P9.2** have been successfully marketed and a housebuilder partner identified (see Response 35a in Appendix D). The agent anticipates that a reserved matters application for these parcels will be submitted in summer 2025, following the completion of pre-application discussions (see Response 35a in Appendix D). The agent has advised that the number of homes to be delivered on these parcels is subject to detailed design and pre-application discussions (see Response 35a in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in early 2026 and that the first dwelling(s) will be completed in early spring 2027 (see Response 35a in Appendix D).
- C.312. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) parcels P8.1, P8.2, P8.3, P9.1 and P9.2 fall within part (b) of the definition of deliverable. Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 are considered deliverable and developable as: the

parcels have outline planning permission, the parcels are in the ownership of a developer (Urban & Civic) and a housebuilder has been identified, the agent anticipates that a reserved matters application for these parcels will be submitted in summer 2025, the agent anticipates that construction will start on the first dwelling(s) on these parcels in early 2026, and the agent anticipates that the first dwelling(s) will be completed on these parcels in early spring 2027. There is clear evidence that housing completions will begin on site within five years.

- C.313. The agent has advised that parcels P3.1, P6.1, P6.2, P7.1 and P7.2 within KP1N will be completed in due course, and that the number of homes to be delivered on these parcels is subject to detailed design and pre-application discussions (see Response 35a in Appendix D). The agent has advised that discussions relating to the marketing of parcels P10.1, P10.2, and P11 within KP1E are at an early stage (see Response 35a in Appendix D).
- C.314. The **remainder** of Waterbeach New Town West has outline planning permission, which was approved in September 2019. A condition on the outline planning permission allows the landowners / developers twenty-five years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by September 2044.
- C.315. The agent (on behalf of Urban & Civic) has advised that discussions have started in relation to Key Phase 2 (KP2) and anticipates that a discharge of conditions application with the KP2 Framework (including a Design Code) will be submitted in December 2025 (see Response 35a in Appendix D). The agent anticipates that the first grey, green and blue infrastructure reserved matters application(s) for KP2 will be submitted following approval of the KP2 Framework (see Response 35a in Appendix D). The agent anticipates that construction of the infrastructure required to deliver KP2 parcels will start by mid-2026 and that the first elements of this infrastructure will be completed in 2028 (see Response 35a in Appendix D).
- C.316. 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 50 dwellings a year (see Response 35a in Appendix D).
- C.317. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the remainder of Waterbeach New Town West (which consists of those parcels that only have outline planning permission and which are not specifically listed above) is considered developable as:
- the site is allocated in the South Cambridgeshire Local Plan 2018,
 - the site has outline planning permission,

- the site is controlled by a developer (Urban & Civic),
- the agent has advised that discussions have started in relation to Key Phase 2 (KP2),
- the agent anticipates that a discharge of conditions application with the KP2 Framework (including a Design Code) will be submitted in December 2025,
- the agent anticipates that the first grey, green and blue infrastructure reserved matters application(s) for KP2 will be submitted following approval of the KP2 Framework,
- the agent anticipates that construction of the infrastructure required to deliver KP2 parcels will start by mid-2026 and that the first elements of this infrastructure will be completed in 2028, and
- 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 50 dwellings a year.

The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

- C.318. **Students or older peoples accommodation:** the outline planning permission for Waterbeach New Town West includes up to 600 residential institution use units. The agent (on behalf of Urban & Civic) has advised that accommodation for older people and other residential institutional uses will form part of Waterbeach New Town West as part of delivering a balanced and diverse community (see Response 35a in Appendix D). The agent has also advised that the development of older persons accommodation and other residential institutional uses has not yet been a focus for delivery owing to the specific demands of these uses, such as the need to locate older persons accommodation with other supporting community, health care, leisure and retail uses (see Response 35a in Appendix D). The agent has advised that details of the delivery of these units is not yet known and will be confirmed at a later stage (see Response 35a in Appendix D).
- C.319. As it is unclear when any Use Class C2 accommodation will be provided within this site and whether it will be provided as bedrooms or self-contained dwellings, the Council has taken a conservative approach to delivery on this site by making no allowance for student or older peoples bedrooms on this site by 2045. The Councils have already included the maximum number of dwellings (up to 6,500 dwellings) for this site within this housing trajectory.
- C.320. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) Waterbeach New Town West is not considered deliverable or developable for student or older peoples bedrooms, as although the site has outline planning permission, it is unclear when any Use Class C2 accommodation will be provided within Waterbeach

New Town West and whether it will be provided as bedrooms or self-contained dwellings.

Waterbeach New Town - East

- C.321. Outline planning permission (S/2075/18/OL) for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces, was approved in December 2024. A condition on the outline planning permission allows the landowners / developers five years for the submission of the first reserved matters planning application and thirty years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by December 2054. The planning conditions also include a Grampian condition requiring a link road connection to/from the A10 and the relocated railway station to both be completed and open for use prior to any residential occupations.
- C.322. Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020, and a material start has been made on this permission so that it will not lapse. The Greater Cambridge Partnership (GCP) is now taking forward the delivery of the relocated railway station. The [Quarterly Progress Report](#) considered by the GCP Joint Assembly in February 2025 anticipates that the new railway station will be completed in 2027.
- C.323. The agent (on behalf of Waterbeach Development Company, a joint venture between Aquila Investments Limited, Royal London Asset Management, and Turnstone Estates) has advised that they currently focussed on securing permissions for a haul road and new wastewater pumping station (see Response 36 in Appendix D). The agent has also advised that discussions are underway to reach a commercial agreement for the delivery within the required timescales of the required link road connection to the A10 (see Response 36 in Appendix D). The agent anticipates that a reserved matters planning application(s) for initial infrastructure will be submitted later in 2025 (see Response 36 in Appendix D).
- C.324. The agent has advised that the full scope for the Design Code is being developed with design consultants (see Response 36 in Appendix D). The agent anticipates that the first phase of circa 150 dwellings will be completed between 2028-2029 and 2030 (see Response 36 in Appendix D). The agent anticipates that a minimum of two housebuilders will deliver 150-250 dwellings per year on the first phase of the development (see Response 36 in Appendix D). As the agent has only provided detailed information on the anticipated completions from the first phase of 150 dwellings within the next five years, the

Council has taken a conservative approach to the delivery of the remainder of Waterbeach New Town - East. For the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on Waterbeach New Town – East (other than from the first phase of 150 dwellings) within the five year period.

- C.325. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the up to 4,500 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:
- the site is allocated in the South Cambridgeshire Local Plan 2018,
 - the site has outline planning permission,
 - the agent has advised that they currently focussed on securing permissions for a haul road and new wastewater pumping station,
 - the agent has advised that discussions are underway to reach a commercial agreement for the delivery within the required timescales of the required link road connection to the A10,
 - the agent anticipates that a reserved matters planning application(s) for initial infrastructure will be submitted later in 2025,
 - the agent has advised that the full scope for the Design Code is being developed with design consultants,
 - the agent anticipates that the first phase of circa 150 dwellings will be completed between 2028-29 and 2030, and
 - the agent anticipates that a minimum of two housebuilders will deliver 150-250 dwellings per year on the first phase of the development.

There is clear evidence that housing completions will begin on site within five years.

- C.326. **Students or older peoples accommodation:** the development description submitted with the outline planning application includes up to 450 units within use class C2 (care home/residential institution). The agent (on behalf of Waterbeach Development Company, a joint venture between Aquila Investments Limited, Royal London Asset Management, and Turnstone Estates) has advised that the strategy for the delivery of institutional use units is being developed (see Response 36 in Appendix D).

- C.327. It is unclear whether any Use Class C2 accommodation will be provided within this site and whether it will be provided as bedrooms or self-contained dwellings, and therefore the Council has taken a conservative approach to delivery on this site by making no allowance for student or older peoples bedrooms on this site by 2045. The Councils have already included the maximum number of dwellings (up to 4,500 dwellings) for this site within this housing trajectory.

- C.328. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) Waterbeach New Town East is not considered deliverable or developable for student or older peoples bedrooms, as although the site has outline planning permission, it is unclear whether any Use Class C2 accommodation will be provided within Waterbeach New Town East and whether it will be provided as bedrooms or self-contained dwellings.

Bourn Airfield New Village

- C.329. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/7) for a new village of approximately 3,500 dwellings. The Bourn Airfield New Village Supplementary Planning Document (SPD) was adopted in October 2019.
- C.330. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.331. Outline planning permission (S/3440/18/OL) for approximately 3,500 dwellings, employment, retail, and leisure uses, residential institutions, education and community facilities, and open space, was approved in July 2024. A condition on the outline planning permission allows the landowners / developers three years for the submission of the first reserved matters planning application and twenty-five years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by July 2049. The planning conditions also include a condition stating that no more than 500 dwellings shall be occupied until the Cambourne to Cambridge busway (or an equivalent scheduled rapid mass transit passenger carrier service) is operational between the new settlement and Cambridge.
- C.332. The [Cambourne to Cambridge](#) busway scheme has undergone extensive development and consultation, and in November 2024 the Greater Cambridge Partnership (GCP) applied for a Transport and Works Act Order and submitted an application to the Department for Transport (DfT) for a new busway, travel hub, and path for walkers and cyclists linking Cambourne to Cambridge. The [Quarterly Progress Report](#) considered by the GCP Joint Assembly in February 2025 anticipates that the Cambourne to Cambridge busway project will be completed by the end of 2027.

- C.333. The agent (on behalf of the landowners) has advised that the site is in the process of being sold to a Joint Venture, which will act as a delivery partner for the development (see Response 37 in Appendix D). The agent has also advised that the Joint Venture includes Homes England along with other funding and development partners with significant experience and resources (see Response 37 in Appendix D). The agent has advised that consultant scopes and appointments are being made to facilitate the discharge of conditions, and that a Planning Performance Agreement will be agreed with the Council to assist in the delivery of relevant decisions and therefore enable homes to be built on site (see Response 37 in Appendix D).
- C.334. The agent has advised that masterplanners are being appointed to begin to progress discussions on the Design Code (see Response 37 in Appendix D). The agent has also advised that a housebuilder is currently being onboarded to deliver the first 500 dwellings, and that they will be working alongside the master developer on the Design Code (see Response 37 in Appendix D). The agent has advised that discussions have begun with the Cambourne to Cambridge busway team to inform technical approvals for the Broadway access, and that it will also be necessary to co-ordinate delivery with East West Rail (see Response 37 in Appendix D).
- C.335. The agent anticipates that the first reserved matters application for infrastructure will be submitted in Q2/Q3 2025, and has advised that this will focus on the western and eastern accesses to the development, which will also facilitate the delivery of the Cambourne to Cambridge busway (see Response 37 in Appendix D). The agent anticipates that construction will start on initial infrastructure in Q1 2026, and that this infrastructure will be completed within 9 months (see Response 37 in Appendix D).
- C.336. The agent anticipates that the first reserved matters application for 150-180 dwellings will be submitted in Q4 2025 / Q1 2026 (see Response 37 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on this first parcel in Q4 2026, that the first dwelling(s) will be completed in Q2 / Q3 2027, and that this first parcel will be completed in Q4 2028 to Q2 2029 (see Response 37 in Appendix D).
- C.337. The agent anticipates that future reserved matters applications for housing will be submitted 6-9 months ahead of anticipated delivery of those homes on the development (see Response 37 in Appendix D). The agent anticipates that an average of 250 dwellings per year will be delivered, across 3 outlets (see Response 37 in Appendix D). The agent anticipates that the development will be completed in 2042 (see Response 37 in Appendix D).

C.338. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), the approximately 3,500 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- the agent has advised that the site is in the process of being sold to a Joint Venture, which will act as a delivery partner for the development, and that the Joint Venture includes Homes England along with other funding and development partners,
- the agent has advised that consultant scopes and appointments are being made to facilitate the discharge of conditions, and that a Planning Performance Agreement will be agreed with the Council to assist in the delivery of relevant decisions,
- the agent has advised that masterplanners are being appointed to begin to progress discussions on the Design Code,
- the agent has also advised that a housebuilder is currently being onboarded to deliver the first 500 dwellings,
- the agent has advised that discussions have begun with the Cambourne to Cambridge busway team to inform technical approvals for the Broadway access,
- the agent anticipates that the first reserved matters application for infrastructure will be submitted in Q2/Q3 2025, and the agent anticipates that construction will start on initial infrastructure in Q1 2026, and that this infrastructure will be completed within 9 months,
- the agent anticipates that the first reserved matters application for 150-180 dwellings will be submitted in Q4 2025 / Q1 2026, and that construction will start on the first dwelling(s) on this first parcel in Q4 2026
- the agent anticipates that the first dwelling(s) on the first parcel will be completed in Q2 / Q3 2027, and that this first parcel will be completed in Q4 2028 to Q2 2029,
- the agent anticipates that future reserved matters applications for housing will be submitted 6-9 months ahead of anticipated delivery of those homes on the development,
- the agent anticipates that an average of 250 dwellings per year will be delivered across 3 outlets, and
- the agent anticipates that the development will be completed in 2042.

There is clear evidence that housing completions will begin on site within five years.

C.339. **Students or older peoples accommodation:** the development specification for the outline planning permission includes up to 250 residential institutional use units within use class C2. The agent has advised that these units will be in addition to the approximately 3,500 dwellings on this site (see Response 37 in

Appendix D). The agent has also advised that delivery of these units is to be agreed with the Council as part of the phasing plan condition (see Response 37 in Appendix D).

- C.340. It is unclear whether students or older peoples accommodation will be provided on this site and whether it will be provided as bedrooms or self-contained dwellings, and therefore the Council has taken a conservative approach to delivery on this site by making no allowance for student or older peoples bedrooms on this site by 2045. The Councils have already included the maximum number of self-contained dwellings (3,500 dwellings) for this development within this housing trajectory.
- C.341. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this site is not considered deliverable or developable for student or older peoples bedrooms, as although the site has outline planning permission, it is unclear whether students or older peoples accommodation will be provided on this site and whether it will be provided as bedrooms or self-contained dwellings.

Cambourne West

- C.342. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/8) for a sustainable fourth linked village to Cambourne of approximately 1,200 dwellings with high levels of green infrastructure.
- C.343. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Land north west of Lower Cambourne (West Cambourne)

- C.344. Outline planning permission for up to 2,350 dwellings, retail (use classes A1-A5), offices/light industry (use class B1), community and leisure facilities (use classes D1 and D2), two primary schools and one secondary school, open space, playing fields and landscaping was approved in December 2017. The outline planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018.
- C.345. The build out of Cambourne West so far is shown in Figure 16 (below).

Figure 16: Build out of Cambourne West

Parcel	Dwellings permitted	Housebuilder	Dwellings completed in 2021-2022	Dwellings completed in 2022-2023	Dwellings completed in 2023-2024	Total
1.1a & 1.1b	200	Vistry	34	53	53	140
1.2	190	Taylor Wimpey	59	85	10	154
1.3a & 1.3d	150	Vistry	0	13	121	134
1.3b, 1.3c, 1.3e, 1.4a & 1.4b	286	Taylor Wimpey	0	112	16	128
1.5	41	Taylor Wimpey	0	0	0	0
2.1	118	Vistry	0	0	0	0
Total	985	-	93	263	200	556

- C.346. **Parcels 1.1a & 1.1b** (Vistry Group, S/4537/19/RM) have detailed planning permission for 200 dwellings, which was approved in June 2020. At March 2024, 140 dwellings had been completed and 60 dwellings were under construction.
- C.347. The housebuilder is marketing the parcel as [Lunar Park](#). The housebuilder has advised that a total of 190 dwellings had been completed by 31 December 2024 and anticipates that the remaining 10 dwellings will be completed between 1 January and 31 March 2025 (see Response 38a in Appendix D). This results in 60 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that the parcels will be completed by April 2025 (see Response 38a in Appendix D).
- C.348. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 200 dwellings on Parcels 1.1a & 1.1b fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Vistry), the parcels are under construction, and the housebuilder anticipates that the parcels will be completed by April 2025. There is no evidence that Parcels 1.1a & 1.1b will not be delivered within five years.
- C.349. **Parcel 1.2** (Taylor Wimpey, 20/01536/REM) has detailed planning permission for 190 dwellings, which was approved in June 2020. At March 2024, 154 dwellings had been completed and 36 dwellings were under construction. The housebuilder is marketing the parcel as [Burghley Green](#).
- C.350. The housebuilder has advised that 157 dwellings had been completed by 31 December 2024 and anticipates that a further 13 dwellings will be completed between 1 January and 31 March 2025 (see Response 38b in Appendix D). This results in 16 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that Parcel 1.2 will be completed in 2028 (see Response 38b in Appendix D).
- C.351. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 190 dwellings on Parcel 1.2 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the parcel is under construction, and the housebuilder anticipates that the parcel will be completed in 2028. There is no evidence that Parcel 1.2 will not be delivered within five years.
- C.352. **Parcels 1.3a & 1.3d** (Vistry Group, 20/02543/REM) have detailed planning permission for 150 dwellings, which was approved in May 2021. At March

2024, 134 dwellings had been completed and 16 dwellings were under construction.

- C.353. The housebuilder has advised that 141 dwellings had been completed by 31 December 2024 and anticipates that the remaining 9 dwellings will be completed between 1 January 2025 and 31 March 2025 (see Response 38c in Appendix D). This results in 16 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that the parcels will be completed by April 2025 (see Response 38c in Appendix D).
- C.354. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 150 dwellings on Parcels 1.3a & 1.3d fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Vistry), the parcels are under construction, and the housebuilder anticipates that the parcels will be completed by April 2025. There is no evidence that the parcels will not be delivered within five years.
- C.355. **Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b** (Taylor Wimpey, 20/01640/REM) have detailed planning permission for 286 dwellings, which was approved in June 2020. At March 2024, 128 dwellings had been completed, 19 dwellings were under construction and 139 dwellings had not been started. The housebuilder is marketing the parcel as [Chivers Rise](#).
- C.356. The housebuilder (Taylor Wimpey) has advised that no dwellings will be completed in 2024-2025 (see Response 38d in Appendix D). The housebuilder anticipates that these parcels will be completed in Q4 2027 (see Response 38d in Appendix D).
- C.357. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 286 dwellings on Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Taylor Wimpey), the parcels are under construction, and the housebuilder anticipates that the parcels will be completed in Q4 2027. There is no evidence that the parcels will not be delivered within five years.
- C.358. **Parcel 1.5** (Taylor Wimpey, 22/04745/REM) has detailed planning permission for 41 dwellings, which was approved in May 2023. At March 2024, all 41 dwellings had not been started.

- C.359. The housebuilder has advised that the construction of infrastructure has started on site (see Response 38e in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in September 2025 and that the parcel will be completed in Q4 2026 (see Response 38e in Appendix D).
- C.360. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 41 dwellings on Parcel 1.5 fall within part (a) of the definition of deliverable. The parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the housebuilder has advised that construction of infrastructure has started on site, the housebuilder anticipates the first dwelling(s) will be completed in September 2025, and the housebuilder anticipates that the parcel will be completed in Q4 2026. There is no evidence that the parcel will not be delivered within five years.
- C.361. **Parcel 2.1** (Vistry, 22/04785/REM) has detailed planning permission for 118 dwellings, which was approved in July 2023. At March 2024, 80 dwellings were under construction and 38 dwellings had not been started.
- C.362. The housebuilder has advised that no dwellings had been completed by 31 December 2024 and anticipates that 15 dwellings will be completed between 1 January 2025 and 31 March 2025 (see Response 38f in Appendix D). This results in 15 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that the first dwelling(s) will be completed in February 2025 and that the parcel will be completed in Q2 2026 (see Response 38f in Appendix D).
- C.363. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 118 dwellings on Parcel 2.1 fall within part (a) of the definition of deliverable. The parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Vistry), the parcel is under construction, the housebuilder anticipates that the first dwelling(s) will be completed in February 2025, and the housebuilder anticipates that the parcel will be completed in Q2 2026. There is no evidence that Parcel 2.1 will not be delivered within five years.
- C.364. **Parcel 2.2b (south)** (Taylor Wimpey, 24/02652/REM) has detailed planning permission for 120 dwellings, which was approved in February 2025. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters for the parcel. The housebuilder anticipates that the first dwelling(s) will be completed in 2026 and that this parcel will be completed in 2028 (see Response 38g in Appendix D). The Councils' typical assumptions for

build out rates of new settlements are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A).

- C.365. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 120 dwellings on Parcel 2.2b (south) fall within part (a) of the definition of deliverable. The parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the housebuilder anticipates that the first dwelling(s) will be completed in 2026, and the housebuilder anticipates that this parcel will be completed in 2028. There is no evidence that Parcel 2.2b (south) will not be delivered within five years.
- C.366. **Parcel 3.2b** has outline planning permission, and a reserved matters planning application (Vistry, 24/04021/REM) for 122 dwellings was submitted in October 2024 and is being considered by the Council.
- C.367. The housebuilder anticipates that the reserved matters planning application will be approved by March 2025 (see Response 38h in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in Q3 2025, that the first dwelling(s) will be completed in Q2 2026, and that the parcel will be completed in Q4 2028 (see Response 38h in Appendix D).
- C.368. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 122 dwellings on parcel 3.2b fall within part (b) of the definition of deliverable. Parcel 3.2b is considered deliverable as: the parcel has outline planning permission, a reserved matters planning application is being considered by the Council, the parcel is in the ownership of a housebuilder (Vistry Group), the housebuilder anticipates that construction will start on the first dwelling(s) in Q3 2025, the housebuilder anticipates that the first dwelling(s) will be completed in Q2 2026, and the housebuilder anticipates that the parcel will be completed in Q4 2028. There is clear evidence that housing completions will begin on site within five years.
- C.369. **Parcel 2.3** has outline planning permission, and a reserved matters planning application (Taylor Wimpey, 25/00192/REM) for 203 dwellings was submitted in January 2025 and is being considered by the Council. The housebuilder anticipates that the first dwelling(s) will be completed in 2028 and that this parcel will be completed in 2031 (see Response 38i in Appendix D). The Councils' typical assumptions for build out rates of new settlements are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A).
- C.370. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 203 dwellings on

parcel 2.3 fall within part (b) of the definition of deliverable. Parcel 2.3 is considered deliverable and developable as: the parcel has outline planning permission, a reserved matters planning application is being considered by the Council, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the housebuilder anticipates that the first dwelling(s) will be completed in 2028, and the housebuilder anticipates that the parcel will be completed in 2031. There is clear evidence that housing completions will begin on site within five years.

- C.371. **Parcel 3.2a** has outline planning permission, and a reserved matters planning application (Vistry Group, 25/00126/REM) for 111 dwellings was submitted in January 2025 and is being considered by the Council. The housebuilder anticipates that the first dwelling(s) on the whole of parcel 3.2 will be completed in 2026 and that the whole of parcel 3.2 will be completed in 2031 (see Response 38i in Appendix D). Parcel 3.2b is anticipated to deliver dwellings between 2026 and 2028, therefore officers have assumed that parcel 3.2a will deliver dwellings between 2028 and 2031, with both parcels delivering simultaneously in 2028. The Councils' typical assumptions for build out rates of new settlements are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A).
- C.372. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 111 dwellings on parcel 3.2a fall within part (b) of the definition of deliverable. Parcel 3.2a is considered deliverable and developable as: the parcel has outline planning permission, a reserved matters planning application is being considered by the Council, the parcel is in the ownership of a housebuilder (Vistry Group), officers anticipate that the first dwelling(s) will be completed in 2028, and the housebuilder anticipates that the parcel will be completed in 2031. There is clear evidence that housing completions will begin on site within five years.
- C.373. The **remainder** of the site has outline planning permission, which was approved in December 2017. A condition on the outline planning permission allows the landowners sixteen years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by December 2033.
- C.374. Officers are expecting to start further pre-application discussions for further parcels later in 2025. The housebuilders anticipate that the remaining parcels will be completed between 2027 and 2035 (see Response 38i in Appendix D). Taylor Wimpey and Vistry Group are currently delivering four parcels (two each) within Cambourne West, and the phasing plan shows that the number of parcels delivering simultaneously is anticipated to increase over the next five years to five or six parcels delivering simultaneously, before reducing again in the later years of the build to three parcels delivering simultaneously (see

Response 38i in Appendix D). The Councils' typical assumptions for build out rates of new settlements are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A), and historic completions (see Figure 16, above) show that at least 200 dwellings a year have been delivered across the four parcels over the last two years.

C.375. By March 2024, 556 dwellings had been completed (see Figure 16, above), with the remainder (1,794 dwellings) anticipated to be completed by 2035. This results in an average of 150 dwellings a year for the remainder of the build of this development. Officers have anticipated completions on the remainder of Cambourne West having considered: the phasing plan, and ensuring that delivery results in an average of 150 dwellings a year.

C.376. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the remainder of Cambourne West falls within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- the site is in the ownership of housebuilders (Taylor Wimpey and Vistry Group),
- officers are expecting to start further pre-application discussions for further parcels later in 2025, and
- the housebuilders anticipate that the remaining parcels will be completed between 2027 and 2035.

There is clear evidence that housing completions will begin on site within five years.

Land within the Business Park

C.377. This site has full planning permission (23/00123/FUL) for 256 dwellings and the change of use of the existing marketing suite to café, which was approved in April 2024. A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.378. The developer (Hill, on behalf of South Cambridgeshire Investment Partnership) anticipates that construction will start on the first dwelling(s) in July 2025 (see Response 39 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in March 2026, and that the development will be completed in August 2029 (see Response 39 in Appendix D).

C.379. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 256 dwellings on this site fall within part (a) of the definition of deliverable. The site is considered deliverable as: the site

has full planning permission, the site is in the ownership of a developer (South Cambridgeshire Investment Partnership), the developer anticipates that construction will start on the first dwelling(s) in July 2025, the developer anticipates the first dwelling(s) will be completed in March 2026, and the developer anticipates that the development will be completed in August 2029. There is no evidence that the development will not be delivered within five years.

Allocations in the Rural Area

C.380. The following sites are included in Table SC5 of the Greater Cambridge Housing Trajectory (see Figure 1 in Section 4).

Fulbourn & Ida Darwin Hospitals

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/3	275 dwellings	28 September 2018	-	-	-	-
S/0670/17/OL	203 dwellings	-	Outline	28 February 2017	9 August 2017	7 November 2019
20/05199/REM	203 dwellings	-	Reserved matters	16 December 2020	19 January 2022	30 April 2022
Total	203 dwellings	-	-	-	-	-

C.381. The Site Specific Policies DPD (adopted in January 2010) originally allocated the Ida Darwin Hospital for redevelopment for housing, with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. This allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/3). The site was anticipated to provide up to 275 dwellings.

C.382. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review

through the plan making process whether or not to carry forward this allocation into the new Local Plan.

- C.383. Prior approval permission (S/4469/18/PN) for the demolition of 18 buildings including the water tower was given in December 2018, and at March 2024 the first phase of demolition has been completed. The site has detailed planning permission for 203 dwellings, open space and landscaping, following the demolition of existing buildings on site. At March 2024, 5 dwellings had been completed, 11 dwellings were under construction and 187 dwellings had not been started.
- C.384. The housebuilder (Shelbourne Estates, part of Morris Homes) is advertising the development as [The Orchards](#). It is unclear exactly when the development will be completed as the housebuilder has not provided a response. At January 2025, site visit data recorded that a total of 12 dwellings had been completed, and therefore this results in 7 dwellings anticipated to be completed in 2024-2025. The Councils' typical assumptions for the build out rate for a non-strategic site in the rural area have been used for the remainder of the development, therefore up to 40 dwellings a year (see Appendix A).
- C.385. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 203 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Morris Homes), and the development is under construction. There is no evidence that the site will not be delivered within five years.

Papworth Everard West Central

- C.386. The Site Specific Policies DPD (adopted in January 2010) originally allocated an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/4). This redevelopment is anticipated to take the form of a number of separate developments of individual land parcels within the policy area.

Land south of Church Lane

- C.387. The site has planning permissions (S/0623/13 and S/0307/17/RM) for 53 dwellings, 8 units for either housing or business use, a brewhouse, a bakery, and community rooms. The development was completed in 2020-2023.

Catholic Church site

- C.388. The site has planning permission (S/0089/16/FL) for the demolition of the existing dilapidated church and erection of 4 dwellings. The development was completed in 2021-2022.

St Peters Nurses Home, Church Lane

- C.389. The site has full planning permission (22/04309/FUL) for the change of use of a nurses home to 9 dwellings, the erection of a dwelling, and the demolition of a creche building, which was approved in July 2023. A condition on the full planning permission requires that the development begins within three years from the date of the permission. At March 2024, no construction works had started on site.
- C.390. The agent (on behalf of the St Peters Homes (Papworth) Ltd) has advised that all but one condition has been discharged (see Response 41 in Appendix D). The agent anticipates that construction will start in June 2025, that the first dwelling(s) will be completed in June 2026, and that the development will be completed in December 2026 (see Response 41 in Appendix D). The agent has highlighted some issues in the process of discharging pre-commencement conditions and seeking to vary conditions that has delayed the project (see Response 41 in Appendix D). Officers are working with the landowner / agent to resolve the outstanding planning issues.
- C.391. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 10 dwellings on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the agent has advised that all but one condition has been discharged, the agent anticipates that construction will start in June 2025, and the agent anticipates that the development will be completed in December 2026. There is no evidence that the site will not be delivered within five years.

Dales Manor Business Park, Sawston

- C.392. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1a) for 200 dwellings and light industrial and office uses.
- C.393. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to not carry this allocation forward into the new Greater Cambridge Local Plan, as much of the site has been taken forward for redevelopment as employment land, making it no longer available for housing. The Council will continue to review through the plan

making process whether or not to carry forward this allocation into the new Local Plan.

- C.394. The landowners of the north-western part of the site have implemented phase 1 of full planning permissions (S/1598/08/F and S/1962/10) for 27 units for B1c, B2 and B8 uses and the erection of 14 metre high wind turbine, and an alternative full planning application (23/03654/FUL) for three research and development units on phase 2 was approved in July 2024. Full planning permission (22/03363/FUL) for research and development buildings on the northern part of the site was approved in April 2023, and at March 2024 was under construction.
- C.395. As the landowners are seeking to redevelop this site for employment uses, there is uncertainty regarding the delivery of residential development on this site, and therefore the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2045.
- C.396. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this site is not considered deliverable or developable, as although the site is allocated in the South Cambridgeshire Local Plan 2018, there is uncertainty regarding the delivery of residential development on this site as the landowners are seeking to redevelop this site for employment uses.

Land south of Babraham Road, Sawston

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1c	260 dwellings	27 September 2018	-	-	-	-
21/03955/FUL	280 dwellings	-	Full	31 August 2021	13 April 2022	25 August 2022
Total	280 dwellings	-	-	-	-	-

- C.397. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1c) for 260 dwellings. The site has full planning permission for 280 dwellings, two vehicular accesses from Babraham Road,

and open space. At March 2024, 17 dwellings had been completed, 36 dwellings were under construction and 227 dwellings had not been started.

- C.398. The Council's preferred approach as set out in the [Greater Cambridge Local Plan – First Proposals](#) (November 2021) is to carry forward this allocation into the new Greater Cambridge Local Plan. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.
- C.399. The housebuilder (Redrow Homes) is marketing the development as [Tudor Meadow](#). The housebuilder has advised that a total of 45 dwellings had been completed by 31 December 2024 and anticipates that a further 5 dwellings will be completed between 1 January and 31 March 2025 (see Response 42 in Appendix D). This results in 33 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that the development will be completed in 2029-2030, or sooner if a parcel is delivered by David Wilson Homes (see Response 42 in Appendix D).
- C.400. In accordance with the definitions of deliverable in the glossary of the NPPF (published in December 2024) the 280 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a housebuilder (Redrow Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in 2029-2030. There is no evidence that the site will not be delivered within five years.

Land at Bennell Farm, West Street, Comberton

- C.401. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1h) for 90 dwellings, a full size football pitch and changing facilities, and community car parking.
- C.402. **East of the access road:** the site has planning permission (S/1812/17/OL and S/4552/17/RM) for 90 dwellings and open space. The development was completed in 2020-2023.
- C.403. **West of the access road:** the site has full planning permission (20/01992/FUL) for 41 dwellings, which was allowed on appeal in September 2022. This proposal results in additional dwellings on land allocated in the adopted South Cambridgeshire Local Plan 2018 on a part of the site that was originally intended for other uses. A condition on the full planning permission requires that the development begins within three years from the date of the permission. At March 2024, no construction works had started on site.

- C.404. The housebuilder (Beechwood Estates) has advised that the site is being considered for sale (see Response 43 in Appendix D). Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. The Council has taken a conservative approach to delivery on this site and officers have assumed that this development will start on site just before the full planning permission expires in September 2025, and therefore that the development will be completed in 2026-2027.
- C.405. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 41 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and there is no known impediment to the delivery of new homes on this site. There is no evidence that the site will not be delivered within five years.

Histon & Impington Station Area

- C.406. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy E/8) for mixed use development, including commercial uses, community uses and residential development.

The Bishops Site, Cambridge Road, Impington

- C.407. The site has full planning permission (21/02902/FUL) for 38 dwellings, car parking, cycle and refuse storage, landscaping and associated infrastructure, which was approved in June 2022. A condition on the full planning permission requires that the development begins within three years from the date of the permission. At March 2024, no construction works had started on site, however a material start was made on the previous full planning permission (S/0671/17/FL) for 35 dwellings so that it would not lapse.
- C.408. It is unclear exactly when the development will be started and completed as the agent (on behalf of Mitre Property Development Ltd) has not provided a response. The site is currently [for sale](#). Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. The Council has taken a conservative approach to delivery on this site and officers have assumed that this development will start on site just before the full planning permission expires in June 2025, and therefore that the 38 new dwellings will be completed in 2026-2027.
- C.409. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 38 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has

full planning permission, and there is no known impediment to the delivery of new homes on this site. There is no evidence that the site will not be delivered within five years.

**Former station site including derelict Histon & Impington Railway Station,
94-96 Station Road, Impington**

- C.410. The site has planning permission (S/0783/17/FL) for the restoration and redevelopment of the former station building with a ground floor commercial unit and two dwellings and the erection of 10 dwellings. The development was completed in 2020-2021.

Unallocated Sites with Planning Permission

- C.411. The following sites are included in Table C4a, Table C4b, Table SC6a and / or Table SC6b of the Greater Cambridge Housing Trajectory (see Figure 1 in Section 4).
- C.412. The sites in South Cambridgeshire marked with a * are 'Five Year Supply' sites. These were planning applications that were permitted as a departure from the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officer's assessment of the planning application in a delegation report or planning committee report, or the Inspector's assessment of the planning application in an appeal decision.

149 Newmarket Road, Cambridge

- C.413. The site has full planning permission (20/01125/FUL) for demolition of 149 Newmarket Road (including a dwelling) and the erection of new buildings containing 10 residential units and associated infrastructure and works, which was allowed on appeal in February 2021. A Certificate of Lawfulness (24/01322/CLUED) to demonstrate that a material start has been made on the permission, in the form of the demolition of 149 Newmarket Road, has been granted by the Council. At March 2024, the existing dwelling had been demolished, and no construction had started on the new dwellings.
- C.414. The developer (Edin Developments) has advised that construction started on the new dwellings in August 2024 (see Response 45 in Appendix D). The developer has advised that no dwellings will be completed in 2024-2025, and anticipates that the development will be completed by September/October 2025 (see Response 45 in Appendix D).

C.415. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the developer has advised that construction started on the new dwellings in August 2024, and the developer anticipates that the development will be completed by September/October 2025. There is no evidence that the site will not be delivered within five years.

185-189 Newmarket Road and 1 Godesdone Road, Cambridge

C.416. The site has full planning permission (22/04356/FUL) for demolition of the existing building to the rear of 1 Godesdone Road and conversion and extensions of the remaining buildings (including 3 dwellings) to create a mixed use development comprising retail uses and 12 dwellings, which was approved in May 2023. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2024, no construction had started on site.

C.417. It is unclear exactly when the development will be started and completed as the landowner (Glazewater Properties (Bedford) Ltd) has not provided a response. The site is currently [for sale](#). Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. The Council has taken a conservative approach to delivery on this site and officers have assumed that this development will start on site just before the full planning permission expires in May 2026, and therefore that the development will be completed in 2027-2028.

C.418. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and there is no known impediment to the delivery of the development. There is no evidence that the site will not be delivered within five years.

212-214 Newmarket Road, Cambridge

C.419. The site has full planning permission (18/1679/FUL) for 13 dwellings and commercial space (Use Classes A1, A2, B1 and D1) following the demolition of the existing building, which was approved in June 2020. At March 2024, all 13 dwellings were under construction.

C.420. The developer (CitiHaus) is marketing the development as [Phoenix Cambridge](#). The developer has advised that no dwellings will be completed in 2024-2025

and anticipates that all 13 dwellings will be completed in June/July 2025 (see Response 47 in Appendix D).

- C.421. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 13 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (CitiHaus), the development is under construction, and the developer anticipates that the development will be completed in July 2025. There is no evidence that the site will not be delivered within five years.

The Meadows Community Centre, St Catharines Road, Cambridge

- C.422. The site has full planning permissions (19/1756/FUL & S/4532/19/FL) for the demolition of the existing community centre and the erection of a new community hub, 78 affordable dwellings, and a replacement multi-use games area, which were approved in November 2020. The development includes land in both Cambridge City and South Cambridgeshire, with 22 dwellings in Cambridge and 56 dwellings in South Cambridgeshire. At March 2024, all 22 dwellings in Cambridge had been completed, 30 dwellings in South Cambridgeshire had been completed, and 26 dwellings in South Cambridgeshire were under construction.

- C.423. The developer (Hill, on behalf of Cambridge Investment Partnership) has advised that a total of 22 dwellings had been completed by 31 December 2024 and anticipates that the remaining 56 dwellings will be completed between 1 January and 31 March 2025 (see Response 48 in Appendix D). This results in 26 dwellings anticipated to be completed in 2024-2025. The developer anticipates that the development will be completed in February 2025 (see Response 48 in Appendix D).

- C.424. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 78 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed in February 2025. There is no evidence that the site will not be delivered within five years.

Aylesborough Close, Cambridge

- C.425. The site has full planning permission (22/01995/FUL) for the demolition of existing buildings (including 36 dwellings) and erection of 70 dwellings, which was approved in February 2023. At March 2024, the existing buildings had

been demolished (including 36 dwellings), and all 70 new dwellings were under construction.

- C.426. The developer (Hill, on behalf of Cambridge Investment Partnership) has advised that no new dwellings will be completed in 2024-2025 and anticipates that all 70 dwellings will be completed by September 2025 (see Response 49 in Appendix D).
- C.427. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 34 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed by September 2025. There is no evidence that the site will not be delivered within five years.

Edward House, 8 Albion Row, Cambridge

- C.428. The site has full planning permission (23/02294/FUL) for the demolition of a care home and erection of 16 Almshouses apartments, which was approved in June 2024. The development will result in the loss of 15 bedrooms, and this equates to a loss of 8 dwellings based on the ratio of 1.9 bedspaces to a dwelling.
- C.429. The agent (on behalf of The Foundation of Edward Storey) has advised that the existing care home building is currently being demolished (see Response 50 in Appendix D). This results in the loss of 15 bedrooms (equivalent to 8 dwellings) in 2024-2025. The agent has advised that a main contractor for the construction of the new dwellings will be appointed in late summer 2025 after the archaeological excavations have been completed (see Response 50 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in autumn 2025, and that all dwellings will be completed in 2026-2027 (see Response 50 in Appendix D).
- C.430. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the loss of 15 bedrooms for older people and all 16 new dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the agent has advised that the existing care home is currently being demolished, the agent anticipates that construction will start on the first dwelling(s) in autumn 2025, and the agent anticipates that the development will be completed in 2026-2027. There is no evidence that the site will not be delivered within five years.

St Edmund's College, Cambridge

- C.431. The site has full planning permission (16/1864/FUL) for the erection of extensions to the Norfolk Building for a common room, 16 student bedrooms, college offices and research space, cafe and kitchens, the erection of 6 family accommodation units, landscaping, and cycle parking, and the demolition of 6 maisonettes, which was approved in June 2017. The development will provide 16 student bedrooms, and this equates to 7 dwellings based on the ratio of 2.4 bedspaces to a dwelling. At March 2024, no construction had started on the demolition of the maisonettes or the construction of the new buildings, however, the cycle parking had been completed. The Council has confirmed through its discharge of condition 1 (16/1864/COND1) of the planning permission that a material start has been made on the planning permission, and therefore it will not lapse.
- C.432. The landowner (St Edmund's College) has advised that they are currently seeking sources of funding to allow them to undertake this development, and that currently they have not secured any funds to allow them to begin the project (see Response 51 in Appendix D). As the planning permission will not lapse, and the landowner could still bring forward the development once sufficient funding has been found, the Council has taken a conservative approach to the delivery of housing on this site by making no allowance for housing on this site within the five year period; however it is anticipated that the development will come forward by 2045.
- C.433. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) this site is considered developable as: the site has detailed planning permission, and a material start has been made on the planning permission so that it will not lapse. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge

- C.434. The site has full planning permission (23/02696/FUL) for the demolition of 3 residential properties (known as Fossdene, Whinside and The Gables, which include 37 bedrooms and 1 flat) and the erection of five residential buildings for postgraduate students (for 113 bedrooms) as well as conversion and extension of The Knott (from 5 flats to 25 bedrooms) to provide for postgraduate accommodation, which was approved in June 2024. A condition on the planning permission requires that the development begins within three years from the date of the permission. The development will provide 101 bedrooms (net), and this equates to 42 dwellings (net) based on the ratio of 2.4 bedspaces to a dwelling.

- C.435. It is unclear exactly when the development will be started and completed as the agent (on behalf of St Johns College) has not provided a response. Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of new post graduate student accommodation on the site within the next five years. The Council has taken a conservative approach to delivery on this site and officers have assumed that this development will start on site just before the full planning permission expires in June 2027, and therefore that the existing properties will be demolished in 2027-2028 and the new buildings and conversion of The Knott will be completed in 2028-2029.
- C.436. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 101 student bedrooms (which equate to 42 dwellings, net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and there is no known impediment to the delivery of the development. There is no evidence that the site will not be delivered within five years.

Phase 3, Land at Colville Road, Cambridge

- C.437. The site has full planning permission (21/02759/FUL) for the demolition of 18 dwellings and the erection of 48 new affordable dwellings, which was approved in July 2022. At March 2024, all 18 existing dwellings had been demolished, 20 new dwellings had been completed and 28 new dwellings were under construction.
- C.438. The developer (Cambridge Investment Partnership) anticipates that the development will be completed in February 2025 (see Response 53 in Appendix D). This results in 28 new dwellings anticipated to be completed in 2024-2025.
- C.439. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 30 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed in February 2025. There is no evidence that the site will not be delivered within five years.

Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

- C.440. The site has full planning permission (05/1329/FUL) for 16 dwellings, which was approved in December 2007. At March 2024, 2 dwellings had been completed (in 2011-2012) and 14 dwellings had not been started.
- C.441. It is unclear exactly when the development will be completed as the landowner (Sorrento Hotel) has not provided a response. As the two dwellings were completed several years ago with no further progress on the site since, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2045.
- C.442. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), this site is not considered deliverable or developable as although the site has an extant full planning permission, there is clear evidence that housing is unlikely to be delivered on the remainder of the site.

12-34 Fanshawe Road, Cambridge

- C.443. The site has full planning permission (23/04686/FUL) for the demolition of the existing buildings (including 30 dwellings) and the erection of 84 new dwellings, which was approved in November 2024. A condition on the planning permission requires that the development begins within three years from the date of the permission.
- C.444. The developer (Hill, on behalf of Cambridge Investment Partnership) has advised that no dwellings will be completed in 2024-2025 (see Response 55 in Appendix D). The developer anticipates that construction will begin on the demolition of the existing dwellings in March 2025 (see Response 55 in Appendix D). The developer anticipates that the development will be completed by April 2027, and that all dwellings will be completed in 2026-2027 (see Response 55 in Appendix D).
- C.445. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 54 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the developer anticipates that construction will begin on the demolition of the existing dwellings in March 2025, and the developer anticipates that the development will be completed in April 2027. There is no evidence that the site will not be delivered within five years.

71-73 Fen Road, Cambridge

- C.446. The site has full planning permission (21/00659/FUL) for the demolition of the existing buildings (2 dwellings) and the erection of 12 dwellings, which was approved in November 2021. At March 2024, the existing dwellings had been demolished, and the 12 new dwellings were under construction.
- C.447. The developer (Hill, on behalf of Cambridge Investment Partnership) has advised that the development was completed by 31 December 2024 (see Response 56 in Appendix D).

6A Chapel Street, Cambridge

- C.448. The site has full planning permission (23/00064/FUL) for the refurbishment and extension of the existing chapel building to create a multi-functional early year's meeting space and 13 dwellings, which was approved in April 2024. A condition on the full planning permission requires that the development begins within three years from the date of the permission.
- C.449. It is unclear exactly when the development will be started and completed as the agent (on behalf of SNAP! 4 Kids) has not provided a response. Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. The Council has taken a conservative approach to delivery on this site and officers have assumed that this development will start on site just before the full planning permission expires in April 2027, and therefore that the development will be completed in 2027-2028.
- C.450. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 13 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and there is no known impediment to the delivery of the development. There is no evidence that the site will not be delivered within five years.

Buchan Street Neighbourhood Centre, Cambridge

- C.451. The site has full planning permission (19/1757/FUL) for the demolition of the existing community centre, shop and cafe and erection of new shop (use class A1), community cafe (use class A1/A3/D1) and 28 affordable dwellings, which was approved in January 2021. At March 2024, the existing buildings had been demolished and all 28 new dwellings were under construction.

- C.452. The developer (Hill, on behalf of Cambridge Investment Partnership) has advised that the development was completed by 31 December 2024 (see Response 58 in Appendix D).

Land at Aragon Close and Sackville Close, Cambridge

- C.453. The site has full planning permission (22/00583/FUL) for the demolition of existing garages and erection of 14 dwellings, which was approved in February 2023. At March 2024, the existing garages had been demolished, and all 14 dwellings were under construction.
- C.454. The developer (Cambridge Investment Partnership) has advised that the development was completed by 31 December 2024 (see Response 59 in Appendix D).

19-35 Regent Street, Cambridge

- C.455. The site has full planning permission (23/04952/FUL) for the redevelopment of the site (including 4 flats) to provide commercial use (Class E) at ground floor with student accommodation on the upper floors, which was approved in December 2024. A condition on the planning permission requires that the development begins within three years from the date of the permission. The development will provide 26 student bedrooms, and this equates to 11 dwellings based on the ratio of 2.4 bedspaces to a dwelling.
- C.456. The agent (on behalf of Downing College) anticipates that work will start on site in the coming months (see Response 60 in Appendix D). The agent anticipates that the development, including all 26 student bedrooms, will be completed in late 2026 (see Response 60 in Appendix D).
- C.457. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the loss of 4 flats and the provision of 26 student bedrooms (which equate to 11 dwellings) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the agent anticipates that work will start on site in the coming months, and the agent anticipates that all student bedrooms will be completed in late 2026. There is no evidence that the site will not be delivered within five years.

102-108 Shelford Road, Cambridge

- C.458. The site has full planning permission (19/1324/FUL) for refurbishment and extension of 2 existing dwellings to create 6 flats, demolition of 2 existing dwellings, and erection of a three storey apartment block (6 flats), which was approved in June 2022. A condition on the planning permission requires that

the development begins within three years from the date of the permission. At March 2024, no construction works had started on site.

- C.459. The agent (on behalf of C J Pemberton and Trustees of RFA Pemberton 199 Settlement) has advised that the landowner is not intending to commence construction on this site this year and therefore that the earliest completions will be is 2027 (see Response 61 in Appendix D). However, officers have noted that no applications have been submitted to discharge pre-commencement conditions and that the planning permission will lapse if a material start is not made by June 2025. The Council has therefore taken a conservative approach by making no allowance for housing on this site within either the five year period or by 2045.
- C.460. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), this site is not considered deliverable or developable as although the site has detailed planning permission, the agent has advised that the landowner is not intending to commence construction on this site this year and officers have noted that the planning permission will lapse if a material start is not made by June 2025.

Land off Sandy Lane and land at 51-55 Elizabeth Way, Cambridge

Land off Sandy Lane

- C.461. The site has full planning permission (21/01065/FUL) for 26 dwellings, which was allowed on appeal in May 2023. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2024, no construction works had started on site.
- C.462. This planning permission is linked to a planning permission for land at 51-55 Elizabeth Way, which will provide the affordable housing, whilst this permission provides the market housing. However, there are fall-back extant full planning permissions, as a material start was made on the previous full planning permissions (C/03/0406, C/03/1241, 06/0544/FUL and 18/1193/FUL) for 28 dwellings (net) so that they would not lapse. For these previous planning permissions, the affordable housing was to be provided in the form of a financial contribution towards off-site provision.
- C.463. It is unclear exactly when the development will be started and completed as the agent (on behalf of Sandy Lane 2021 Limited) has not provided a response. Although the linked planning permission for affordable housing at 51-55 Elizabeth Way appears to have lapsed (see paragraphs C.465 to C.467 below), the Council considers that there is no impediment to the delivery of new homes on the site within the next five years as there are fall-back extant full planning permissions which could be delivered without the linked planning permission at

51-55 Elizabeth Way. The Council has taken a conservative approach to delivery on this site and officers have assumed that this development will start on site just before the new full planning permission expires in May 2026, and therefore officers have assumed that all 26 dwellings will be completed in 2026-2027.

- C.464. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 26 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site also has fall-back extant full planning permissions, and there is no known impediment to the delivery of new homes on this site. There is no evidence that the site will not be delivered within five years.

51-55 Elizabeth Way

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/0819/OUT	7 dwellings	Outline	13 June 2019	-	11 October 2019
22/03584/REM	7 dwellings	Reserved Matters	5 August 2022	-	3 November 2022
Total	7 dwellings	-	-	-	-

- C.465. The site has detailed planning permission for 9 dwellings following the demolition of 2 dwellings. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2024, no construction had started on site.
- C.466. This planning permission is linked to land off Sandy Lane, which will provide the market housing, whilst this permission provides the affordable housing. It is unclear exactly when the development will be started and completed as the agent (on behalf of Sandy Lane 2021 Limited) has not provided a response. At February 2025, site visit data recorded that the 2 existing dwellings were partially boarded up but have not been demolished, which suggests that no material start has been made and therefore that the planning permission has lapsed.

C.467. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this site is not considered deliverable or developable as although the site had full planning permission, site visit data suggests that no material start has been made such that the planning permission has lapsed.

18 Chesterton Road, Cambridge

C.468. The site has full planning permission (19/0242/FUL) for the demolition of the three existing dwellings and the erection of 11 new dwellings, which was approved in January 2020. A material start has been made on site and therefore the planning permission remains extant.

C.469. Full planning permission (24/02522/FUL) was approved in December 2024 for the removal of an external lean to roof, and installation of new extract system and flue, replacement of two existing shopfronts, and alterations to fenestration, with the change of use from retail to restaurant being permitted development.

C.470. As an alternative proposed development for the site has been permitted, there is some uncertainty regarding delivery of housing on this site. The Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within either the five year period or by 2045.

C.471. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this site is not considered deliverable or developable as although the site has full planning permission, an alternative proposal for non-residential uses has been approved and therefore there is some uncertainty regarding whether residential uses on this site will be delivered.

121-125 Chesterton Road, Cambridge

C.472. The site has full planning permission (19/1098/FUL) for demolition of the existing building and provision of a mixed use development comprising 19 houses in multiple occupation, and three 'flexible use' retail units, which was approved in May 2021. A Certificate of Lawfulness (23/03369/CLUED) to demonstrate that a material start has been made on the permission, in the form of the laying of pipes for the foul water drainage system, has been granted by the Council.

C.473. An alternative full planning permission (23/04431/FUL) for demolition of the existing building and provision of a mixed use redevelopment of the site comprising an apart-hotel (Use Class C1) with commercial unit(s) (Use Class E) was approved in January 2025. The agent (on behalf of Pan Albion LLP) has advised that the landowner is looking to implement this alternative planning

permission, rather than the planning permission for the houses in multiple occupation (see Response 64 in Appendix D).

- C.474. As an alternative proposed development for the site has been permitted and the agent has advised that the landowner is looking to implement that planning permission, the Council has made no allowance for housing on this site by 2045 in this housing trajectory.
- C.475. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) this site is not considered deliverable or developable as although the site has full planning permission, the agent has advised that the landowner is looking to implement an alternative planning permission.

Small Sites of 9 dwellings or less in Cambridge

- C.476. At 31 March 2024, there were 56 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less, where the development was under construction. A list of these sites is provided in Appendix E (see Figure 17). It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed between 2024 and 2026, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.
- C.477. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no clear evidence that these sites will not be delivered within five years.
- C.478. At 31 March 2024, there were 135 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less, where no construction had started on site. A list of these sites is provided in Appendix E (see Figure 18). It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development had not started at 31 March 2024 it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 15% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A.
- C.479. However, before the 15% allowance for non-delivery has been applied, officers have reviewed all the small sites that had not started at 31 March 2024 with a planning permission that would lapse by 31 March 2025. If officers have been

unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, these sites have been excluded from the housing trajectory and five year supply calculations. Officers have also excluded any sites where there has been a subsequent planning permission approved between 1 April and 31 December 2024 (which are included in Figure 19) and where that would replace the extant planning permission at 31 March 2024. This review has resulted in a loss of 8 dwellings from the small sites with planning permission that were not under construction at 31 March 2024.

- C.480. After the 15% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 108 dwellings are anticipated to be completed between 2024 and 2029, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.
- C.481. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no clear evidence that these sites will not be delivered within five years.
- C.482. Between 1 April and 31 December 2024, 60 dwellings were approved on new small sites of 9 dwellings or less. A list of these sites is provided in Appendix E (see Figure 19). It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and therefore it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 15% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A. On this basis, 51 dwellings are anticipated to be completed between 2025 and 2030, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.
- C.483. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no clear evidence that these sites will not be delivered within five years.

John Banks Honda, 444 Newmarket Road, Cambridge

- C.484. The site has full planning permission (19/0340/FUL) for the demolition of the existing buildings and the erection of student accommodation, comprising of 154 student bedrooms and ancillary accommodation, which was approved in December 2019. A Non-Material Amendment application (19/0340/NMA2) that

reduces the number of student rooms from 154 bedrooms to 140 bedrooms, along with other alterations to the design and layout of the development, was approved in October 2022. The development will provide 140 student bedrooms, and this equates to 58 dwellings based on the ratio of 2.4 bedspaces to a dwelling.

- C.485. At March 2024, a material start had been made as the existing buildings had been demolished, however no construction had started on the new buildings. It is unclear exactly when either the first bedrooms or the whole development will be completed as the agent (on behalf of Stellar Cambridge Ltd) has not provided a response. Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of student rooms on the site within the next five years. Officers have assumed that the development will be completed in 2026-2027.
- C.486. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 140 student bedrooms (which equate to 58 dwellings) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, a material start has been made through demolition works so that the planning permission will not lapse, and there is no known impediment to the delivery of new student rooms on this site. There is no evidence that the site will not be delivered within five years.

Fitzwilliam College, Storeys Way, Cambridge

- C.487. The site has full planning permission (23/04233/FUL) for an extension to provide student accommodation, which was approved in August 2024. A condition on the planning permission requires that the development begins within three years from the date of the permission. The development will provide 17 student bedrooms, and this equates to 7 dwellings based on the ratio of 2.4 bedspaces to a dwelling.
- C.488. It is unclear exactly when the development will be started and completed as the agent (on behalf of Fitzwilliam College) has not provided a response. Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of student rooms on the site within the next five years. The Council has taken a conservative approach to delivery on this site and officers have assumed that this development will start on site just before the full planning permission expires in August 2027, and therefore that the 17 student bedrooms will be completed in 2028-2029.

C.489. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 17 student bedrooms (which equate to 7 dwellings) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and there is no known impediment to the delivery of new student rooms on this site. There is no evidence that the site will not be delivered within five years.

64 & 65 Bridge Street, Cambridge

C.490. The site has full planning permission (24/01788/FUL) for the change of use and refurbishment of 64 Bridge Street from college accommodation (13 student bedrooms) to offices and internal alterations to 65 Bridge Street, which was approved in October 2024. A condition on the planning permission requires that the development begins within three years from the date of the permission. The development results in the loss of 13 student bedrooms, and this equates to the loss of 5 dwellings based on the ratio of 2.4 bedspaces to a dwelling.

C.491. It is unclear exactly when the development will be started and completed as the agent (on behalf of St Johns College) has not provided a response. Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the change of use on the site within the next five years. The Council has taken a conservative approach to delivery on this site and officers have assumed that this change of use will start just before the full planning permission expires in October 2027, and therefore that the change of use will be completed in 2027-2028.

C.492. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the loss of 13 student bedrooms (which equates to the loss of 5 dwellings) on this site falls within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and there is no known impediment to the delivery of the renovation. There is no evidence that the site will not be delivered within five years.

Owlstone Croft, Cambridge

C.493. The site has full planning permission (22/02066/FUL) for demolition of nursery building, partial demolition, refurbishment and extension of other existing college buildings, the erection of four accommodation blocks containing 60 rooms for postgraduate students, and a new electricity substation, which was allowed on appeal in November 2023. The development will provide 60 student bedrooms, and this equates to 25 dwellings based on the ratio of 2.4 bedspaces to a dwelling. At March 2024, no demolition or construction had started on site.

C.494. The agent (on behalf of Queen's College) has advised that they are in the process of discharging pre-commencement conditions (see Response 68 in Appendix D). The agent anticipates that construction will start in July 2025 and that the development will be completed in 2027 (see Response 68 in Appendix D). The agent has highlighted some issues in the process of discharging pre-commencement conditions that may delay the project or necessitate adjustments to the phasing plan (see Response 68 in Appendix D). Officers are working with the landowner / agent to resolve the outstanding planning issues.

C.495. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 60 student bedrooms (which equate to 25 dwellings) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the agent has advised that they are in the process of discharging pre-commencement conditions, the agent anticipates that construction will start in July 2025, and the agent anticipates that the development will be completed in 2027. There is no evidence that the site will not be delivered within five years.

Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College, Cambridge

C.496. The site has full planning permission (24/01985/FUL) for change of use of ground and first floor of 33A from office (Use Class E) to student accommodation and refurbishment of buildings, which was approved in August 2024. A condition on the planning permission requires that the development begins within three years from the date of the permission. The development will provide 12 student bedrooms, and this equates to 5 dwellings based on the ratio of 2.4 bedspaces to a dwelling.

C.497. The landowner (St Johns College) has advised that a main contractor has been appointed and anticipates that works will commence on site in February 2025 (see Response 69 in Appendix D). The landowner anticipates that the development will be completed in June 2026, so that rooms will be available for occupation from August 2026 (see Response 69 in Appendix D).

C.498. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 12 student bedrooms (which equate to 5 dwellings) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the landowner anticipates that works will commence on site in February 2025, and the landowner anticipates that the development will be completed in June 2026. There is no evidence that the site will not be delivered within five years.

Former CEMEX Works, Haslingfield Road, Barrington *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2365/14/OL	220 dwellings	Outline	8 October 2014	3 June 2015	27 October 2016
S/3485/18/RM	220 dwellings	Reserved Matters	10 September 2018	-	29 November 2019
S/1427/19/RM	220 dwellings	Reserved Matters	10 April 2019	-	23 September 2019
21/04088/FUL	revised design, increase of 3 dwellings	Full	10 September 2021	10 August 2022	17 October 2023
21/04087/FUL	Revised design, increase of 37 dwellings	Full	10 September 2021	8 February 2023	7 August 2024
Total	260 dwellings	-	-	-	-

C.499. The site has detailed planning permission for the demolition of all existing buildings and structures and redevelopment to provide 260 residential units, open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton Station, and associated works. At March 2024, only 223 dwellings had detailed planning permission, of which 109 dwellings had been completed, 38 dwellings were under construction and 76 dwellings had not been started.

C.500. The housebuilder (Redrow Homes) is marketing the development as [All Saints Gardens](#). The housebuilder has advised that a total of 135 dwellings had been completed by 31 December 2024 and anticipates that a further 5 dwellings will be completed between 1 January and 31 March 2025 (see Response 70 in Appendix D). This results in 31 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that the development will be completed in 2027-2028 (see Response 70 in Appendix D).

C.501. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 260 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Redrow Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in 2027-2028. There is no evidence that the site will not be delivered within five years.

Land east of Spring Lane, Bassingbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1745/16/OL	30 dwellings	Outline	1 July 2016	2 November 2016	23 March 2017
S/0905/19/RM	30 dwellings	Reserved Matters	6 March 2019	-	31 July 2019
Total	30 dwellings	-	-	-	-

C.502. The site has detailed planning permission for 30 dwellings, additional parking for Bassingbourn Surgery, and public open space. At March 2024, all 30 dwellings were under construction.

C.503. The developer (Sanctuary Group, on behalf of Beech Grove Homes) has advised that the development was completed by 31 December 2024 (see Response 71 in Appendix D).

26 South End, Bassingbourn

C.504. The site has full planning permission (S/0331/15/FL) for demolition of the existing dwelling and erection of 10 dwellings, which was approved in September 2017. At March 2024, the existing dwelling had been demolished, 3 new dwellings had been completed, and 7 new dwellings had not been started.

C.505. The developer (Wood Oak Ltd) is advertising the development as [The Cedars](#). The developer has advised that no additional dwellings will be completed in 2024-2025 (see Response 72 in Appendix D). The developer anticipates that the next new dwelling(s) will be completed in autumn 2025 and that the development will be completed by winter 2027 (see Response 72 in Appendix D).

C.506. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Wood Oak Ltd), the development is under construction, and the developer anticipates that the remaining dwellings will be completed by winter 2027. There is no evidence that the site will not be delivered within five years.

Rear of 18-28 Highfields Road, Highfields Caldecote *

C.507. The site has full planning permission (S/2047/16/FL) for 71 dwellings, open space, and a car park for school/community use, which was approved in September 2016. At March 2024, 66 dwellings had been completed and 5 dwellings were under construction.

C.508. The majority of the development (66 dwellings) was delivered by CALA Homes between 2017 and 2020; however the final five dwellings are being delivered by another landowner(s). At February 2025, site visit data recorded that 3 dwellings are nearing completion, and 2 dwellings are under construction but only have foundations. Officers have therefore assumed that 3 dwellings will be completed in 2024-2025, and the remaining 2 dwellings will be completed in 2025-2026.

C.509. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 71 dwellings on this site fall within part (a) of the definition of deliverable. The site is considered deliverable as: the site has full planning permission, and the 5 remaining dwellings are under construction. There is no evidence that this site will not be delivered within five years.

Land off Rampton Road, Cottenham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2413/17/OL	199 dwellings	Outline	10 July 2017	-	9 August 2017
S/2549/19/RM	199 dwellings	Reserved Matters	24 July 2019	12 February 2020	18 February 2020
S/2679/19/RM	199 dwellings	Reserved Matters	31 July 2019	12 February 2020	18 February 2020
Total	199 dwellings	-	-	-	-

C.510. The site has duplicate detailed planning permissions for 200 dwellings and demolition of 117 Rampton Road. At March 2024, the existing dwelling had been demolished, 149 new dwellings had been completed, 44 new dwellings were under construction, and 7 new dwellings had not been started.

C.511. The housebuilder (Redrow Homes) is marketing the development as [Cottenham Grove](#). The housebuilder has advised that a total of 155 dwellings had been completed by 31 December 2024 and anticipates that a further 15 dwellings will be completed between 1 January and 31 March 2025 (see Response 73 in Appendix D). This results in 21 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that the development will be completed in 2025 (see Response 73 in Appendix D).

C.512. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 199 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Redrow Homes), the development is under construction, and the housebuilder anticipates the development will be completed in 2025. There is no evidence that the site will not be delivered within five years.

Land north east of Rampton Road, Cottenham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2876/16/OL	154 dwellings	Outline	21 October 2016	31 August 2017	10 May 2018
S/2876/16/NMA1	Revised description, up to 154 dwellings	Outline	22 June 2020	-	24 July 2020
21/01881/REM	140 dwellings	Reserved matters	23 April 2021	10 November 2021	12 November 2021
Total	140 dwellings	-	-	-	-

C.513. The site has detailed planning permission for 140 dwellings. At March 2024, 33 dwellings had been completed, 3 dwellings were under construction and 104 dwellings had not been started. A variation of conditions application (24/02212/S73) to amend the house types within some areas of the development to smaller homes, was approved in January 2025.

C.514. The housebuilder (Tilia Homes) is marketing the development as [Kings Park](#). At February 2025, site visit data recorded that a total of 36 dwellings had been completed, and therefore this results in 3 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that the development will be completed by December 2026 (see Response 74 in Appendix D).

C.515. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 140 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Tilia Homes), the development is under construction, and the housebuilder anticipates that the development will be completed by December 2026. There is no evidence that the site will not be delivered within five years.

Rear of 38 Histon Road, Cottenham

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
20/04906/OUT	34 dwellings	Outline	27 November 2020	14 September 2022 18 December 2023	30 April 2024
25/00054/REM	34 dwellings	Reserved matters	8 January 2025	-	-
Total	34 dwellings	-	-	-	-

C.516. The site has outline planning permission (20/04906/OUT) for up to 34 dwellings as a Social Housing Rural Exception Site in the Greenbelt. A reserved matters application for 34 dwellings is being considered by the Council. The planning statement for the reserved matters application sets out that the site is owned by Hill, but that once the homes are completed, they will be transferred to South Cambridgeshire District Council who will let them as affordable rented accommodation. The development will be 100% affordable housing.

C.517. The housebuilder (Hill) anticipates that construction will start on the first dwelling(s) in August 2025 (see Response 75 in Appendix D). The housebuilder anticipates that the first dwellings will be completed in July 2026, and that the development will be completed in January 2027 (see Response 75 in Appendix D).

C.518. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 34 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site has outline planning permission, a reserved matters planning application is being considered by the Council, the site is in the ownership of a housebuilder (Hill), the housebuilder anticipates that construction will start on the first dwelling(s) in August 2025, the housebuilder anticipates that the first dwelling(s) will be completed in July 2026, and the housebuilder anticipates that the development will be completed in January 2027. There is clear evidence that housing completions will begin on site within five years.

Land at Potton End, Eltisley

- C.519. The site has full planning permission (S/3182/19/FL) for a rural exception site for affordable housing consisting of 9 affordable dwellings and 3 market dwellings, which was approved in December 2020. At March 2024, the 9 affordable dwellings were under construction and the 3 market dwellings had not been started.
- C.520. The registered provider (Hastoe Housing Association) has advised that all 9 affordable homes will be completed in February 2025 (see Response 76a in Appendix D). The registered provider has also advised that they are not involved in the construction of the 3 market dwellings and do not know when these will be delivered by the landowner (see Response 76a in Appendix D).
- C.521. The landowner has advised that no market dwellings will be completed in 2024-2025 (see Response 76b in Appendix D). The landowner anticipates that construction will start on the first market dwelling(s) in 2026, and that all 3 market dwellings will be completed in 2027 (see Response 76b in Appendix D).
- C.522. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 12 dwellings on the site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the development is under construction, the registered provider anticipates that the 9 affordable dwellings will be completed in February 2025, the landowner anticipates that construction will start on the 3 market dwellings in 2026, and the landowner anticipates that all 3 market dwellings will be completed in 2027. There is no evidence that the site will not be delivered within five years.

Land adjacent to the Green House, Cootes Lane, Fen Drayton

- C.523. The site has full planning permission (20/01356/FUL) for 14 affordable dwellings, which was approved in April 2022. At March 2024, 4 dwellings were under construction and 10 dwellings had not been started.
- C.524. The developer (BPHA) has advised that no dwellings had been completed by 31 December 2024 and anticipates that all 14 dwellings will be completed in March 2025 (see Response 77 in Appendix D). This results in 14 dwellings anticipated to be completed in 2024-2025.
- C.525. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (BPHA), the

development is under construction, and the developer anticipates that the development will be completed in March 2025. There is no evidence that the site will not be delivered within five years.

Land at Teversham Road, Fulbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0202/17/OL	110 dwellings	Outline	23 January 2017	9 August 2017	26 October 2017
S/3290/19/RM	110 dwellings	Reserved Matters	20 September 2019	-	10 June 2022
Total	110 dwellings	-	-	-	-

C.526. The site has detailed planning permission for 110 dwellings with public open space. At March 2024, 4 dwellings had been completed, 33 dwellings were under construction and 73 dwellings had not been started.

C.527. The housebuilder (Hill) is marketing the development as [Farehurst Park](#). The housebuilder has advised that 5 plots had been completed by 31 December 2024 and anticipates that a further 46 plots will be completed between 1 January and 31 March 2025 (see Response 78 in Appendix D). However, this does not include the two show homes that are included in the 4 dwellings recorded as completed in March 2024. This therefore results in 49 dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that development will be completed in 2026 (see Response 78 in Appendix D).

C.528. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 110 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Hill), the development is under construction, and the housebuilder anticipates development will be completed in 2026. There is no evidence that the site will not be delivered within five years.

Telford House, 76 Cow Lane, Fulbourn

- C.529. The site has prior approval permission (22/03530/PRIOR) for change of use of office to 11 dwellings, which was granted in September 2022. At March 2024, all 11 dwellings were under construction.
- C.530. The developer (Granville Group) is advertising the development as [The Pumphouse](#). The developer has advised that no plots will be completed in 2024-2025 (see Response 79 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in June 2025, and that the development will be completed in August 2025 (see Response 79 in Appendix D).
- C.531. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 11 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has prior approval permission, the site is in the ownership of a developer (Granville Group), the development is under construction, and the developer anticipates that the development will be completed in August 2025. There is no evidence that the site will not be delivered within five years.

South of West Road, Gamlingay *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2367/16/OL	29 dwellings	Outline	1 September 2016	1 February 2017	6 February 2016
S/1338/15/OL	29 dwellings	Outline	27 May 2015	-	5 May 2017
S/3868/18/RM	29 dwellings	Reserved Matters	17 October 2018	-	5 January 2022
Total	29 dwellings	-	-	-	-

- C.532. The site has detailed planning permission for 29 dwellings. A Certificate of Lawfulness (23/02464/CLUED) to demonstrate that a material start has been made on the permission, in the form of part construction of the access road, has been granted by the Council. At March 2024, all 29 dwellings had not been started.
- C.533. The developer (BPHA) anticipates that construction will start on the first dwelling(s) in January 2026 (see Response 80 in Appendix D). The developer

anticipates that the first dwelling(s) will be completed in January 2027, and that the development will be completed in October 2027 (see Response 80 in Appendix D).

- C.534. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 29 dwellings on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (BPHA), a material start has been made on site so that the planning permission will not lapse, the developer anticipates that construction will start on the first dwelling(s) in January 2026, the developer anticipates that the first dwelling(s) will be completed in January 2027, and the developer anticipates that the development will be completed in October 2027. There is no evidence that the site will not be delivered within five years.

2 Station Road, Great Shelford

- C.535. The site has full planning permission (21/05276/FUL) for redevelopment to form 39 retirement living apartments for older persons including communal facilities and associated landscaping, which was allowed on appeal in October 2022. At March 2024, all 39 dwellings were under construction.
- C.536. The agent (on behalf of Churchill Retirement Living) has advised that no dwellings will be completed in 2024-2025 and anticipates that all 39 dwellings will be completed in April 2025 (see Response 81 in Appendix D).
- C.537. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 39 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Churchill Retirement Living), the development is under construction, and the agent anticipates that the development will be completed in April 2025. There is no evidence that the site will not be delivered within five years.

South of 279 St Neots Road, Hardwick *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3064/16/OL	153 dwellings	Outline	29 November 2016	2 August 2017	14 August 2018
20/02728/REM	153 dwellings	Reserved Matters	17 June 2020	-	16 December 2020
21/01832/FUL	23 dwellings	Full	3 May 2021	-	17 March 2022
Total	176 dwellings	-	-	-	-

C.538. The site has detailed planning permission for 178 dwellings following the demolition of two existing dwellings. At March 2024, the two existing dwellings had been demolished, 175 dwellings had been completed and 3 dwellings were under construction.

C.539. The development is being brought forward through a partnership between Latimer (by Clarion Housing Group) and Hill. The housebuilder (Hill) has advised that the development was completed by 31 December 2024 (see Response 82 in Appendix D).

Former Waste Water Treatment Facility, Cambridge Road, Hauxton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2184/16/OL	32 dwellings	Outline	26 August 2016	4 April 2018	29 January 2021
24/00208/REM	32 dwellings	Reserved matters	19 January 2024	-	15 August 2024
Total	32 dwellings	-	-	-	-

- C.540. The site has detailed planning permission for the demolition of existing structures, remediation of the site, and erection of 32 dwellings and open space, which was approved in August 2024. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters.
- C.541. An alternative outline planning application (23/03080/OUT) for employment uses, an amenity building, and a country park was approved in July 2024. The planning statement submitted with this application highlights that employment uses would provide sufficient return to facilitate the significant remediation of the site, whereas the economic viability of the residential proposals is sub-optimal and challenging.
- C.542. The developer (Carden Group) has advised that remediation works have begun (see Response 83 in Appendix D). The developer has also advised that it is likely that the commercial scheme will be built (see Response 83 in Appendix D). As an alternative proposed development for the site now appears to be the preferred option, there is some uncertainty regarding the delivery of housing on this site. The Council has therefore taken a conservative approach by making no allowance for housing on this site within either the five year period or by 2045.
- C.543. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024), this site is not considered deliverable or developable as although the site has detailed planning permission, the developer has advised that it is likely that the commercial scheme will be built.

Wellcome Genome Campus, Hinxton

- C.544. The site has outline planning permission (S/4329/18/OL) for a phased mixed use development comprising of: up to 150,000 sqm of flexible employment uses (falling within Use Classes B1, B2 and B8); up to 1,500 residential dwellings (including Houses in Multiple Occupation); supporting community uses and social infrastructure including a nursery, conference facility and associated hotel, retail uses including shops, restaurants and cafes, and bars; and leisure uses, which was approved in December 2020. A condition on the planning permission allows the landowner up to twenty years for the submission of all reserved matters planning applications.
- C.545. The homes permitted on this development are specifically for existing and future Campus workers, to enable retention of staff and provide a competitive offer for future employees. The s106 agreement does however allow for homes within this development to be sold on the open market or to be let to non-

Campus occupants if certain events occur. Although the homes permitted are specifically for Campus workers, they still contribute towards delivering the housing requirement as if these homes were not delivered, homes would be needed elsewhere to meet this need. The Inspector for the New Road, Over appeal (APP/W0530/W/20/3264242) concluded in January 2022 that it is appropriate for this development to be counted towards delivering the housing requirement.

- C.546. Urban & Civic are the master developer and delivery partner for this development. The agent (on behalf of Urban & Civic) has advised that the programme of highway improvements to the A1301, including access into the site, are now largely complete (see Response 84 in Appendix D). The agent has also advised that site preparation works have been undertaken, including substantial tree translocation, early buffer planting and drainage works (see Response 84 in Appendix D). The agent has advised that approvals were secured in 2024 for the creation of haul routes and contractor compounds, and anticipates that works will start imminently on the creation of these (see Response 84 in Appendix D).
- C.547. The agent has advised that the phase 1 infrastructure works to provide access, utilities and drainage to parcels have been approved and that a contractor is due to be appointed imminently (see Response 84 in Appendix D). The agent anticipates that construction will start on these works in Q2 2025 (see Response 84 in Appendix D). The agent anticipates that the first elements of these infrastructure works will be completed in 2026 (see Response 84 in Appendix D).
- C.548. **Parcel A:** has reserved matters permission for 83 dwellings and mixed uses (Use Class E), which was approved in November 2024. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. The agent has advised that a contractor is due to be appointed imminently (see Response 84 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on parcel A in July 2025 (see Response 84 in Appendix D). The agent anticipates that the first dwelling(s) will be completed in 2026-2027, and that this parcel will be completed in Q1 2027 (see Response 84 in Appendix D).
- C.549. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 83 dwellings on Parcel A fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a master developer (Urban & Civic), the agent anticipates that construction will start on the first dwelling(s) on in July 2025, the agent anticipates that the first

dwelling(s) will be completed in 2026-2027, and the agent anticipates that Parcel A will be completed in Q1 2027. There is no evidence that Parcel A will not be delivered within five years.

- C.550. For the **remainder**, the agent anticipates that a reserved matters application for the second phase of approximately 250 dwellings will be submitted in 2026 (see Response 84 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on this phase in 2026, that the first dwelling(s) will be completed in 2027-2028, and that these parcels will be completed in 2029 (see Response 84 in Appendix D).
- C.551. The agent has also advised that a Lettings Strategy has been approved by the Council and that it is important to ensure that the new homes provided meet the requirements of future occupiers of the buildings as they come forward (see Response 84 in Appendix D). The agent anticipates that further reserved matters application(s) will be submitted to enable a consistent delivery of circa 200 dwellings per year (see Response 84 in Appendix D).
- C.552. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the up to 1,417 dwellings on the remainder of the Wellcome Genome Campus fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:
- the site has outline planning permission,
 - Urban & Civic are the master developer and delivery partner for this development,
 - the agent has advised that the programme of highway improvements to the A1301, including access into the site, are now largely complete,
 - the agent has advised that site preparation works have been undertaken, including substantial tree translocation, early buffer planting and drainage works,
 - the agent anticipates that the creation of haul routes and contractor compounds will start imminently,
 - the agent has advised that the phase 1 infrastructure works to provide access, utilities and drainage to parcels have been approved and anticipates that construction will start on these works in Q2 2025, with the first elements completed in 2026,
 - the agent anticipates that a reserved matters application for the second phase of approximately 250 dwellings will be submitted in 2026,
 - the agent anticipates that construction will start on the first dwelling(s) on the second phase in 2026, that the first dwelling(s) will be completed in 2027-2028, and that these parcels will be completed in 2029, and
 - the agent anticipates that further reserved matters applications will be submitted to enable consistent delivery of circa 200 dwellings per year.

There is clear evidence that housing completions will begin on site within five years.

Land north and south of Bartlow Road, Linton *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1963/15/OL	55 dwellings	Outline	11 August 2015	2 August 2017	1 September 2017
S/2501/19/RM	55 dwellings	Reserved Matters	22 July 2019	13 November 2019	15 November 2019
Total	55 dwellings	-	-	-	-

C.553. The site has detailed planning permission for 55 dwellings with a landscape buffer. At March 2024, 43 dwellings had been completed and 12 dwellings were under construction.

C.554. The housebuilder (Abbey Homes) has advised that the development was completed by 31 December 2024 (see Response 85 in Appendix D).

Sheen Farm, Royston Road, Litlington *

C.555. The site has full planning permission (S/2927/17/FL) for the demolition of the existing farmhouse and associated outbuildings and erection of 22 dwellings, which was approved in April 2018. At March 2024, the existing dwelling had been demolished, 21 new dwellings had been completed and 1 new dwelling had not been started.

C.556. The developer (Accent) has advised that the development was completed by 31 December 2024 (see Response 86 in Appendix D).

Land at and to the rear of 30 and 32 New Road, Over

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
20/03254/OUT	42 dwellings	Outline	28 July 2020	-	14 January 2022
22/01965/REM	42 dwellings	Reserved matters	26 April 2022	-	10 March 2023
Total	42 dwellings	-	-	-	-

C.557. The site has detailed planning permission for the demolition of 30 and 32 New Road and the erection of 44 new dwellings with public open space. At March 2024, the existing 2 dwellings had been demolished, 4 new dwellings had been completed and 40 new dwellings were under construction.

C.558. The housebuilder (Hayfield Homes) is marketing the development as [Hayfield Lodge](#). The housebuilder has advised that 9 new dwellings had been completed by 31 December 2024 and anticipates that a further 3 new dwellings will be completed between 1 January and 31 March 2025 (see Response 87 in Appendix D). This results 8 new dwellings anticipated to be completed in 2024-2025. The housebuilder anticipates that the development will be completed in Q4 2025 (see Response 87 in Appendix D).

C.559. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 42 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Hayfield Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in Q4 2025. There is no evidence that the site will not be delivered within five years.

Land between 66-68 Common Lane, Sawston *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2286/16/OL	10 dwellings	Outline	2 September 2016	-	16 March 2018
S/4787/18/RM	10 dwellings	Reserved Matters	18 December 2018	-	24 September 2019
Total	10 dwellings	-	-	-	-

C.560. The site has detailed planning permission for 10 dwellings and landscaping. A material start has been made on site and therefore the planning permission remains extant.

C.561. The agent (on behalf of Carlton Homes) anticipates that construction will start on site later in 2025 and that the development will be completed in late 2026 / early 2027 (see Response 88 in Appendix D).

C.562. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 10 dwellings on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Carlton Homes), a material start has been made on site so that the planning permission will not lapse, and the agent anticipates that the development will be completed in late 2026 / early 2027. There is no evidence that the site will not be delivered within five years.

Land between Haverhill Road and Hinton Way, Stapleford

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
20/02929/OUT	retirement care village	Outline	3 July 2020	-	29 December 2021
22/04303/REM	147 dwellings for older people	Reserved Matters	27 September 2022	8 February 2023	12 May 2023
Total	147 dwellings	-	-	-	-

C.563. The site has detailed planning permission for a retirement village comprising of 147 dwellings for older people and a pavilion including café, bar, restaurant, and wellness centre, and open space. At March 2024, 87 dwellings were under construction and 60 dwellings had not been started.

C.564. The developer (Rangeford Villages) is marketing the development as [Strawberry Fields](#). The developer has advised that no dwellings will be completed in 2024-2025 (see Response 89 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in May 2025, and that the development will be completed in September 2025 (see Response 89 in Appendix D).

C.565. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 147 dwellings for older people on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Rangeford Villages), the development is under construction, the developer anticipates that the first dwelling(s) will be completed in May 2025, and the developer anticipates that the development will be completed in September 2025. There is no evidence that the site will not be delivered within five years.

Land rear of 130 Middlewatch, Swavesey *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1605/16/OL	69 dwellings	Outline	17 June 2016	-	26 July 2017
S/1896/19/RM	69 dwellings	Reserved Matters	28 May 2019	-	30 June 2020
Total	69 dwellings	-	-	-	-

C.566. The site has detailed planning permission for the demolition of an existing dwelling and erection of 70 dwellings. A Certificate of Lawfulness (22/04622/CLUED) to demonstrate that a material start has been made on the permission, in the form of the demolition of the existing dwelling, has been granted by the Council. At March 2024, the existing dwelling had been demolished, and all 70 new dwellings had not been started.

C.567. The developer (BPHA) anticipates that construction will start on the first dwelling(s) in July 2025 (see Response 90 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in July 2026 and that the development will be completed in January 2028 (see Response 90 in Appendix D).

C.568. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2023) the 69 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (BPHA), the developer anticipates that construction will start on the first dwelling(s) in July 2025, the developer anticipates that the first dwelling(s) will be completed in July 2026, and the developer anticipates that the development will be completed in January 2028. There is no evidence that the site will not be delivered within five years.

Land north of 39A Station Road West, Whittlesford Bridge

C.569. The site has full planning permission (23/01150/FUL) for the demolition of existing buildings (including a dwelling) and the construction of 48 dwellings, which was approved in April 2024. A condition on the planning permission requires that the development begins within three years from the date of the

permission. The Council's planning committee in February 2025 approved a variation of condition application (24/03672/S73) to remove the basement car parking and reconfigure the site layout to accommodate these car parking spaces.

C.570. The agent (on behalf of Whittlesford Parkway LLP) has advised that the landowner is considering options going forward (see Response 91 in Appendix D). Although it is unclear exactly when the development will be started or completed, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. The Council has taken a conservative approach to delivery on this site and officers have assumed that this development will start on site just before the full planning permission expires in April 2027, and therefore that the existing dwelling will be demolished in 2026-2027 and the 48 new dwellings will be completed in 2028-2030. The Councils' typical assumptions for the build out rate for a non-strategic site in the rural area have been used, therefore up to 40 dwellings a year (see Appendix A).

C.571. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 47 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable: the site has full planning permission, the Council's planning committee has approved a variation of condition application, and there is no known impediment to the delivery of new homes on this site. There is no evidence that the site will not be delivered within five years.

Land south of 1b Over Road, Willingham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2921/15/OL	26 dwellings	Outline	17 December 2015	2 August 2017	21 August 2017
21/00915/REM	26 dwellings	Reserved Matters	26 February 2021	9 November 2022	23 November 2022
Total	26 dwellings	-	-	-	-

- C.572. The site has detailed planning permission for erection of 26 dwellings, which was approved in November 2022. At March 2024, all 26 dwellings had not been started.
- C.573. The developer (Accent) has advised that works began on site in early November 2024 (see Response 92 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in November 2025 and that the development will be completed in March 2026 (see Response 92 in Appendix D).
- C.574. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 26 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Accent), the developer has advised that works began on site in early November 2024, the developer anticipates that the first dwelling(s) will be completed in November 2025, and the developer anticipates that the development will be completed in March 2026. There is no evidence that the site will not be delivered within five years.

Small Sites of 9 dwellings or less in South Cambridgeshire

- C.575. At 31 March 2024, there were 148 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less, where the development was under construction. A list of these sites is provided in Appendix E (see Figure 20). It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed between 2024 and 2026, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.
- C.576. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no clear evidence that these sites will not be delivered within five years.
- C.577. At 31 March 2024, there were 412 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less, where no construction had started on site. A list of these sites is provided in Appendix E (see Figure 21). It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development had not started at 31 March 2024 it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 10%

allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A.

- C.578. However, before the 10% allowance for non-delivery has been applied, officers have reviewed all the small sites that had not started at 31 March 2024 with a planning permission that would lapse by 31 March 2025. If officers have been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, these sites have been excluded from the housing trajectory and five year supply calculations. Officers have also excluded any sites where there has been a subsequent planning permission approved between 1 April and 31 December 2024 (which are included in Figure 22) and where that would replace the extant planning permission at 31 March 2024. This review has resulted in a loss of 89 dwellings from the small sites with planning permission that were not under construction at 31 March 2024.
- C.579. After the 10% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 291 dwellings are anticipated to be completed between 2024 and 2029, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.
- C.580. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no clear evidence that these sites will not be delivered within five years.
- C.581. Between 1 April and 31 December 2024, 237 dwellings were approved on new small sites of 9 dwellings or less. A list of these sites is provided in Appendix E (see Figure 22). It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and therefore it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 10% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A. On this basis, 213 dwellings are anticipated to be completed between 2025 and 2030, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.
- C.582. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no clear evidence that these sites will not be delivered within five years.

Former Hotel Felix, Whitehouse Lane, Cambridge

- C.583. The site has full planning permission (21/00953/FUL) for demolition of existing buildings and the erection of a care home, which was allowed on appeal in June 2023. The development will provide 80 bedrooms, and this equates to 42 dwellings based on the ratio of 1.9 bedspaces to a dwelling. At March 2024, no construction had started on site.
- C.584. The developer (KYN) has advised that detailed design work and tendering is underway (see Response 93 in Appendix D). The developer anticipates that construction will start on the first bedroom(s) in Q1 2026 (see Response 93 in Appendix D). The developer anticipates that the development will be completed in Q4 2027, before the individual rooms are fitted out and available for occupancy in Q2 2028 (see Response 93 in Appendix D).
- C.585. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 80 bedrooms (which equate to 42 dwellings) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (KYN), the developer anticipates that construction will start on the first bedroom(s) in Q1 2026, and the developer anticipates that the development will be available for occupancy in Q2 2028. There is no evidence that the site will not be delivered within five years.

1 Edmund Close, Milton

- C.586. The site has full planning permission (24/03205/FUL) for the renovation of the existing care home to provide accessible en-suite bedrooms, which was approved in November 2024. A condition on the planning permission requires that the development begins within three years from the date of the permission. The development will result in the loss of 6 existing bedrooms and the creation of 4 new bedrooms, and this equates to the loss of a dwelling based on the ratio of 1.9 bedspaces to a dwelling.
- C.587. It is unclear exactly when the renovation will be started and completed as the agent (on behalf of the Edmund Trust) has not provided a response. Although it is unclear exactly when the renovation will be started or completed, the Council considers that there is no impediment to the renovation of the care home within the next five years. The Council has taken a conservative approach to delivery on this site and officers have assumed that this renovation will start just before the full planning permission expires in November 2027, and therefore that the renovation will be completed in 2027-2028.
- C.588. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the loss of 2 bedrooms (net) (which equates to

the loss of a dwelling) on this site falls within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and there is no known impediment to the delivery of the renovation. There is no evidence that the site will not be delivered within five years.

Unallocated Sites with Resolution to Grant Planning Permission

C.589. The following sites are included in Table C4 or Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 1 in Section 4).

35 Milton Road, Cambridge

C.590. The Council's planning committee in November 2024 approved a full planning application (23/03579/FUL) for demolition of existing two houses and mixed use redevelopment of 4 dwellings and 7 flats with ground floor commercial space.

C.591. The agent (on behalf of the Whitfield Group) anticipates that construction will start on site in early 2026 (see Response 95 in Appendix D). The agent anticipates that the development will be completed in late 2027 / early 2028 (see Response 95 in Appendix D).

C.592. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 9 dwellings (net) on this site fall within part (b) of the definition of deliverable. This site is considered deliverable: as the Council has resolved to grant full planning permission for the site, the agent anticipates that construction will start on site in early 2026, and the agent anticipates that the development will be completed in late 2027 / early 2028. There is clear evidence that housing completions will begin on this site within five years.

Land adjacent to School Hill, Histon

C.593. The Council's planning committee in December 2024 approved a full planning application (23/04537/FUL) for first and second floor extensions above the existing ground floor commercial premises (Use Class E) and Library (Use Class F1(d)) to create 15 residential apartments and commercial units (Use Class E), subject to completion of a s106 agreement.

C.594. It is understood that the s106 agreement is still being finalised. It is unclear exactly when the development will be started and completed as the agent (on behalf of Camel Projects (Histon) Ltd) has not provided a response. The Councils' typical assumptions for non-strategic sites are that it will take 3 years from the submission of a full application to the first dwelling(s) being completed (see Appendix A). The Councils' typical assumptions for the build out rate for a

non strategic site in the rural area have been used, therefore up to 40 dwellings a year (see Appendix A). Officers have assumed that this development will be completed in 2026-2027.

- C.595. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 15 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the Council has resolved to grant full planning permission for the site, the s106 agreement is being negotiated, and the Councils' typical assumptions are that the first dwelling(s) will be completed within 3 years of the submission of the application. There is clear evidence that housing completions will begin on site within five years.

Windfall Allowance

- C.596. The windfall allowance is included in Table C4 and Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 1 in Section 4).
- C.597. The NPPF (published in December 2024, paragraph 75) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends. The Councils' evidence of past rates of delivery from windfall sites, and the reasons why windfalls will continue to be delivered in Greater Cambridge, are summarised in Appendix A, and this satisfies the requirements of paragraph 75 of the NPPF.
- C.598. The housing trajectory includes two types of windfall sites: (i) developments on unallocated sites with planning permission or a resolution to grant planning permission by one of the Councils' planning committees, which are listed in the commentary above; and (ii) developments that are not yet known about that will come forward in future on land not allocated (the windfall allowance).
- C.599. The Councils' evidence (as summarised in Appendix A) concludes that an average of 185-195 dwellings per year will be delivered on windfall sites in Cambridge and 240-255 dwellings per year will be delivered on windfall sites in South Cambridgeshire. For the purposes of this housing trajectory, the Councils have assumed delivery of up to 185 dwellings a year in Cambridge and up to 240 dwellings a year in South Cambridgeshire.
- C.600. In Cambridge, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 185 dwellings or more in any year from 2028-2029 (year four of the five year period) onwards, no windfall allowance is included in that year. However,

for any year from 2028-2029 onwards where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 185 dwellings, a windfall allowance is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 185 dwellings a year.

- C.601. In South Cambridgeshire, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 240 dwellings or more in any year from 2028-2029 (year four of the five year period) onwards, no windfall allowance is included in that year. However, for any year from 2028-2029 onwards where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 240 dwellings, a windfall allowance is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 240 dwellings a year.
- C.602. Given the circumstances in which the 'five year supply' sites in South Cambridgeshire were permitted, the Council excluded housing completions on these 'five year supply' sites when considering the evidence of windfalls and calculating the windfall allowance so as not to over-estimate historic completions on windfall sites. Therefore, anticipated future completions from these 'five year supply' sites are excluded when calculating the windfall allowance to be included each year in the housing trajectory. Any anticipated completions from these 'five year supply' sites are considered as additional to the 240 dwellings each year from windfall sites.
- C.603. 'Five Year Supply' sites were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officer's assessment of the planning application in a delegation report or planning committee report, or the Inspector's assessment of the planning application in an appeal decision.
- C.604. Additionally, given the circumstances in which the Wellcome Genome Campus development (see paragraphs C.544 to C.552 above) was permitted, the Council has excluded completions from this permission when calculating the windfall allowance to be included each year in the housing trajectory. This development was permitted as a departure to the development plan and is for a significantly larger number of dwellings than would usually be permitted on windfall sites. To include its completions within the up to 240 dwellings a year

for windfalls would under estimate the future delivery of windfalls in South Cambridgeshire.

Appendix D: Responses

Allocations in the Cambridge Urban Area

Response 1: The Paddocks Trading Estate, Cherry Hinton Road, Cambridge

From: Quod

Sent: Wed 05/02/2025 12:04

As an update, we recently submitted a planning application on behalf of our client, Columbia Threadneedle Investments (the Applicant) on December 2024 and this was validated on 7th January 2025 (ref: 24/04859/FUL). The application seeks hybrid planning permission for:

“Hybrid planning 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)) with associated site infrastructure, landscaping, car and cycle parking provision and access, including changes to the existing access road off Cherry Hinton Road.
- b) Outline application for Phases 2a, 2b, 3, 4 and 5 (with all matters reserved), to include: the demolition of existing buildings and structures; and erection of buildings (Use Class E(g)).”

The applicant has had pre-application discussions with GCSP who have provided in principle support for the continued employment use of the site.

The Site is currently allocated for residential development under Policy 27. However, 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. Draft Policy S/LAC removes residential allocation R7: The Paddocks, 347 Cherry Hinton Road. The Local Plan First Proposals seeks to retain the site for employment, rather than it being released for residential uses.

Based on the April 2024 Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report, the Greater Cambridge Councils jointly have 6.5 years of housing land supply for the 2023-2028 five year period. No allowance for housing on the Paddocks site has been made in the 2023 housing trajectory by 2041. The removal of this residential allocation would therefore have no harm on GCSP’s ability to meet their objectively assessed housing need. The site is suitable for redevelopment, but there is a stronger need to retain its employment use. Optimising the employment use of this brownfield site is a more sustainable use of the land.

Active employment sites, located in sustainable locations are in short supply and therefore it is important to protect employment land use for site’s such as this. The

release of the current residential allocation in favour of retention of the site for employment uses is therefore proposed.

The questions sent to Quod were:

1. The site is allocation R7 in the Cambridge Local Plan 2018 and has an indicative capacity of 123 dwellings. What progress has been made towards delivery of dwellings on this site?
2. You previously 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. Is that still the case? If not, when will the site become available?
3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
4. How many dwellings do you anticipate will be included in your proposed scheme for the site?
5. What are your intentions regarding securing a developer to bring forward the delivery of this site?
6. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
7. When do you anticipate that construction of the first dwelling(s) will start on site?
8. When do you anticipate that the first dwelling(s) will be completed?
9. When do you anticipate that the development will be completed?
10. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 2: 379-381 Milton Road, Cambridge

From: Brockton Everlast

Sent: Thu 06/02/2025 10:43

1. The site is allocation M1 in the Cambridge Local Plan 2018 and has an indicative capacity of 95 dwellings and employment uses. The site is also included in the Proposed Submission North East Cambridge Area Action Plan, with an indicative capacity of 75 dwellings alongside commercial uses. What progress has been made towards delivery of dwellings on this site?

Initial design proposals include accommodating 95 residential units.

2. When will the site become available?

At this stage, our best estimate of when dwellings on the site could be delivered is 2032/33.

3. You previously advised that Brockton Everlast is a property investment and development company, and therefore that you would deliver the development yourselves. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Yes we would bring forward the development ourselves.

4. You previously advised that a design team had been appointed and that initial design proposals for the site were being progressed. Are you undertaking any other site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Not currently

5. You previously anticipated that your scheme for the site would include about 95 dwellings. Is that still your intention? If not, how many dwellings do you anticipate will be included in your proposed scheme for the site?

See above

6. You previously anticipated that a full planning application would be submitted in 2025/2026. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

It is now likely that an application will not be made until 26/27. It is still anticipated to be a full application.

7. You previously anticipated that construction would start on the first dwelling(s) in 2030. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?
8. You previously anticipated that the first dwelling(s) would be completed in 2032-2033. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes that is still the intention

9. You previously anticipated that the development would be completed in 2032-2033. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes that is still the intention

10. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

Not applicable

11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Not applicable

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Not at this stage

Response 3: BT telephone exchange and car park, Long Road, Cambridge

No response has been received from Stantec.

The questions sent to Stantec were:

1. The site is allocation R41 in the Cambridge Local Plan 2018, and has an indicative capacity of 76 dwellings. What progress has been made towards delivery of dwellings on this site?
2. You previously advised that the site is not anticipated to be available until after 2031. Is that still the case? If not, when will the site become available?
3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
4. How many dwellings do you anticipate will be included in your proposed scheme for the site?
5. What are your intentions regarding securing a developer to bring forward the delivery of this site?
6. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
7. When do you anticipate that construction will start on the first dwelling(s)?
8. When do you anticipate that the first dwelling(s) will be completed?
9. When do you anticipate that the development will be completed?
10. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 4: Willowcroft, Histon Road, Cambridge – 137 & 143 Histon Road

From: Hill

Sent: Fri 31/01/2025 15:09

The technical team are working proactively to prepare the information to discharge conditions related to the development. However, as you stated below prior to any applications being submitted to discharge conditions we are required to enter into a Section 106 with the LPA. The development team are working proactively to achieve this in a timely manner within Q1 2025.

Units	70
Start on Site Date	Spring 2025
Final Practical Completion Date	Summer 2026
Completions prior to 31 Dec 2024	0
Completions Jan 25 - March 2025	0
Completions April 25 - March 2026	70
Completions April 26 - March 2027	0
Completions April 27 - March 2028	0
Completions April 28 - March 2029	0
Completions April 29 - March 2030	0
Balance	0

The questions sent to Hill were:

1. The Council's planning committee in September 2024 approved a full planning application for erection of 70 dwellings, subject to the completion of a s106 agreement. What progress is being made towards delivery of dwellings on the site?
2. When do you anticipate that construction will start on the first dwelling(s)?
3. You previously anticipated that the first dwelling(s) would be completed in Autumn 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
4. You previously anticipated that the development would be completed in Winter 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?
5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:

- 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
 7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 5: Travis Perkins, Devonshire Road, Cambridge

From: Socius

Sent: Sun 02/03/2025 19:56

1. The site has full planning permission for demolition of the existing building and erection of two new buildings for 70 dwellings, and three new buildings for commercial and community uses. At March 2024, all 70 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Morgan Sindall have been appointed under a fixed price contract and have commenced the main works as of 6 January 2025 with an anticipated date for completion of 22 January 2027.

2. You previously anticipated that construction would start on the first dwelling(s) in June 2024. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction has started, but only below ground services, utilities, piling and crane bases so far. Works on the residential buildings will commence in the next few weeks.

3. You previously anticipated that the first dwelling(s) would be completed in February 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

January 2027

4. You previously anticipated that the residential element of the development would be completed in February 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

January 2027

5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027: practical completion of the entire development
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No. Fixed price contract with Morgan Sindall has now been executed, so delivery is assured.

Response 6: Police Station, Parkside, Cambridge

From: Cambridgeshire Constabulary

Sent: Tue 28/01/2025 15:54

We are currently mobilising towards appointing agents for advice on disposal options and marketing. This advice will dictate the delivery.

1. The site is allocation M4 in the Cambridge Local Plan 2018 and has an indicative capacity of 50 dwellings. What progress has been made towards delivery of dwellings on this site?

Currently putting together a brief to appoint agents for the marketing of the site once it is vacated in Spring 2026 (following completion of the Milton Police Station).

2. You previously advised that the site would become available once the police have relocated to the new police station at Milton, which is anticipated to be completed in 2025. Is that still the case? If not, when will the site become available?

Spring 2026

3. You previously advised that a building survey, structural engineers report and utilities investigations have all been undertaken. Are you undertaking any further site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

To be advised by agents on appointment.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

Not yet known.

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

Disposal options yet to be considered.

6. You previously anticipated that a planning application would be submitted in 2026. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Will depend on disposal strategy and associated timings.

7. You previously anticipated that construction would start on the first dwelling(s) in 2026/2027. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?
8. You previously anticipated that the first dwelling(s) would be completed in 2027/2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
9. You previously anticipated that the development would be completed in 2028/2029. Is that still the intention? If not, when do you anticipate that the development will be completed?
10. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 7a: Henry Giles House, Chesterton Road, Cambridge

From: Stantec

Sent: Thu 06/02/2025 14:46

1. Henry Giles House forms part of allocation R4 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 48 dwellings. What progress has been made towards delivery of dwellings on this site?

Initial Feasibility Studies have been undertaken by an architect, which identify capacity for 75-90 dwellings.

2. You previously advised that the site will become available in 2027-2028. Is this still the intention? If not, when will the site become available?

That remains a realistic timeframe based on the existing leases.

3. Have there been any discussions between the different landowners on the site about bringing forward Cambridge Local Plan allocation R4 as a whole, or is the expectation that the individual landowners would bring forward their individual elements separately?

Not at this stage. We know Longmead Capital own the adjacent site of Carlyle House and there could be consideration to work together, but I think it would be best as two separate applications each of which show how they would not fetter the development of the other.

4. You previously advised that you have been working with architects and planning consultants to produce feasibility studies. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Not at this stage.

5. You previously advised that from your capacity checks 76-90 dwellings is considered appropriate for the Henry Giles House part of this allocation. How many dwellings do you anticipate will be included in your proposed scheme for the Henry Giles House part of this allocation?

We believe 75-90 is appropriate based on Feasibility Studies.

6. You previously advised that Telereal Trillium will develop the site themselves. Is this still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

That remains the intention.

7. You previously advised that a planning application will be submitted in 2026. Is that still the intention? If not, when do you anticipate that a planning application will be submitted for the redevelopment of this site for housing? Will the planning application be a full application or an outline application?

Planning Application is likely in 2026/2027.

8. You previously anticipated that construction would start on the first dwelling(s) in 2028. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

2027-2028

9. You previously anticipated that the first dwelling(s) would be completed in 2029-2030. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

2027-2028

10. You previously anticipated that the development would be completed in 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

11. What are the anticipated completions for each of the next five years on the Henry Gile House part of this allocation?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028: 20
- 1 April 2028 – 31 March 2029: 40
- 1 April 2029 – 31 March 2030: 30

12. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Not applicable

13. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 7b: Carlyle House, Carlyle Road, Cambridge

From: Longmead Capital

Sent: Mon 10/02/2025 10:06

1. Carlyle House forms part of allocation R4 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 48 dwellings. What progress has been made towards delivery of dwellings on this site?

At this moment in time, we are considering strategic options for the delivery of a residential planning application.

2. You previously advised that you intend to retain the building as office use in the short to medium term but that you do intend to bring the site forward for housing in the longer term. Is this still the intention? If so, when will the site become available for housing?

We absolutely have an intention to bring the site forward for housing, however, the property is currently let to an office occupier.

3. Have there been any discussions between the different landowners on the site about bringing forward Cambridge Local Plan allocation R4 as a whole, or is the expectation that the individual landowners would bring forward their individual elements separately?

Discussions have historically taken place between both parties. However, at this moment in time, we anticipate that the sites will be brought forward separately.

4. You previously advised that you have undertaken a number of feasibility studies. Are you undertaking any further site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

We have had a number of feasibility studies from our architects along with planning advice to support this. We are currently not taking any further site assessment at this time as we will not be bringing an application forward in the forthcoming period.

5. You previously anticipated that 50-80 dwellings could be delivered on the Carlyle House part of this allocation. How many dwellings do you anticipate will be included in your proposed scheme for the Carlyle House part of this allocation?

We still anticipate that Carlyle House will deliver between 50-80 dwellings, subject to planning. However, this will not be in the forthcoming period.

6. You have previously advised that Longmead will seek to develop the site themselves. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of housing on this site?

Longmead is looking to bring forward the delivery of the site ourselves.

7. When do you anticipate that a planning application will be submitted for the redevelopment of this site for housing? Will the planning application be a full application or an outline application?

We anticipate a full application being submitted, however, this will not be in the following period.

8. When do you anticipate that construction will start on the first dwelling(s)?

To be confirmed, subject to planning.

9. When do you anticipate that the first dwelling(s) will be completed?

To be confirmed, subject to planning.

10. When do you anticipate that the development will be completed?

To be confirmed, subject to planning.

11. What are the anticipated completions for each of the next five years on the Carlyle House part of this allocation?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

To be confirmed, subject to planning.

12. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

To be confirmed, subject to planning.

13. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The main constraints will be around cost inflation and the cost of debt in this inflationary and high interest economic environment. We are confident that these economic factors will have softened as we bring forward a scheme at Carlyle House, which will improve feasibility.

Response 8: Betjeman House, Hills Road, Cambridge

From: Bidwells

Sent: Fri 17/01/2025 09:36

Please can I confirm that the full planning permission for commercial redevelopment is in the process of being delivered. Therefore the site is not available for housing.

The questions sent to Bidwells were:

1. The site is allocation M44 in the Cambridge Local Plan 2018 and has an indicative capacity of 156 dwellings. The site has an extant full planning permission for a mix of uses including 156 dwellings. However, the site also has full planning permission for the demolition of existing buildings, the construction of two new commercial buildings providing flexible commercial uses and the refurbishment of the Flying Pig Public House. You previously advised that you are intending to implement this latter planning permission. Is that still the intention?

If the answer to question 1 is yes, you do not need to answer any further questions. However, if the answer to question 1 is no, please could you answer the following questions:

2. Do you have any intentions to bring forward the site for housing?
3. When will the site become available for housing?
4. What are your intentions regarding securing a developer to bring forward the delivery of housing on this site?
5. When do you anticipate that construction of the first dwelling(s) will start on site?
6. When do you anticipate that the first dwelling(s) will be completed?
7. When do you anticipate that the development will be completed?
8. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

9. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
10. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 9a: Camfields Resource Centre, Ditton Walk, Cambridge

From: Carter Jonas

Sent: Thu 06/02/2025 11:34

We are awaiting determination of our planning application (ref: 23/04380/FUL). I think the final consultation period has ended and all responses so far have been positive. However, comments from the LPA's Environmental Health Officer and Tree Officer have not been uploaded to the online system. Unfortunately, we cannot answer your question on housing delivery until we have seen the responses from Environmental Health and Trees and have an understanding from the Case Officer as to how the planning application will be determined.

The questions sent to Carter Jonas were:

1. The site forms part of allocation R5 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 35 dwellings. The Council is considering a full planning application (23/04380/FUL) for 12 dwellings on this site. What progress is being made towards delivery of dwellings on this site?
2. When do you anticipate that construction will start on the first dwelling(s)??
3. When do you anticipate that the first dwelling(s) will be completed?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions for each of the next five years on the Camfields Resource Centre part of this allocation?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 9b: Oil Depot, Ditton Walk, Cambridge

From: Motor Fuel Group

Sent: Wed 05/02/2025 20:10

No changes from the last time I send across the response.

The questions sent to the Motor Fuel Group were:

1. The site forms part of allocation R5 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 35 dwellings. What progress has been made towards delivery of dwellings on this site?
2. You previously advised that the site is currently leased and would not become available until 2036. Is that still the case? If not, when will the site become available?
3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
4. How many dwellings do you anticipate will be included in your proposed scheme for the Oil Depot part of the allocation?
5. You previously advised that it is likely that you will secure planning permission before you sell on the site to a developer. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?
6. You previously advised that you have no intention of submitting a planning application until at least 2035. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
7. When do you anticipate that construction will start on the first dwelling(s)?
8. When do you anticipate that the first dwelling(s) will be completed?
9. When do you anticipate that the development will be completed?
10. What are the anticipated completions for each of the next five years on the Oil Depot part of this allocation?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:

- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 10: Telephone Exchange, Coleridge Road, Cambridge

From: Stantec

Sent: Thu 30/01/2025 11:02

1. The Telephone Exchange forms part of allocation R8 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 33 dwellings. What progress has been made towards delivery of dwellings on the site?

None at this stage. The lease runs into early 2030s and it is unlikely a planning application would be progressed before 2030.

2. You have previously advised that the site will not become available until after 2031. Is this still the intention? If not, when will the site become available?

That is a likely timeframe.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Not at this stage

4. How many dwellings do you anticipate will be included in your proposed scheme for the Telephone Exchange part of this allocation?

We believe it could support up to 60 homes

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

Telereal Trillium would likely be the developer. It would not be sold.

6. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

2030/2031

7. When do you anticipate that construction will start on the first dwelling(s)?

potentially 2032/2033

8. When do you anticipate that the first dwelling(s) will be completed?

2033/2034

9. When do you anticipate that the development will be completed?

2034/2035

10. What are the anticipated completions for each of the next five years for the Telephone Exchange part of this allocation?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

Not Applicable

11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Not Applicable – but suggest 30 dwellings per year from 2032/2033

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None known of at this stage

Response 11: Horizon Resource Centre, 285 Coldham's Lane, Cambridge

From: Cambridgeshire County Council

Sent: Thu 20/02/2025 8:53

1. The site is allocation R11 in the Cambridge Local Plan 2018 and has an indicative capacity of 40 dwellings. What progress has been made towards delivery of dwellings on this site?

As the property is still currently operational, no steps have been taken at present.

2. You previously advised that the site is currently in operational use, but that it is likely to become available in the next 5-10 years as it has been declared surplus to operational requirements and significant investment is required to address issues relating to the fabric of the building. Is that still the case? If not, when will the site become available?

Yes correct. It can be made available once declared surplus to operational requirements.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

No assessments being undertaken at this time.

4. You previously advised that you were in early discussions with a developer. Is that still the case? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

CCC will consider its options as to how it will bring this site forward for development, this may include a Development Partner or marketing the site for sale. Previously CCC has preferred to obtain outline planning permission for higher alternative uses and then disposal of the site, in line with our disposal policy.

5. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

No further information available at this time.

6. When do you anticipate that construction will start on the first dwelling(s)?

No further information available at this time.

7. When do you anticipate that the first dwelling(s) will be completed?

No further information available at this time.

8. When do you anticipate that the development will be completed?

No further information available at this time.

9. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

No further information available at this time.

10. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

No further information available at this time.

11. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No further information available at this time.

Response 12: Cambridge Professional Development Centre, Foster Road, Cambridge

From: Cambridgeshire County Council

Sent: Thu 20/02/2025 8:41

1. The site is allocation R16 in the Cambridge Local Plan 2018 and has an indicative capacity of 67 dwellings. What progress has been made towards delivery of dwellings on this site?

The County Council still in discussions with a developer.

2. You previously advised that review of the County Council's office portfolio is currently underway. Has that review been undertaken? When will the site become available?

The operational service delivery requirements will need to be reviewed and considered as part of the project to release the site for development. The County Council is to commence work on its asset management strategy, and it is anticipated that this site will be one of the initial sites upon which a more detailed options appraisal will be carried out due to the poor condition of the building and its allocation in the Local Plan. The current position is consistent with the information previously provided.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

No further assessment work has been undertaken at this time.

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

Unknown at this time.

5. You previously advised that you were intending to sell the property. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

It is still the intention to dispose of this site to a developer.

6. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

No further information is available at present.

7. When do you anticipate that construction will start on the first dwelling(s)?

No further information is available at present.

8. When do you anticipate that the first dwelling(s) will be completed?

No further information is available at present.

9. When do you anticipate that the development will be completed?

No further information is available at present.

10. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

No further information is available at present.

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No further information is available at present.

Response 13a: Clifton Road Industrial Estate

From: Deloitte

Sent: Tue 11/02/2025 14:19

1. Clifton Road Industrial Estate (owned by Cambridge City Council, leased to USS) and Rustat House (owned by USS) form part of allocation M2 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 550 dwellings. What progress has been made towards delivery of dwellings on this site?

USS has selected a development advisor who is looking at the viability of a comprehensive development of the site, this work is underway.

2. You previously advised that the landowners would bring forward their land separately, but that the landowners have been engaging with each other and therefore this may change in the future. Have any further discussions taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole for housing? Or is the expectation still that the individual landowners would bring forward their individual elements separately?

Currently it is intended that individual landowners will bring forward their land separately, but this may change in the future. Landowners have been and will continue to be engaged with each other.

3. You previously advised that the site would become available in phases, with the first phase being available from 2028/2029. Is this still the case? If not, when will the site become available for housing?

The first phase of development commencement is planned for 2030.

4. You previously advised that USS had selected a development advisor, but that USS will be the developer. Is that still your intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Currently it is expected that USS will be the developer but this may change in the future.

5. You previously advised that an initial site assessment has been undertaken and a more detailed assessment was underway. Have you undertaken any further site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

An initial site assessment has been undertaken and a more detailed assessment is now underway, it is expected that the residential numbers will be circa 180-280 units of rental accommodation.

6. You previously anticipated that the Clifton Road Industrial Estate (including Rustat House) part of the allocation could accommodate 180-280 dwellings as part of a comprehensive mixed-use development. Is this still the anticipated number of dwellings for this part of the site?

Yes, but it will be dependent on viability.

7. You previously anticipated that an outline/hybrid planning application would be submitted. Is that still the intention? If not, will the planning application be a full application or an outline application? When do you anticipate that a planning application will be submitted?

Hybrid Application, expected 2027.

8. What is your anticipated programme for the delivery of the first phase of development? In particular:
- a. You previously anticipated that a reserved matters or full planning application(s) for the first phase of development would be submitted in 2025/2026. Is that still the intention? If not, when do you anticipate that a reserved matters or full planning application(s) for the first phase will be submitted?

Hybrid Application, expected 2027.

- b. You previously advised that the first phase would probably not include any dwellings. Is this still the intention? If not, how many dwellings do you anticipate the first phase will accommodate?

Without a design, this is not known at this stage. Likely residential will be in the latter phases – early 2030s

- c. If this phase does include dwellings, when do you anticipate that construction will start on the first dwelling(s)?

Without a design, this is not known at this stage. Likely residential will be in the latter phases – early 2030s

- d. If this phase does include dwelling(s), when do you anticipate that the first dwelling(s) will be completed?

Without a design, this is not known at this stage. Likely residential will be in the latter phases – early 2030s

- e. If this phase does include dwelling(s), when do you anticipate that it will be completed?

Without a design, this is not known at this stage. Likely residential will be in the latter phases – early 2030s

- 9. What is your anticipated programme for the delivery of subsequent phases that include dwellings? In particular:
 - a. When do you anticipate that a reserved matters or full planning application(s) will be submitted for each phase?

Hybrid Application, expected 2027.

- b. How many dwellings do you anticipate each phase will accommodate?

Hybrid Application, expected 2027.

- c. When do you anticipate that construction will start on the first dwelling(s) for each phase?

Early 2030s

- d. When do you anticipate that the first dwelling(s) in each phase will be completed?

Early 2030s

- e. When do you anticipate that each phase of dwellings will be completed?

Early 2030s

- 10. You previously anticipated that around 100 dwellings a year would be completed on this development. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

Around 100 per year, this may vary depending on the design, phasing and mix of uses etc

11. You previously anticipated that the development would be completed in 2035. Is that still the intention? If not, when do you anticipate that the development will be completed?

2030-2040

12. What are the anticipated completions for each of the next five years on the Clifton Road Industrial Estate (including Rustat House) part of the allocation?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0
- 1 April 2029 – 31 March 2030: 0

13. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Around 100 per year, this may vary depending on the design, phasing and mix of uses etc – construction expected to commence in early 2030s.

14. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The site is subject to the usual development risks and viability which will be under regular assessment.

Response 13b: Clifton Court, Cambridge

From: Dencora

Sent: Mon 27/01/2025 15:04

1. Clifton Court (owned by Cambridge City Council, leased to SJK) forms part of allocation M2 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 550 dwellings. What progress has been made towards delivery of dwellings on this site?

No progress has been made. We still believe the site has ongoing relevance as an office location and in future it has redevelopment potential for a higher density office or laboratory scheme.

2. You previously advised that you had made contact with USS but have concluded that redevelopment for residential use doesn't currently maximise site values. Have there been any other discussions about redeveloping the site as a whole? Is the expectation still that the individual landowners would bring forward their individual elements separately?

There have been no further discussions but it is our expectation that both SJK and USS would be bringing forward our respective sites separately.

3. You previously advised that you do not intend to bring Clifton Court forward for an alternative use at this time as the market demand remains strong for the existing office use. Is this still the intention? If not, when will the site become available for housing?

With the mooted wider redevelopment of Cambridge Leisure, we feel that the site's future will be for commercial use rather than residential.

4. You previously advised that you have development expertise inhouse so would bring forward any development yourselves. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

We are developer/investors so would bring forward any development ourselves.

5. Have you undertaken any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

None undertaken.

6. How many dwellings do you anticipate can be accommodated on the Clifton Court part of the allocation?

Not applicable at this stage.

7. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Not before the 2030s. We would decide at that point whether a full or outline application is appropriate.

8. When do you anticipate that construction will start on the first dwelling(s)?

Not applicable.

9. When do you anticipate that the first dwelling(s) will be completed?

Not applicable.

10. When do you anticipate that the development will be completed?

Not applicable.

11. What are the anticipated completions for each of the next five years on the Clifton Court part of this allocation?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

Not applicable.

12. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Not applicable.

13. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

This is a premature question – see above.

Response 13c: Royal Mail Sorting Office, Cambridge

From: Royal Mail Group

Sent: Wed 22/01/2025 16:43

We can confirm that Royal Mail Group's position remains unchanged since our last contact in January 2024 – the site is occupied and not available for redevelopment. Royal Mail Group has no plans to vacate the site in the medium or long term.

The questions sent to Royal Mail Group were:

1. The Royal Mail Sorting Office (owned by Royal Mail Group) forms part of allocation M2 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 550 dwellings. What progress has been made towards delivery of dwellings on this site?
2. Have any discussions taken place with the landowners of the remainder of the allocation about redeveloping the site as a whole for housing? Is the expectation that the individual landowners would bring forward their individual elements separately?
3. When will the site become available for redevelopment?
4. What are your intentions regarding securing a developer to bring forward the delivery of this site?
5. Have you undertaken any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
6. How many dwellings do you anticipate can be accommodated on the Royal Mail Sorting Office part of the allocation?
7. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
8. When do you anticipate that construction of the first dwelling(s) will start on site?
9. When do you anticipate that the first dwelling(s) will be completed?
10. When do you anticipate that the development will be completed?
11. What are the anticipated completions for each of the next five years on the Royal Mail Sorting Office part of this allocation?
 - 1 April 2025 – 31 March 2026:

- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

12. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

13. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 13d: Unit 2 Clifton Way, Cambridge

From: Landsec U+I

Sent: Wed 12/02/2025 20:35

1. Unit 2 Clifton Way (owned by Landsec / U+I, leased to Pickfords) forms part of allocation M2 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 550 dwellings. What progress has been made towards delivery of dwellings on this site?

No progress towards delivery of dwellings - exploring opportunities to incorporate residential within the wider masterplan.

2. You previously advised that initial discussions with landowners of the remainder of the allocation had concluded that each would bring forward their individual elements separately. Have there been any other discussions about redeveloping the site as a whole? Is the expectation still that the individual landowners would bring forward their individual elements separately?

We have had no further detailed discussions with USS (who own sites to the north that the M2 allocation is also over). The intention is still to develop both sites independently.

3. You previously advised that the site could become available for redevelopment from February 2026. Is that still the case? If not, when will the site become available for redevelopment?

Our construction programme is reliant on entering into Heads of Terms with the city council on a lease regear (which has not yet taken place), and therefore we have not commenced planning designs. As such 2026 is not achievable for redevelopment.

4. You previously advised that Landsec / U+I is likely to be one of the delivery partners. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

The intention is still that we (Landsec U+I) would develop out the site, albeit we wouldn't rule out delivery partners.

5. You previously anticipated that a planning application across the whole Cambridge Leisure Site (including Unit 2, Clifton Way) could be submitted in early 2026 subject to various agreements. Is this still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

This is still the ambition but it will be subject to agreeing commercial terms with the city council.

6. When do you anticipate that construction of the first dwelling(s) will start on site?

7. When do you anticipate that the first dwelling(s) will be completed?

It is likely that if we were to include residential it would be in one of the later development phases which would lean towards a delivery timeframe between 2035-2039

8. When do you anticipate that the development will be completed?

9. What are the anticipated completions for each of the next five years on the Unit 2 Clifton Way part of this allocation?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

10. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

n/a

11. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 14: 82-88 Hills Road and 57-63 Bateman Street, Cambridge

From: Bidwells

Sent: Wed 05/02/2025 12:16

1. The site is allocation M5 in the Cambridge Local Plan 2018 and has an indicative capacity of 20 dwellings. What progress has been made towards delivery of dwellings on this site?

Trinity Hall are currently retaining the existing uses on the site but are in the process of considering redevelopment options. 20 dwellings is the initial assessment of capacity from the SHLAA. The final number may be greater or smaller depending on detailed assessment and detailed design.

2. You previously advised that site would become available before 2031. Is this still the case? If not, when will the site become available for housing?

It is still anticipated that the site will become available before 2031

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Initial feasibility studies have been undertaken and detailed site assessment will follow

4. How many dwellings do you anticipate will be included in your proposed scheme for the site?

Trinity Hall are currently retaining the existing uses on the site but are in the process of considering redevelopment options. 20 dwellings is the initial assessment of capacity from the SHLAA. The final number may be greater or smaller depending on detailed assessment and detailed design.

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

To be confirmed

6. You previously advised that a planning application would be submitted within the next 10 years. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Within the next 10 years. Type of application to be confirmed

7. You previously anticipated that construction would start on the first dwelling(s) in the next 10 years. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Within the next 10 years

8. You previously anticipated that the first dwelling(s) would be completed in the next 10 years. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Within the next 10 years

9. You previously anticipated that the development would be completed in the next 10 years. Is that still the intention? If not, when do you anticipate that the development will be completed?

Within the next 10 years

10. What are the anticipated completions for each of the next five years on this development?

20 dwellings, within the next 10 years, based on initial assessment in the SHLAA. Final number may be greater or smaller depending on detailed assessment and detailed design.

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

Response 15a: 636-656 Newmarket Road, East Barnwell Community Centre, and Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, Cambridge

From: Cambridge City Council – on behalf of Cambridge City Council, Greater Cambridge Housing Development Agency, Cambridge Investment Partnership, Cambridgeshire County Council and the Churches Trust

Sent: Mon 03/02/2025 14:46

1. 636-656 Newmarket Road (owned by Cambridge City Council) and East Barnwell Community Centre (owned by Cambridgeshire County Council) are two areas of land that form part of allocation R6 in the Cambridge Local Plan 2018. Full planning permission for 120 dwellings, new community centre, library, pre-school, shops and/or café and/or commercial space, following the demolition of buildings (including 18 dwellings) was approved in November 2024. The planning permission relates to 636-656 Newmarket Road, the adjacent local centre and the bowls club site. What progress is being made towards delivery of dwellings on this site?

Planning decision notice was issued on 29 November 2024. All pre-commencement planning conditions have now been submitted and some approved. Construction is due to commence by 10th March 2025.

2. We understand that the first phase of this development will be the delivery of dwellings on the bowls club site. What is your anticipated programme for the delivery of dwellings on the bowls club site? In particular:
 - a. You previously anticipated that construction would start on the first dwelling(s) in December 2024. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction will commence in March 2025.

- b. You previously anticipated that the first dwelling(s) would be completed in December 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Completion of the first dwelling is anticipated in April 2027.

- c. You previously anticipated that this phase of the development would be completed in December 2026. Is that still the intention? If not, when do you anticipate that this part of the development will be completed?

This site will be handed over in one phase and is anticipated to complete in April 2027.

3. We understand that the second phase of this development will be the delivery of dwellings at 636-656 Newmarket Road and the local centre. What is your anticipated programme for the delivery of dwellings at 636-656 Newmarket Road and the local centre? In particular:
- a. When will the existing dwellings be demolished?

The start on site (including demolition) is anticipated for April 2027.

- b. You previously anticipated that construction would start on the first dwelling(s) in December 2026. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?
- c. You previously anticipated that the first dwelling(s) would be completed in December 2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

We anticipate that the first dwelling on this site will be completed in April 2029.

- d. You previously anticipated that this phase of the development would be completed in December 2028. Is that still the intention? If not, when do you anticipate that this part of the development will be completed?

This site will be handed over in one phase and is anticipated to complete in April 2029.

4. What are the anticipated completions for each of the next five years for the land with planning permission (i.e. the bowls club site, 636-656 Newmarket Road and the local centre)?
- 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028: Site 1: community centre, pre-school, library, 1x commercial unit, 54x residential units
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030: Site 2: 4x commercial units, 66x residential units
5. Are the anticipated completions for 2030-2031 onwards for the land with planning permission at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

6. What is your anticipated programme for the delivery of dwellings at East Barnwell Community Centre? In particular:

- a. You previously anticipated that this part of the site will become available for redevelopment in September 2026. Is that still the intention? If not, when will this part of the site become available for redevelopment for housing?

Feasibility studies of this land continue and the detail of redevelopment is currently unknown. We are expecting vacant possession of this land upon completion of site 1 in April 2027. The dates below are estimates at this time.

- b. You previously anticipated that a planning application for this part of the site would be submitted in 2024-2025. Is that still the intention? If not, when do you anticipate that a planning application will be submitted for the redevelopment of this part of the site? Will the planning application be a full application or an outline application?

We anticipate for a planning application to be submitted in year 2025-2026.

- c. You previously anticipated that this part of the site would include 9 dwellings. Is that still the intention? If not, how many dwellings do you anticipate will be accommodated on the East Barnwell Community Centre part of the site?

Currently unknown as studies are underway.

- d. You previously anticipated that construction would start on the first dwelling(s) in December 2026. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Unknown at this time, however we estimate that construction will begin in 2027-2028

- e. You previously anticipated that the first dwelling(s) would be completed in December 2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Unknown at this time, however we estimate that the first dwelling(s) will be completed in 2029-2030

- f. You previously anticipated that this part of the site will be completed in December 2028. Is that still the intention? If not, when do you anticipate that this part of the development will be completed?

Unknown at this time, however we estimate that construction will complete in 2029-2030

- 7. What are the anticipated completions for each of the next five years for the East Barnwell Community Centre?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

8. Are the anticipated completions for 2030-2031 onwards for East Barnwell Community Centre at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
9. We understand that Cambridge City Council and Cambridgeshire County Council are working with The Churches Trust / Diocese of Ely to redevelop the Christ the Redeemer Church part of the site. What is your anticipated programme for the delivery of dwellings on this part of the site? In particular:
- a. When will this part of the site become available for redevelopment for housing?

Feasibility studies of this land continue, and the detail of redevelopment is currently unknown.

- b. You previously anticipated that a planning application for this part of the site would be submitted in 2024-2025. Is that still the intention? If not, when do you anticipate that a planning application will be submitted for the redevelopment of this part of the site? Will the planning application be a full application or an outline application?

We anticipate for a planning application to be submitted in year 2025-2026.

- c. You previously anticipated that this part of the site would include 30 dwellings. Is that still the intention? If not, how many dwellings do you anticipate will be accommodated on the Christ the Redeemer Church part of the site?

Currently unknown as studies are underway.

- d. When do you anticipate that construction will start on the first dwelling(s)?

Unknown at this time, however we estimate that construction will begin in 2027-2028

- e. When do you anticipate that the first dwelling(s) will be completed?

Unknown at this time, however we estimate that construction will complete in 2029-2030

- f. You previously anticipated that this part of the site will be completed in 2028-2029. Is that still the intention? If not, when do you anticipate that this part of the development will be completed?

Unknown

10. What are the anticipated completions for each of the next five years for Christ the Redeemer Church?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

11. Are the anticipated completions for 2030-2031 onwards for Christ the Redeemer Church at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Land availability is an important consideration for temporary locations for the commercial units during construction of phase 2. This will inform the programme as a whole and will depend on consultation with our business owners.

Response 15b: Cambridge Spiritualist Centre, Newmarket Road, Cambridge

From: Cambridge Spiritualist Church and Centre

Sent: Thu 13/02/2025 22:48

Our position has not changed with regard to the redevelopment you are planning for the future. We do not plan to be part of your plans. We are happy as we are and have no wish to change.

The questions sent to the Cambridge Spiritualist Church and Centre were:

1. The Cambridge Spiritualist Centre forms part of allocation R6 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 75 dwellings. You previously advised that you have no plans to redevelop the Cambridge Spiritualist Centre part of the allocation for housing. Is that still the intention?

If the answer to question 1 is yes, you do not need to answer any further questions. However, if the answer to question 1 is no, please could you answer the following questions:

2. When will the site become available for redevelopment for housing?
3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
4. How many dwellings do you anticipate will be included in your proposed scheme for the Cambridge Spiritualist Centre part of the allocation?
5. What are your intentions regarding securing a developer to bring forward the delivery of housing on this site?
6. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
7. When do you anticipate that construction of the first dwelling(s) will start on site?
8. When do you anticipate that the first dwelling(s) will be completed?
9. When do you anticipate that the development will be completed?
10. What are the anticipated completions for each of the next five years on the Cambridge Spiritualist Centre part of this allocation?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:

- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 16: 315-349 Mill Road and Brookfields, Cambridge

From: Cambridgeshire Community Services NHS Trust

Sent: Thu 13/02/2025 15:32

1. The site is allocation R21 in the Cambridge Local Plan 2018 and has an indicative capacity of 78 dwellings with employment uses (including healthcare) and up to 270 student rooms. The 270 student rooms have been completed as Cam Foundry. What progress has been made towards delivery of dwellings on this site?

No progress towards delivery of dwellings on the site.

2. You previously advised that further investigation was needed to determine how the redevelopment of this site for housing can be delivered in parallel with continued delivery of healthcare uses. When will the site become available for housing?

No immediate plans to reconfigure the site to make it available for housing.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

No site assessments currently being undertaken.

4. You previously advised that existing work has identified the development potential for the site, but that further work is required to determine the proportion of the site that needs to be retained for healthcare uses. How many dwellings do you anticipate can be accommodated on this allocation, alongside the retained / redeveloped healthcare uses?

No further work has been undertaken since the initial feasibility study.

5. What are your intentions regarding securing a developer to bring forward the delivery of this site?

No current plans to bring the site forward for development.

6. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

No current plans to prepare and submit a planning application for housing.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

No current plans to bring the site forward for development.

8. When do you anticipate that the first dwelling(s) will be completed?

No current plans to progress development.

9. When do you anticipate that the development will be completed?

No current plans to progress development.

10. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030: N/A

11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Cost constraints limiting the options for the re-provision of buildings for the provision of healthcare services.

Response 17: Grange Farm, off Wilberforce Road, Cambridge

From: Shrimplin Planning and Development

Sent: Wed 19/02/2025 13:36

1. The site has full planning permission for the demolition of existing buildings/structures (including a bungalow) and the erection of college accommodation in the form of 39 townhouses and 'family' houses, and is under construction. At March 2024, the existing buildings (including a bungalow) had been demolished, and all 39 new townhouses and 'family' houses were under construction.

- a. Which plots had been completed by 31 December 2024?

Block 1, 2, 4 and 5.

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

Block 3, 6, 7, 8 and Porters Lodge

Phase 1

Block 1 (27 rooms)

Block 2 (55 rooms)

Block 4 (34 rooms)

Block 5 (49 rooms)

Phase 2

Block 3 (12 rooms)

Block 6 (20 rooms)

Block 7 (13 rooms)

Block 8 (35 rooms)

and Porters Lodge

Total: 245

2. You previously anticipated that the development would be completed in June 2024. Has the development been completed? If not, when do you anticipate that the development will be completed?

March 28 2025

3. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: N/A
 - 1 April 2026 – 31 March 2027: N/A
 - 1 April 2027 – 31 March 2028: N/A
 - 1 April 2028 – 31 March 2029: N/A
 - 1 April 2029 – 31 March 2030: N/A
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 18a: Mill Lane, Cambridge

From: Pembroke College

Sent: Tue 18/02/2025 16:57

For the avoidance of doubt, 92 rooms covered by planning permission 18/1930/FUL have been completed.

The timescale for delivering the other 2 rooms consented is not known at this stage.

The questions sent to Pembroke College were:

1. The site has full planning permission for the redevelopment for 94 student rooms, college offices, teaching space, college leisure and community space, and of A1/A2/A3/A4 uses. At March 2024, the existing buildings had been demolished, and the new buildings (including for the 94 student bedrooms) were under construction.
 - a. How many bedrooms had been completed by 31 December 2024?
 - b. How many additional bedrooms are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that the student bedrooms would be completed by September 2024. Have all the student bedrooms been completed? If not, when do you anticipate that the student bedrooms will be completed?
3. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 18b: Old Press / Mill Lane, Cambridge - remainder

From: University of Cambridge

Sent: Tue 25/02/2025 15:44

The University of Cambridge are in on-going discussions with a college concerning the site with expectations of site disposal in the next year which is likely to result in a development including new student accommodation.

The questions sent to the University of Cambridge were:

1. The site is the northern part of allocation U1 in the adopted Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 350 student bedrooms. The southern part of the allocation has full planning permission for 94 student bedrooms. What progress has been made towards the delivery of bedrooms on the northern part of this allocation?
2. When will the northern part of this allocation become available for redevelopment for student bedrooms?
3. Are you undertaking any site assessment work to inform a planning application for student bedrooms on the site? If so, what assessments are being undertaken?
4. How many student bedrooms do you anticipate will be included in your proposed scheme for the northern part of this allocation?
5. Have any colleges expressed an interest in bringing forward new student bedrooms on this site? If not, what are your intentions regarding the delivery of student bedrooms on this site?
6. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
7. When do you anticipate that construction will start on the first bedroom(s)?
8. When do you anticipate that the first bedroom(s) will be completed?
9. When do you anticipate that the development will be completed?
10. What are the anticipated completions in terms of number of bedrooms for each of the next five years on the northern part of this allocation?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:

- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

11. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 19: North East Cambridge - Land north of Cambridge North Station

From: Bidwells

Sent: Thu 23/01/2025 09:17

1. The site has outline planning permission for up to 425 dwellings, which was allowed on appeal in April 2024. What progress has been made towards delivery of dwellings on this site?

Development Partner appointed Q1 2025.

2. Will Brookgate act as the developer for this development? If not, what are your intentions regarding securing a developer to bring forward the delivery of housing on this site?

Development Partner appointed Q1 2025.

3. When do you anticipate that a reserved matters planning application for housing will be submitted?

Q3 2025

4. When do you anticipate that construction will start on the first dwelling(s)?

Q3 2026

5. When do you anticipate that the first dwelling(s) will be completed?

Second half of 2028

6. When do you anticipate that the development will be completed?

Second half of 2029

7. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

See above point 6

8. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

See above point 6

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None

Response 20: Orchard Park - parcel Com4

From: Weston Homes

Sent: Mon 03/03/2025 10:37

1. The site has full planning permission for 138 student rooms (100 self-contained rooms and 38 cluster rooms). What progress is being made towards delivery of dwellings on the site?

Construction has commenced.

2. When do you anticipate that construction will start on the first bedroom(s)?

Superstructure starts in May 2025, fit-out of rooms starts in September 2025.

3. When do you anticipate that the first bedroom(s) will be completed?

May 2026

4. When do you anticipate that the development will be completed?

June 2026

5. What are the anticipated completions for each of the next five years on this development? Please specify which are self-contained rooms and which are cluster rooms.

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027: 138 rooms (all self-contained & cluster rooms)
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Allocations on the Cambridge Fringe

Response 21a: Lot M3, North-West Cambridge (Eddington)

From: Hill

Sent: Tue 04/02/2025 13:35

1. Lot M3 has detailed planning permission for 106 dwellings. At March 2024, all 106 dwellings were under construction.

- a. Which plots had been completed by 31 December 2024?

None

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

None

2. You previously anticipated that Lot M3 would be completed in September 2025. Is that still the intention? If not, when do you anticipate that Lot M3 will be completed?

Likely to be July/August 2025

3. What are the anticipated completions for each of the next five years on Lot M3?

- 1 April 2025 – 31 March 2026: 106
- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0
- 1 April 2029 – 31 March 2030: 0

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 21b: Lots M4 & M5, North-West Cambridge (Eddington)

From: Durkan Homes

Sent: Tue 21/01/2025 17:25

1. Lots M4 & M5 have detailed planning permission for 160 dwellings. At March 2024, no construction works had started on site. What progress is being made towards delivery of dwellings on Lots M4 & M5?

Works on the access road commenced September 2024

2. You previously anticipated that construction would start on the first dwelling(s) in Q3 2024. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction has not yet started on the construction of the dwellings, but this is anticipated April 2025

3. You previously anticipated that the first dwelling(s) would be completed in Q3 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

The first legal completion is set for April 2026

4. You previously anticipated that Lots M4 & M5 would be completed in 2028. Is that still the intention? If not, when do you anticipate that Lots M4 & M5 will be completed?

Yes, this is still the case it is anticipated that Lots M4 & M5 would be completed in June 2028

5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: 4
 - 1 April 2026 – 31 March 2027: 78
 - 1 April 2027 – 31 March 2028: 55
 - 1 April 2028 – 31 March 2029: 23
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

See above

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None

Response 21c: Lots S1 & S2, North-West Cambridge (Eddington)

From: Bidwells

Sent: Thu 13/02/2025 11:03

1. Lots S1 & S2 have detailed planning permission for 373 dwellings. At March 2024, 309 dwellings were under construction and 64 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

Construction commenced in October 2023, and the first 26 houses were completed and handed over on the 10 February 2025.

2. You previously anticipated that the first dwelling(s) would be completed in Q1 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Construction is well underway on all dwellings.

3. You previously anticipated that Lots S1 & S2 would be completed in Q4 2025. Is that still the intention? If not, when do you anticipate that Lots S1 & S2 will be completed?

All plots will be completed by Dec 2025

4. What are the anticipated completions for each of the next five years on Lots S1 & S2?
 - 1 April 2025 – 31 March 2026: 347
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

Response 21d: Lot 4, North-West Cambridge (Eddington)

From: Hill

Sent: Thu 16/01/2025 16:01

1. Lot 4 has detailed planning permission for 88 dwellings. At March 2024, all 88 dwellings were under construction.

- a. Which plots had been completed by 31 December 2024?

No properties had been ready for completion on the 31 December 2024

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

Plots 1-24 Houses

2. You previously anticipated that the first dwelling(s) would be completed in December 2024. Have the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

First dwelling will be completed on the 28 February 2025

3. You previously anticipated that Lot 4 would be completed in March 2025. Is that still the intention? If not, when do you anticipate that Lot 4 will be completed?

Lot 4 will be completed by end of April 2025

4. What are the anticipated completions for each of the next five years on Lot 4?

- 1 April 2025 – 31 March 2026: Lot 4 (88 properties) will be completed
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

We are only working on Lot 4 (88 Units) and at present not aware of any other developments at this time.

Response 21e: North-West Cambridge (Eddington) – remainder

From: University of Cambridge

Sent: Wed 12/02/2025 13:24

Market and affordable dwellings

The committed total for phase 1 is 1,848 dwellings, which comprises of 686 key worker homes and 1,162 market dwellings. Out of this total 727 dwellings are still to be delivered which are accounted for in the Phase 1 reserved matters applications section of the trajectory. This provides a total of 5,582 dwellings, including the market and key worker homes which have already been delivered.

1. The site is allocated in the North West Cambridge Area Action Plan, and had outline planning permissions for up to 3,000 dwellings. Lot 1 (117 dwellings in Cambridge), lot 2 (264 dwellings in Cambridge), lot 3 (232 dwellings in Cambridge), lot 8 (73 dwellings in Cambridge), lots M1 & M2 (121 dwellings in Cambridge and 128 dwellings in South Cambridgeshire) and lot S3 (186 dwellings in Cambridge) have been completed. Lot M3 (106 dwellings in Cambridge), lots M4 & M5 (160 dwellings in Cambridge), lots S1 & S2 (373 dwellings in South Cambridgeshire), and lot 4 (88 dwellings in South Cambridgeshire) all have detailed planning permission. The period for submission of reserved matters under the original outline planning permissions has now expired for residential dwellings. What progress is being made towards delivery of dwellings on the remaining parcels at Eddington (where there is no reserved matters permission)?

The University is at the pre-application stage with Greater Cambridge Shared Planning Service through which the scope and quantum of housing and other land uses is being discussed. We are aiming to achieve a masterplan fix in March 2025 prior to the preparation of an outline planning application.

2. You previously advised that you will submit new outline planning applications for phases 2 and 3 of Eddington. Are you undertaking any site assessment work to inform the new outline planning applications for the site? If so, what assessments are being undertaken?

Full range of assessments required for an outline planning application, in accordance with the Councils' validation checklists, including EIA, air quality, flood risk, housing needs, LVIA, noise and vibration, open space, transport, BREEAM pre-assessment, health impact and BNG.

3. You previously anticipated that you will submit the new outline planning applications in Q3 2025. Is that still the intention? If not, when do you anticipate that the new outline planning applications will be submitted?

Yes

4. What is your anticipated programme for the delivery of future parcels of dwellings? In particular:
- a. When do you anticipate that each parcel will be released to the market?
 - b. When do you anticipate that a development partner will be appointed for each parcel?
 - c. When do you anticipate that a reserved matters planning application(s) or full planning application(s) will be submitted for each parcel?
 - d. How many dwellings do you anticipate each parcel will accommodate? What will the split in the dwellings be between Cambridge and South Cambridgeshire?
 - e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?
 - f. When do you anticipate that the first dwelling(s) in each parcel will be completed?
 - g. When do you anticipate that each parcel of dwellings will be completed?

See the attached programme

5. How many dwellings do you anticipate will be completed each year at Eddington? How many sales outlets do you anticipate?

See the attached programme

6. What are the anticipated completions for each of the next five years at Eddington (where there is no reserved matters permission)? Please provide details for Cambridge and South Cambridgeshire individually.
- 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

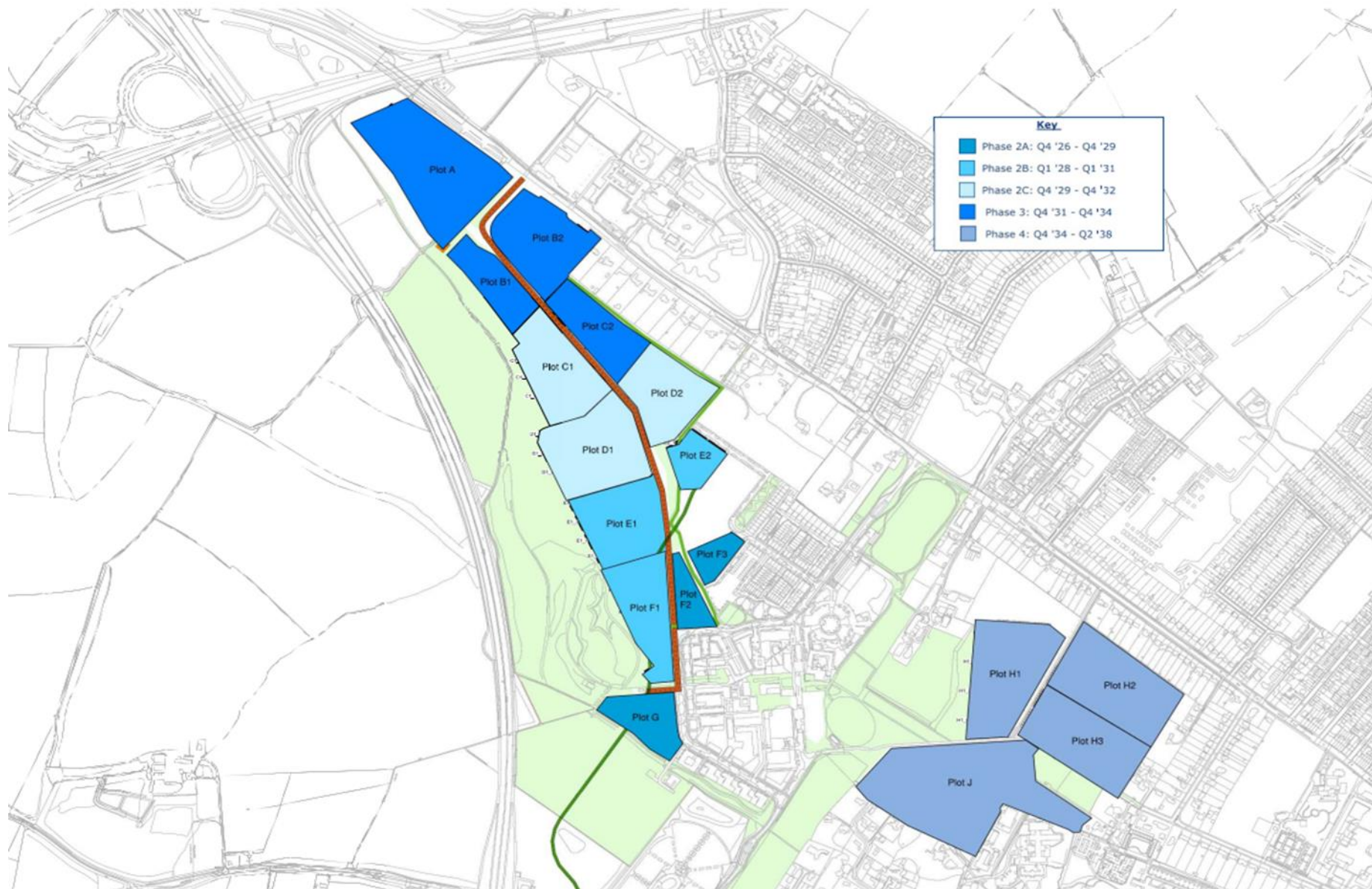
See the attached programme

7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year and individually for Cambridge and South Cambridgeshire.

See the attached programme

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Parcel	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total
F3	90	-	-	-	-	-	-	-	-	-	90
F2	192	-	-	-	-	-	-	-	-	-	192
G	-	226	-	-	-	-	-	-	-	-	226
E2	-	150	-	-	-	-	-	-	-	-	150
F1	-	-	438	-	-	-	-	-	-	-	438
E1	-	-	606	-	-	-	-	-	-	-	606
C1	-	-	-	295	-	-	-	-	-	-	295
D1	-	-	-	-	624	-	-	-	-	-	624
D2	-	-	-	-	228	-	-	-	-	-	228
C2	-	-	-	-	-	-	218	-	-	-	218
B2	-	-	-	-	132	-	-	-	-	-	132
H2	-	-	-	-	-	-	-	-	-	156	156
H1	-	-	-	-	-	-	-	-	-	130	130
H3	-	-	-	-	-	-	-	-	-	249	249
Total	282	376	1,044	295	984	0	218	0	0	535	3,734



Student bedrooms

We don't have a programme at present. We will not be bringing forward any reserved matters under the current application so delivery will come forward under future reserved matters once outline permission has been secured. It is proposed the numbers will stay the same as part of the future application.

The questions sent to the University of Cambridge were:

9. The site is allocated in the North West Cambridge Area Action Plan, and has outline planning permission for up to 2,000 student bedspaces. Lot 5 (325 student bed spaces) has been completed. What progress is being made towards the delivery of the remaining student bedspaces on this site?
10. We understand that although the lapsing of the original outline planning permissions does not apply to the C2 student accommodation that you still plan to address your student accommodation needs within the new outline planning applications being prepared. Is that still the intention? If not, will you use the current outline planning permissions or other means to address your student accommodation needs?
11. We understand that development of new student bedrooms at Eddington depends on there being a growth in student numbers in any individual college, and the ability of that college to raise development finance to deliver additional student bedrooms. You have previously advised that some colleges have expressed an interest in bringing forward new student bedrooms at Eddington. Is there still interest from colleges? What are your intentions regarding the delivery of future parcels of student bedrooms?
12. Are you undertaking any site assessment work to inform a planning application for student bedrooms on the site? If so, what assessments are being undertaken?
13. What is your anticipated programme for the delivery of student bedspaces at Eddington? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) or full planning application(s) will be submitted for each phase of bedrooms?
 - b. How many bedrooms do you anticipate each phase will accommodate? What will the split in the bedrooms be between Cambridge and South Cambridgeshire?
 - c. When do you anticipate that construction will start on the first bedroom(s) for each phase?

- d. When do you anticipate that the first bedroom(s) in each phase will be completed?
 - e. When do you anticipate that each phase of bedrooms will be completed?
14. What are the anticipated completions in terms of number of bedrooms for each of the next five years at Eddington? Please provide details for Cambridge and South Cambridgeshire individually.
- 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
15. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
16. Are there any constraints or market and cost factors that are affecting the delivery of the student bedrooms at Eddington? If there are, how do you anticipate that they will be overcome?

Older peoples bedrooms

We don't have a programme at present. We will not be bringing forward any reserved matters under the current application so delivery will come forward under future reserved matters once outline permission has been secured. It is proposed the numbers will stay the same as part of the future application.

The questions sent to the University of Cambridge were:

17. The site is allocated in the North West Cambridge Area Action Plan, and had outline planning permissions for senior living (Class C2). The period for submission of reserved matters under the original outline planning permissions has now expired for this use. What progress is being made towards the delivery of the older peoples bedspaces on this site?
18. You previously advised that you will submit new outline planning applications for phases 2 and 3 of Eddington. Are you undertaking any site assessment work to inform the new outline planning applications for the site? If so, what assessments are being undertaken?

19. You previously anticipated that you will submit the new outline planning applications in Q3 2025. Is that still the intention? If not, when do you anticipate that the new outline planning applications will be submitted?
20. Has a development partner been chosen to deliver the senior living facility or units? If not, what are your intentions regarding securing a developer to bring forward the delivery of the senior living facility or units?
21. Will the senior living comprise bedspaces or self-contained dwellings?
22. If the senior living is to be delivered as older peoples bedrooms, what is your anticipated programme for the delivery of these bedrooms at Eddington? In particular:
- When do you anticipate that a reserved matters planning application(s) or full planning application(s) will be submitted?
 - How many bedrooms do you anticipate will be provided? What will the split in the bedrooms be between Cambridge and South Cambridgeshire?
 - When do you anticipate that construction will start on the first bedroom(s)?
 - When do you anticipate that the first bedroom(s) will be completed?
 - When do you anticipate that the senior living facility bedrooms will be completed?
23. What are the anticipated completions in terms of number of bedrooms for each of the next five years at Eddington? Please provide details for Cambridge and South Cambridgeshire individually.
- 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
24. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
25. Are there any constraints or market and cost factors that are affecting the delivery of the residential institution use units on this site? If there are, how do you anticipate that they will be overcome?

Response 22a: Parcel BDW2, NIAB (Darwin Green)

No response has been received from Barratts / David Wilson.

The questions sent to Barratts / David Wilson were:

1. Parcel BDW2 has detailed planning permission for 323 dwellings. At March 2024, 2 dwellings had been completed, 40 dwellings were under construction and 281 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. When do you anticipate that Parcel BDW2 will be completed?
3. What are the anticipated completions for each of the next five years on Parcel BDW2?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 22b: Parcel BDW3, NIAB (Darwin Green)

No response has been received from Barratts / David Wilson.

The questions sent to Barratts / David Wilson were:

1. Parcel BDW3 has detailed planning permission for 210 dwellings. At March 2024, some construction works had started on this parcel, however all 210 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?
2. When do you anticipate that construction will start on the first dwelling(s) on Parcel BDW3?
3. When do you anticipate that the first dwelling(s) will be completed on Parcel BDW3?
4. When do you anticipate that Parcel BDW3 will be completed?
5. What are the anticipated completions for each of the next five years on Parcel BDW3?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 22c: Parcel BDW4, NIAB (Darwin Green)

No response has been received from Barratts / David Wilson.

The questions sent to Barratts / David Wilson were:

1. Parcel BDW4 has detailed planning permission for 342 dwellings. At March 2024, some construction works had started on this parcel, however all 342 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?
2. When do you anticipate that construction will start on the first dwelling(s) on Parcel BDW4?
3. When do you anticipate that the first dwelling(s) will be completed on Parcel BDW4?
4. When do you anticipate that Parcel BDW4 will be completed?
5. What are the anticipated completions for each of the next five years on Parcel BDW4?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 22d: Parcels BDW5&6, NIAB (Darwin Green)

From: Barratt David Wilson Homes

Sent: Thu 13/02/2025 11:45

1. Parcels BDW5&6 have detailed planning permission for 410 dwellings. At March 2024, 42 dwellings had been completed, 123 dwellings were under construction, and the remaining 245 dwellings had not been started. The Council's planning committee in October 2024 approved a full planning application (24/00961/FUL) for an additional dwelling (plot 202), subject to the completion of a unilateral undertaking.

a. Which plots had been completed by 31 December 2024?

115 completions (all within Parcel 6)

b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

25 (we're likely to have completed the recently approved Plot 202 by Autumn 2025 subject to requisite conditions being discharged)

2. You previously advised that Parcels BDW5&6 will be completed in June 2030. Is that still the intention? If not, when do you anticipate that Parcels BDW5&6 will be completed?

We anticipate that against current build and sale rates we will have completed all 411 dwellings (BDW5&6) by Spring 2029, so an accelerated delivery.

3. What are the anticipated completions for each of the next five years on Parcels BDW5&6?

- 1 April 2025 – 31 March 2026: 111
- 1 April 2026 – 31 March 2027: 61
- 1 April 2027 – 31 March 2028: 47
- 1 April 2028 – 31 March 2029: 52
- 1 April 2029 – 31 March 2030:

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Not applicable

Response 23: Land at NIAB, Huntingdon Road, Cambridge

From: Paul Harney Associates

Sent: Fri 21/02/2025 14:35

I can advise you that the owners will not be implementing the consent reference 21/03609/FUL due to viability issues, it is therefore not deliverable. They are in the process of considering their options which will involve either amendments to the existing consent or a new application which may involve a different use.

The questions sent to Paul Harney Associates were:

1. The site has full planning permission for 291 Build to Rent units and a 202 bed Apart-Hotel with associated facilities. At March 2024, no construction works had started on site. An alternative outline planning application for the demolition of all buildings and structures other than Chapter House and the erection of buildings for a laboratory/office campus and associated facilities is being considered by the Council. What progress is being made towards delivery of dwellings on the site?
2. When do you anticipate that construction will start on the first Build to Rent dwelling(s)?
3. When do you anticipate that the first Build to Rent dwelling(s) will be completed?
4. When do you anticipate that the development of the Build to Rent dwellings will be completed?
5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 24: NIAB 2 & 3 (Darwin Green 2 & 3)

No response has been received from Barratts / David Wilson.

The questions sent to Barratts / David Wilson were:

1. Outline planning permission for up to 1,000 dwellings, secondary school, primary school, community facilities, retail uses, open space and infrastructure works was allowed on appeal in September 2024. What progress has been made towards the delivery of dwellings on the site?
2. Will Barratts / David Wilson Homes deliver all the phases / parcels? If not, what are your intentions regarding securing developers to bring forward the delivery of specific phases / parcels?
3. What is your anticipated programme for the discharge of conditions and the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?
 - b. When do you anticipate that construction of initial infrastructure will start on site?
 - c. When do you anticipate that the initial infrastructure will be completed?
4. What is your anticipated programme for the delivery of Phase I? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) for Phase I will be submitted?
 - b. How many dwellings do you anticipate Phase I will accommodate?
 - c. When do you anticipate that construction will start on the first dwelling(s) on Phase I?
 - d. When do you anticipate that the first dwelling(s) on Phase I will be completed?
 - e. When do you anticipate that Phase I will be completed?
5. What is your anticipated programme for the delivery of subsequent phases of dwellings? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase?
 - b. You previously anticipated that each phase would accommodate 250 dwellings. Is that still your intention? If not, how many dwellings do you anticipate each phase will accommodate?
 - c. When do you anticipate that construction will start on the first dwelling(s) for each phase?

- d. When do you anticipate that the first dwelling(s) in each phase will be completed?
 - e. When do you anticipate that each phase of dwellings will be completed?
- 6. You previously anticipated that the site would deliver 100-150 dwellings a year across 1-4 sales outlets. Is that still your intention? If not, how many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?
- 7. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
- 8. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
- 9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 25a: Phase 1a & Phase 1b, Marleigh

From: Hill

Sent: Mon 03/02/2025 09:06

Note that planning phases 1a/1b are merged as they are being built out in build phases that combine both planning phases, so it would be very hard to strip out the planning phases from these.

1. Phase 1A has detailed planning permission for 239 dwellings. At March 2024, 187 dwellings had been completed, 16 dwellings were under construction and 36 dwellings had not been started. Phase 1B has detailed planning permission for 308 dwellings. At March 2024, 141 dwellings had been completed, 14 dwellings were under construction and 153 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?

300

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

A further 30 completions are anticipated.

2. You previously anticipated that Phase 1A would be completed in 2027. Is that still the intention? If not, when do you anticipate that Phase 1A will be completed? You previously anticipated that Phase 1B would be completed in 2027-2028. Is that still the intention? If not, when do you anticipate that Phase 1B will be completed?

Now anticipated by year ending March 2028.

3. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: 75
 - 1 April 2026 – 31 March 2027: 75
 - 1 April 2027 – 31 March 2028: 67
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

Response 25b: Phase 2, Marleigh

From: Hill

Sent: Mon 03/02/2025 09:06

1. Phase 2 has detailed planning permission for 421 dwellings. At March 2024, 55 dwellings had been completed and 366 dwellings were under construction.

- a. Which plots had been completed by 31 December 2024?

100

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

A further 15 plots anticipated (115 in total)

2. You previously anticipated that Phase 2 would be completed in 2027-2028. Is that still the intention? If not, when do you anticipate that Phase 2 will be completed?

All but 39 dwellings are anticipated to be complete by March 2028. The remaining 39 are anticipated to follow in the year 2032/33

3. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 150
- 1 April 2026 – 31 March 2027: 100
- 1 April 2027 – 31 March 2028: 17
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

39 dwellings in 2032/33

Response 25c: Phase 3, Marleigh

From: Hill

Sent: Mon 03/02/2025 09:06

1. The whole of the Marleigh development has outline planning permission, and on Phase 3 the Councils' Joint Development Control Committee in November 2024 approved a reserved matters planning application for 332 dwellings and commercial space, and a full planning application for 91 dwellings, subject to the completion of s106 agreements. What progress is being made towards delivery of Phase 3?

Pursuing vacant possession, demolition and remediation

2. You previously anticipated that construction would start on the first dwelling(s) in 2026. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) on Phase 3?

2026 is still correct

3. You previously anticipated that the first dwelling(s) would be completed in 2026/2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed on Phase 3?

2027 is the best estimate at present

4. You previously anticipated that the development would be completed in 2032. Is that still the intention? If not, when do you anticipate that Phase 3 will be completed?

2032 is still correct

5. What are the anticipated completions for each of the next five years on Phase 3?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 10
- 1 April 2027 – 31 March 2028: 50
- 1 April 2028 – 31 March 2029: 190
- 1 April 2029 – 31 March 2030: 100

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Residual of 73 dwellings remain forecast to be constructed April 2030 – March 2032

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Vacant possession, demolition and remediation previously referred to. All are currently being actioned.

Response 26a: Land North of Cherry Hinton (first phase)

From: Ceres Property

Sent: Wed 05/02/2025 12:03

1. Land north of Cherry Hinton (first phase) has detailed planning permission for 351 dwellings, with 79 dwellings in Cambridge and 272 dwellings in South Cambridgeshire, and is under construction. At March 2024, 25 dwellings had been completed, 28 dwellings were under construction, and 26 dwellings had not yet been started in Cambridge. In South Cambridgeshire, 14 dwellings had been completed, 42 dwellings were under construction, and 216 dwellings had not yet been started.

- a. Which plots had been completed by 31 December 2024?

64 plots 43 of which are in the Cambridge City

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

24 plots in total all within Cambridge City

2. When do you anticipate that the first phase will be completed?

July 2027

3. What are the anticipated completions for each of the next five years on the first phase?

- 1 April 2025 – 31 March 2026: 111 (all remaining plots in Cambridge City will be completed during this time, with remainder in South Cambs)
- 1 April 2026 – 31 March 2027: 91 (all South Cambs)
- 1 April 2027 – 31 March 2028: 28 (all South Cambs) Note: RMA3 includes our sales and marketing arena and project office, which are situated on land that will be dwellings upon completion of the development. We are intending to build out the remaining units at the end of the development, which will be after 2030
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 26b: Land North of Cherry Hinton (second phase)

From: Ceres Property

Sent: Wed 05/02/2025 12:15

1. Land north of Cherry Hinton (second phase) has detailed planning permission for 136 dwellings, which was approved in April 2024, and all dwellings are within Cambridge. What progress is being made towards delivery of dwellings within the second phase?

We are currently working up the detail to discharge all pre-commencement conditions in the Spring. We are also proposing to implement the access onto Coldhams Lane in the summer of 2025.

2. You previously advised that you intended to delay the delivery of this parcel. Is that still the intention? When do you anticipate that construction will start on the first dwelling(s)?

The intention now is to commence as soon as possible in October 2025.

3. You previously anticipated that the first dwelling(s) would be completed in mid 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

November 2026 with final completion December 2027.

4. You previously anticipated that the second phase would be completed in 2029. Is that still the intention? If not, when do you anticipate that the second phase will be completed?

See below

5. What are the anticipated completions for each of the next five years on the second phase?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 39
- 1 April 2027 – 31 March 2028: 97
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No there are no current constraints.

Response 26c: Land North of Cherry Hinton (remaining phases)

From: Ceres Property

Sent: Wed 05/02/2025 12:27

Market and affordable dwellings

1. The site has outline planning permissions for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments. The first two phases have reserved matters permission for 487 dwellings. What progress is being made towards delivery of dwellings on the remaining phases within the development (where there is no reserved matters permission)?

We have been progressing with our next reserved matters application for RMA5, which is for 292 dwellings and the local centre. RMA5 has been subject to a number of pre- application meetings and we have an agreed Planning Performance Agreement in place with the Shared Planning Service.

2. The adopted Local Plans anticipate that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. Is that still the intention? If not, how many dwellings do you anticipate will be within Cambridge and how many dwellings do you anticipate will be in South Cambridgeshire?

Yes that is still the intention.

3. We understand that pre-application discussions have been undertaken for a third phase of dwellings. What is your anticipated programme for the delivery of this third phase of dwellings? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

We are planning on submitting our reserved matters application for RMA5 for 292 dwellings in February 2025. Once RMA5 is submitted we are intending to start work on RMA6 for circa 295 dwellings in spring 2025, with a view to submitting the application in spring 2026.

- b. We understand that this third phase will include 292 dwellings and the local centre. Is that still the intention? If not, how many dwellings do you anticipate each parcel will accommodate? What will the split in the dwellings be between Cambridge and South Cambridgeshire?

Intention is for 292 dwellings. We are not sure on the exact split, but the majority is within the City Council. Estimate approximately 220 in Cambridge and 71 in South Cambridgeshire.

- c. When do you anticipate that construction will start on the first dwelling(s) within this third phase?

We are hopeful of obtaining reserved matters consent in early summer 2025. We would aim to commence construction in the early February 2026

- d. When do you anticipate that the first dwelling(s) on this third phase will be completed?

February 2027

- e. When do you anticipate that this third phase of dwellings will be completed?

December 2030

- 4. What is your anticipated programme for the delivery of future phases of dwellings (where there is no reserved matters permission or pre-application discussions)?

In particular:

- a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

RMA6 (which would be the next phase) is likely to be submitted in 2026 and likely to be for circa 295 dwellings. We are not sure on the remaining phases, which will depend partly on sales and market dwellings.

- b. How many dwellings do you anticipate each parcel will accommodate?
What will the split in the dwellings be between Cambridge and South Cambridgeshire?

RMA6 is solely within Cambridge City administrative area.

- c. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

RMA6 commence in March 2027

- d. When do you anticipate that the first dwelling(s) in each parcel will be completed?

RMA6 first completion in December 2027

e. When do you anticipate that each parcel of dwellings will be completed?

November 2030

5. You previously anticipated that up to 150 dwellings a year will be completed on this development. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year?

See answers above.

6. What are the anticipated completions for each of the next five years on this development (where there is no reserved matters permission)? Please provide details for Cambridge and South Cambridgeshire individually.

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No.

C2 accommodation for students and older people

9. The site has outline planning permissions for a maximum of 1,200 homes and a retirement living facility. The Planning Statement submitted with the outline planning applications refers to a retirement living facility of potentially 90 bedspaces. What progress is being made towards the delivery of the residential institution use units on this site?

We are proposing to commence with the C2 application in summer 2025 with a view to obtaining consent in the summer 2026

10. You previously advised that any use class C2 older people's bedrooms would be part of the overall 1,200 dwellings on the site, and that whilst you have the option to deliver use class C2 accommodation there is no obligation to within the consent to do so. You also previously advised that any decision on this will be driven by demand and market factors as the scheme progresses. Is that still your position? If you do pursue C2 accommodation for older people, will the residential institution use units comprise bedspaces or self-contained dwellings?

C2

11. If the residential institution use units are to be delivered as older peoples bedrooms, what is your anticipated programme for the delivery of these residential institution use units? In particular:
- Which phase of development do you anticipate will include older peoples bedrooms?
 - When do you anticipate that a reserved matters planning application(s) will be submitted for each phase of bedrooms?
 - How many bedrooms do you anticipate each phase will accommodate?
 - When do you anticipate that construction will start on the first bedroom(s) for each phase?
 - When do you anticipate that the first bedroom(s) in each phase will be completed?
 - When do you anticipate that the residential institution use units will be completed?

Occupation Autumn 2027, which will be for all bedspaces 70

12. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
- 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

13. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Being a C2 use all bedrooms will be completed at the same time and aiming for October 2027

14. Are there any constraints or market and cost factors that are affecting the delivery of the residential institution use units on this site? If there are, how do you anticipate that they will be overcome?

Response 27: Land north of Worts' Causeway

No response has been received from Cala Homes.

The questions sent to Cala Homes were:

1. The site has detailed planning permission for 200 dwellings and public open space, which was approved in August 2024. What progress is being made towards delivery of dwellings on the site?
2. When do you anticipate that construction will start on the first dwelling(s)?
3. When do you anticipate that the first dwelling(s) will be completed?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 28a: Land south of Worts' Causeway (first phase)

No response has been received from This Land.

The questions sent to This Land were:

1. The first phase has detailed planning permission for 80 dwellings. At March 2024, some construction works had started on this parcel, however all 80 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?
2. When do you anticipate that construction will start on the first dwelling(s)?
3. When do you anticipate that the first dwelling(s) will be completed?
4. When do you anticipate that this first phase will be completed?
5. What are the anticipated completions for each of the next five years on this first phase?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 28b: Land south of Worts' Causeway (second phase)

From: Hill

Sent: Wed 12/02/2025 14:07

1. The second phase has detailed planning permission for 150 dwellings, which was approved in December 2024. What progress is being made towards delivery of dwellings on the site?

Seeking to start on site Feb/March 2025

2. When do you anticipate that construction will start on the first dwelling(s)?

Feb/March 2025

3. You previously anticipated that the first dwelling(s) would be completed in Q4 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Q2 2026

4. You previously anticipated that this second phase would be completed in 2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

Note sure what 'second phase is referring to'

'Phase 3' is 150 dwellings, we think this could be around a 3 year build so assume this finishes around Q2 2028

5. What are the anticipated completions for each of the next five years on this second phase?
 - 1 April 2025 – 31 March 2026: 0
 - 1 April 2026 – 31 March 2027: 50
 - 1 April 2027 – 31 March 2028: 75
 - 1 April 2028 – 31 March 2029: 25
 - 1 April 2029 – 31 March 2030: 0
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Not at this stage but of course the above completion figures relies on no significant economic impacts that impact construction and/or sales.

Response 29: Bell School

From: The Bell Educational Trust Limited

Sent: Tue 11/02/2025 16:45

The Foundation remains committed to the development in the medium term of this planning permission thereby providing the full allocation of student accommodation needed for the site.

The questions sent to the Bell Educational Trust Limited were:

1. The site has detailed planning permission for 270 dwellings and 100 bed student accommodation for Bell Language School. At March 2024, no construction had started on the student accommodation, however, all 270 dwellings have been completed, and therefore the planning permission remains extant and will not lapse. What progress has been made towards the delivery of the student bedrooms on this site?
2. When do you anticipate that construction will start on the first bedroom(s) on the extant planning permission?
3. When do you anticipate that the first bedroom(s) will be completed on the extant planning permission?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this extant planning permission?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Allocations at New Settlements

Response 30a: Northstowe – Phase 1 – parcel H3

From: Taylor Wimpey

Sent: Wed 29/01/2025 10:39

All plots have been completed.

The questions sent to Taylor Wimpey were:

1. Parcel H3 has detailed planning permission for 40 dwellings. At March 2024, 33 dwellings had been completed and 7 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that Parcel H3 would be completed in June 2024. Has Parcel H3 been completed? If not, when do you anticipate that Parcel H3 will be completed?
3. What are the anticipated completions for each of the next five years on Parcel H3?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 30b: Northstowe – Phase 1 – parcels H5 & H6

From: Vistry

Sent: Mon 27/01/2025 14:14

1. Parcels H5 & H6 have detailed planning permission for 240 dwellings. At March 2024, 167 dwellings had been completed, 19 dwellings were under construction and 54 dwellings had not been started.

- a. Which plots had been completed by 31 December 2024?

Plots: 146-156 (11 plots)

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

Plots: 118-145 and 157 (29 plots)

2. You previously anticipated that Parcels H5 & H6 would be completed in Q4 2025. Is that still the intention? If not, when do you anticipate that Parcels H5 & H6 will be completed?

H6 is completed. H5 will be completed by the end of 2025.

3. What are the anticipated completions for each of the next five years on Parcels H5 & H6?

- 1 April 2025 – 31 March 2026: Plots: 85-117 (33 plots)
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

The development will be completed before then.

In essence, the overall development, for H5 and H6 has progressed and as per Q2, unless something unexpected happens, the development will be completed at the end of this year.

Response 30c: Northstowe – Phase 1 – parcel H13

From: Taylor Wimpey

Sent: Wed 29/01/2025 10:39

All plots have been completed.

The questions sent to Taylor Wimpey were:

1. Parcel H13 has detailed planning permission for 92 dwellings. At March 2024, 73 dwellings had been completed and 19 dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that Parcel H13 would be completed in December 2024. Has Parcel H13 been completed? If not, when do you anticipate that Parcel H13 will be completed?
3. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 31a: Northstowe – Phase 2, parcel 2a

From: Homes England

Sent: Wed 05/02/2025 19:04

1. Parcel 2A has detailed planning permission for 406 dwellings and non-residential floorspace. At March 2024, 43 dwellings had been completed and the remaining 363 dwellings had not been started. What progress is being made towards delivery of dwellings on Parcel 2A?

The site has been remarketed and a preferred bidder identified. In the meantime Homes England has signed a Strategic Collaboration Agreement to deliver the remainder of Phase 2 which may include this parcel.

2. You previously advised that the remainder of Parcel 2A (363 dwellings) would be re-tendered as two parcels (2A1 – 190 dwellings and 2A2 – 110 dwellings) and that you were in the process of appointing development partners for both parcels. Have development partners been selected? If not, what are your intentions regarding securing a developer(s) to bring forward the delivery of the remainder of Parcel 2A?

See answer to 1 above

3. What is your anticipated programme for the delivery of the Parcel 2A1? In particular:
 - a. You previously anticipated that a reserved matters planning application for housing would be submitted in March 2025. Is this still the intention? If not, when do you anticipate that a reserved matters planning application(s) will be submitted?

June 2025

- b. You previously anticipated that Parcel 2A1 would accommodate 190 dwellings. Is this still the intention? If not, how many dwellings do you anticipate that Parcel 2A1 will accommodate?

Yes

- c. You previously anticipated that construction would start on the first dwelling(s) in June 2026. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

- d. You previously anticipated that the first dwelling(s) would be completed in late 2026/early 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

2027

- e. You previously anticipated that Parcel 2A1 would be completed in 2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

2030

4. What is your anticipated programme for the delivery of the Parcel 2A2? In particular:
- a) When do you anticipate that a reserved matters planning application(s) for Parcel 2A2 will be submitted?

June 2025

- b) You previously anticipated that Parcel 2A2 would accommodate 110 dwellings. Is this still the intention? If not, how many dwellings do you anticipate Parcel 2A2 will accommodate?

Yes

- c) When do you anticipate that construction will start on the first dwelling(s) on Parcel 2A2?

2026

- d) When do you anticipate that the first dwelling(s) on Parcel 2A2 will be completed?

2027

- e) When do you anticipate that Parcel 2A2 will be completed?

2030

5. What are the anticipated completions for each of the next five years on the remainder of Parcel 2A?
- 1 April 2025 – 31 March 2026:

- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028: 72
- 1 April 2028 – 31 March 2029: 144
- 1 April 2029 – 31 March 2030: 74

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

2030-31: 10

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

N/a

Response 31b: Northstowe – Phase 2, parcel 2b

From: Homes England

Sent: Wed 05/02/2025 19:05

1. Parcel 2B has detailed planning permission for 300 dwellings and non-residential floorspace. At March 2024, 36 dwellings had been completed, 45 dwellings were under construction and 219 dwellings had not been started.

- a. Which plots had been completed by 31 December 2024?

53 homes

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

28 homes

2. You previously anticipated that Phase 2B would be completed in July 2029. Is that still the intention? If not, when do you anticipate that Phase 2B will be completed?

Yes

3. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 48
- 1 April 2026 – 31 March 2027: 48
- 1 April 2027 – 31 March 2028: 48
- 1 April 2028 – 31 March 2029: 36
- 1 April 2029 – 31 March 2030: 3

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

Response 31c: Northstowe – Phase 2 – remainder

From: Homes England

Sent: Mon 24/02/2025 17:08

Market and affordable homes

1. The site has outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub, and 706 dwellings already have reserved matters permission. What progress is being made towards delivery of dwellings on the remaining parcels within Phase 2 (where there is no reserved matters permission)?

Conditional contract to deliver 130 homes on Phase 2D1. Strategic Collaboration Agreement signed to deliver the remainder of Phase 2 including circa 500 homes on Phase 2C and an initial 395 homes within the future Town Centre (TC1).

2. You previously advised that strategic infrastructure has been delivered in the central and eastern parts of Phase 2 connecting these areas to the bus, road, cycle and pedestrian networks, drainage and utilities. What is your anticipated programme for the discharge of conditions and the delivery of any further infrastructure necessary to enable further dwellings to be delivered on Phase 2? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) for this infrastructure will be submitted?

Applications already submitted.

- b. When do you anticipate that construction of this infrastructure will start on site?

Works on site.

- c. When do you anticipate that this infrastructure will be completed?

Phased completion.

3. We understand that pre-application discussions are underway for some future parcels. What is your anticipated programme for the delivery of future parcels of dwellings? In particular:
 - a. Have development partner(s) been appointed?

Yes – see answer to Q1.

- b. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

2D1 Summer 2025 / 2C and TC1 Summer/Autumn 2025

- c. How many dwellings do you anticipate each parcel will accommodate?

See answer to Q1.

- d. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

2D1 late 2025 / 2C late 2025 / TC1 early 2026

- e. When do you anticipate that the first dwelling(s) in each parcel will be completed?

2D1, 2C and TC1 2027

- f. When do you anticipate that each parcel of dwellings will be completed?

2D1 2028 / 2C Nov 2032 / TC1 Jan 2028

- 4. You previously advised that Homes England would act as the master developer and appoint development partner(s) to bring forward specific parcels. Have development partner(s) been chosen for future parcels? If not, what are your intentions regarding securing development partners to bring forward the delivery of Phase 2?

See answer to Q1.

- 5. What is your anticipated programme for the delivery of future parcels of dwellings within Phase 2 (that are not yet subject to pre-application discussions)? In particular:

- a. When do you anticipate that each parcel will be released to the market?

N/a

- b. When do you anticipate that a development partner will be appointed for each parcel?

2025

- c. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

2028

- d. How many dwellings do you anticipate each parcel will accommodate?

TBC

- e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

2028/29

- f. When do you anticipate that the first dwelling(s) in each parcel will be completed?

2029

- g. When do you anticipate that each parcel of dwellings will be completed?

TBC

6. You previously anticipated that 250-300 dwellings a year will be completed on Phase 2. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on Phase 2? How many sales outlets do you anticipate for Phase 2?

Yes

7. What are the anticipated completions for each of the next five years on Phase 2 (where there is no reserved matters permission)?
- 1 April 2025 – 31 March 2026: 0
 - 1 April 2026 – 31 March 2027: 72
 - 1 April 2027 – 31 March 2028: 204
 - 1 April 2028 – 31 March 2029: 244
 - 1 April 2029 – 31 March 2030: 296
8. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Typically 250-300.

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

N/a

C2 accommodation for students and older people

Not known at this time

The questions sent to Homes England were:

10. Phase 2 has outline planning permission for up to 3,500 dwellings. The Planning Statement for this application sets out that an element of C2 use (either student accommodation or supported housing) will be provided, but that exact numbers will not be known until the reserved matters application stage. What progress is being made towards the delivery of the residential institution use units on this site?
11. We understand that if residential institution use units are delivered this will be instead of market and affordable self-contained dwellings. Will the residential institution use units comprise bedspaces or self-contained dwellings?
12. Will the residential institution use units be for students, older people or others such as those with disabilities?
13. If the residential institution use units are to be delivered as older peoples bedrooms or student bedrooms, what is your anticipated programme for the delivery of these residential institution use units? In particular:
- When do you anticipate that a reserved matters planning application(s) will be submitted for each phase of bedrooms?
 - How many bedrooms do you anticipate each phase will accommodate?
 - When do you anticipate that construction will start on the first bedroom(s) for each phase?
 - When do you anticipate that the first bedroom(s) in each phase will be completed?
 - When do you anticipate that each phase of bedrooms will be completed?
14. What are the anticipated completions in terms of number of bedrooms for each of the next five years on Phase 2?
- 1 April 2025 – 31 March 2026:

- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

15. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

16. Are there any constraints or market and cost factors that are affecting the delivery of the residential institution use units on this site? If there are, how do you anticipate that they will be overcome?

Response 32a: Northstowe – Phase 3a

From: Homes England

Sent: Wed 12/02/2025 19:07

Market and affordable homes

1. The site has outline planning permission for up to 4,000 homes, two primary schools, a local centre, secondary mixed use zones, open space and landscaped areas, sports pitches, and associated engineering and infrastructure works. What progress is being made towards delivery of dwellings on Phase 3a?

First Reserved Matters application submitted. Design Code in advanced stages of preparation.

2. You previously advised that some of the infrastructure for Phase 3a has already been consented and you previously advised that it has almost been completed. What is your anticipated programme for the delivery of any further infrastructure necessary to enable dwellings to be delivered on Phase 3a? In particular:
 - a. You previously advised that a reserved matters application(s) for further infrastructure would be submitted in 2025. Is this still the intention? If not, when do you anticipate that a reserved matters planning application(s) for further infrastructure will be submitted?

Yes application submitted.

- b. You previously advised that construction work on further infrastructure would start in 2026. Is that still the intention? If not, when do you anticipate that construction work on further infrastructure will start on site?

Yes

- c. You previously advised that further infrastructure work will be completed in 2028. Is that still the intention? If not, when do you anticipate that the infrastructure will be completed?

Yes

3. A condition on the outline planning permission requires that prior to the consideration of any reserved matters applications for each key phase, a Design Code needs to be submitted and approved. You previously advised that a programme of Key Stage 1 Design Code meetings had commenced. What further

progress is being made on the preparation of a site wide Design Code or a Design Code for the first key phase of the development?

Draft design code shared with Greater Cambridge Planning Services Officers.

4. You previously advised that Homes England would act as the master developer and appoint development partner(s) to bring forward specific parcels, and that you would commence the selection of a development partner(s) for Phase 3a in 2027. Is that still the intention? If not, what are your intentions regarding securing development partner(s) to bring forward the delivery of Phase 3a?

Yes

5. What is your anticipated programme for the delivery of the first parcel of dwellings within Phase 3a? In particular:
- a. You previously anticipated that the first parcel would be released to the market in early 2027. Is that still your intention? If not, when do you anticipate that the first parcel will be released to the market?

Yes

- b. You previously anticipated that a development partner for the first parcel would be appointed in late 2027? Is that still the intention? If not, when do you anticipate that a development partner will be appointed for the first parcel?

Yes

- c. You previously anticipated that a reserved matters planning application(s) for the first parcel of dwellings would be submitted in 2027/2028. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for the first parcel of dwellings will be submitted?

Yes

- d. How many dwellings do you anticipate the first parcel will accommodate?

Approx 360 TBC

- e. You previously anticipated that construction will start on the first dwellings in 2028. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

- f. You previously anticipated that the first dwelling(s) would be completed in 2029. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

yes

- g. You previously anticipated that the first parcel of dwellings will be completed in 2032. Is that still the intention? If not, when do you anticipate that the first parcel of dwellings will be completed?

2036

- 6. What is your anticipated programme for the delivery of subsequent parcels of dwellings within Phase 3a? In particular:
 - a. When do you anticipate that each parcel will be released to the market?

TBC

- b. When do you anticipate that a development partner will be appointed for each parcel?

TBC

- c. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

TBC

- d. How many dwellings do you anticipate each parcel will accommodate?

TBC

- e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

2029

- f. When do you anticipate that the first dwelling(s) in each parcel will be completed?

2030

g. When do you anticipate that each parcel of dwellings will be completed?

Not known

7. You previously anticipated that 250-300 dwellings a year will be completed on Phase 3a.

a. Is that still the intention?

Revised estimate now 225 dwellings per year

b. If not, how many dwellings do you anticipate will be completed each year on Phase 3a?

Revised estimate now 225 dwellings per year

c. How many sales outlets do you anticipate for Phase 3a?

TBC

8. What are the anticipated completions for each of the next five years on Phase 3a?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0
- 1 April 2029 – 31 March 2030: 24

9. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

2030-31: 90 completions. From 2031-32: 225 completions per annum

10. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

N/A

C2 accommodation for students and older people

Details not known at this time.

The questions sent to Homes England were:

11. Phase 3A has outline planning permission for up to 4,000 homes. The Planning Statement for this application sets out that the residential uses will include use classes C2 (residential institutions), C3 (dwellings) and C4 (houses in multiple occupation) but that the mix is unknown at this outline application stage. What progress is being made towards the delivery of the residential institution use units on this site?
12. We understand that if residential institution use units are delivered this will be instead of market and affordable self-contained dwellings. Will the residential institution use units comprise bedspaces or self-contained dwellings?
13. Will the residential institution use units be for students, older people or others such as those with disabilities?
14. If the residential institution use units are to be delivered as older peoples bedrooms or student bedrooms, what is your anticipated programme for the delivery of these residential institution use units? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase of bedrooms?
 - b. How many bedrooms do you anticipate each phase will accommodate?
 - c. When do you anticipate that construction will start on the first bedroom(s) for each phase?
 - d. When do you anticipate that the first bedroom(s) in each phase will be completed?
 - e. When do you anticipate that each phase of bedrooms will be completed?
15. What are the anticipated completions in terms of number of bedrooms for each of the next five years on Phase 3A?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
16. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

17. Are there any constraints or market and cost factors that are affecting the delivery of the residential institution use units on this site? If there are, how do you anticipate that they will be overcome?

Response 32b: Northstowe – Phase 3b

From: Homes England

Sent: Fri 14/02/2025 08:57

Market and affordable dwellings

1. The site has outline planning permission for up to 1,000 homes, a primary school, secondary mixed use zone, open space and landscaped areas, and engineering and infrastructure works. What progress is being made towards delivery of dwellings on Phase 3b?

Marketing commenced February 2025.

2. What is your anticipated programme for the delivery of any infrastructure necessary to enable dwellings to be delivered on Phase 3b? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?

One RM for entire site May 2027

- b. When do you anticipate that construction work on infrastructure will start on site?

ASAP after RM

- c. When do you anticipate that the infrastructure will be completed?

First phase – end 2028

3. A condition on the outline planning permission requires that prior to the consideration of any reserved matters applications for each key phase, a Design Code needs to be submitted and approved. What progress is being made on the preparation of a site wide Design Code or a Design Code for the first key phase of the development?

Development partner to produced Design Code once selected.

4. You previously advised that Homes England would act as the master developer and appoint development partner(s) to bring forward specific parcels. Have development partner(s) been chosen for any parcels within Phase 3b? If not, what are your intentions regarding securing developers to bring forward the delivery of Phase 3b?

Marketing commenced.

5. What is your anticipated programme for the delivery of the first parcel of dwellings within Phase 3b? In particular:

a. When do you anticipate that the first parcel will be released to the market?

Whole phase currently being marketed.

b. When do you anticipate that a development partner will be appointed for the first parcel?

2026

c. When do you anticipate that a reserved matters planning application(s) for the first parcel of dwellings will be submitted?

First phase – end 2027

d. How many dwellings do you anticipate the first parcel will accommodate?

TBC likely 200-400 homes

e. When do you anticipate that construction will start on the first dwelling(s)?

Spring 2029

f. When do you anticipate that the first dwelling(s) will be completed?

2029

g. When do you anticipate that the first parcel of dwellings will be completed?

TBC

6. What is your anticipated programme for the delivery of subsequent parcels of dwellings within Phase 3b? In particular:

a. When do you anticipate that each parcel will be released to the market?

Whole phase currently being marketed.

b. When do you anticipate that a development partner will be appointed for each parcel?

Only one development partner being sought – see above.

- c. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

TBC/unknown

- d. How many dwellings do you anticipate each parcel will accommodate?

TBC/unknown

- e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

See above

- f. When do you anticipate that the first dwelling(s) in each parcel will be completed?

TBC/unknown

- g. When do you anticipate that each parcel of dwellings will be completed?

TBC/unknown

- 7. You previously anticipated that 250-300 dwellings a year will be completed on Phase 3b.

- a. Is that still the intention?

No

- b. If not, how many dwellings do you anticipate will be completed each year on Phase 3b?

Circa 100 per year estimated

- c. How many sales outlets do you anticipate for Phase 3b?

TBC/unknown

- 8. What are the anticipated completions for each of the next five years on Phase 3b?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0
- 1 April 2029 – 31 March 2030: 50

9. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

100 homes p/a estimated.

10. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

N/a

C2 accommodation for students and older people

11. Phase 3B has outline planning permission for up to 1,000 homes. The Planning Statement for this application sets out that the residential mix is unknown at this outline application stage. What progress is being made towards the delivery of any residential institution use units on this site?

TBC/unknown

12. Will any residential institution use units be included within Phase 3b? We understand that if residential institution use units are delivered this will be instead of market and affordable self-contained dwellings. Will the residential institution use units comprise bedspaces or self-contained dwellings?

TBC/unknown

13. Will the residential institution use units be for students, older people or others such as those with disabilities?

TBC/unknown

14. If the residential institution use units are to be delivered as older peoples bedrooms or student bedrooms, what is your anticipated programme for the delivery of these residential institution use units? In particular:

- a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase of bedrooms?

TBC/unknown

- b. How many bedrooms do you anticipate each phase will accommodate?

TBC/unknown

- c. When do you anticipate that construction will start on the first bedroom(s) for each phase?

TBC/unknown

- d. When do you anticipate that the first bedroom(s) in each phase will be completed?

TBC/unknown

- e. When do you anticipate that each phase of bedrooms will be completed?

TBC/unknown

15. What are the anticipated completions in terms of number of bedrooms for each of the next five years on Phase 3B?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0
- 1 April 2029 – 31 March 2030: Unknown

16. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Unknown

17. Are there any constraints or market and cost factors that are affecting the delivery of the residential institution use units on this site? If there are, how do you anticipate that they will be overcome?

N/a

Response 33: Northstowe – Land west of Station Road, Longstanton

From: Bellway Homes

Sent: Thu 20/02/2025 13:25

1. The site has outline planning permission for demolition of a dwelling and erection of up to 107 dwellings. What progress is being made towards the delivery of dwellings on this site?

1 formal pre-app, numerous meets with case officer and consultees.

2. When do you anticipate that a reserved matters planning application for housing will be submitted?

Feb-25

3. When do you anticipate that construction will start on the first dwelling(s)?

Anticipated start on site Nov-25

4. When do you anticipate that the first dwelling(s) will be completed?

First dwelling occupied Jan-27

5. When do you anticipate that the development will be completed?

Sep-28

6. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 20
- 1 April 2027 – 31 March 2028: 58
- 1 April 2028 – 31 March 2029: 29
- 1 April 2029 – 31 March 2030: n/a

7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

n/a

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Mainly planning risk, in regards to the approval of the reserved matters in accordance with the Planning Performance Agreement, as sits outside of Bellways control. Market continues to be average, costs continue to rise.

Response 34: Northstowe - Digital Park, Station Road, Longstanton

From: Cheffins

Sent: Thu 13/02/2025 15:43

1. The site has outline planning permission for up to 80 dwellings following the demolition of existing buildings. What progress is being made towards the delivery of dwellings on this site?

Outline conditions were discharged in August 2024 that enable the demolition of the existing buildings. However, this has been delayed due to Natural England not granting a bat licence as they require all reserved matters and associated landscape and ecology conditions to be approved. The appointed ecologist is liaising with Natural England and will be making a submission on health and safety grounds for the buildings to be demolished in early March 2025 and hopefully a licence will be granted.

2. You previously advised that the landowner is intending on working with a small local contractor to deliver the site. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

It is still the intention to work with a small local contractor.

3. When do you anticipate that a reserved matters planning application for housing will be submitted?

August 2025

4. When do you anticipate that construction will start on the first dwelling(s)?

Q1 2026

5. You previously anticipated that the first dwelling(s) would be completed in Spring/Summer 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Autumn/Winter 2026 (Q4)

6. You previously anticipated that the development would be completed in 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

7. What are the anticipated completions for each of the next five years on this development?
- 1 April 2025 – 31 March 2026: 0
 - 1 April 2026 – 31 March 2027: 20
 - 1 April 2027 – 31 March 2028: 20
 - 1 April 2028 – 31 March 2029: 20
 - 1 April 2029 – 31 March 2030: 20
8. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Current uncertain market and soaring build costs

Response 35a: Waterbeach New Town – West: remainder

From: David Lock Associates

Sent: Fri 14/02/2025 14:43

Market and affordable dwellings

1. The site has outline planning permission for up to 6,500 dwellings, business, retail, community, leisure and sports uses, a hotel, schools, and open spaces, and 200 dwellings already have reserved matters permission. What progress is being made towards delivery of dwellings on the remaining parcels within the development (where there is no reserved matters permission)?

There has been substantial progress in the process to deliver Key Phase 1 (KP1) of Waterbeach Barracks since U&C's previous contribution to the Greater Cambridge housing trajectory provided in March 2024. As set out in more detail below and throughout this response, this progress has been focused upon the delivery of parcels in KP1 not already subject to Reserved Matters approval but benefiting from constructed supporting infrastructure, in addition to housing occupations at the first parcels of the development.

Key Phase 1 North (KP1 N)

Parcels P5.1, P5.2 and P5.3 (Waterbeach Gardens) are being brought forward by U&C as a Built to Rent scheme. Pre-application discussions with SCDC have been concluded and submission of a Reserved Matters Application (RMA) is targeted at the end of February 2025. It is anticipated that 90 dwellings will be delivered across these parcels.

Parcels P4 and P4.3 are subject to ongoing pre-application discussions with SCDC, in advance of the submission of a RMA by U&C's selected housebuilder partner. Submission of this RMA is expected in spring 2025. It is anticipated that 178 dwellings will be delivered across Parcel P4 and P4.3.

Similarly, parcels P2.2 and P3.2 are subject to ongoing pre-application discussions with SCDC, in advance of an RMA by U&C's selected housebuilder partner. Submission of this RMA is expected during early spring 2025. It is anticipated that 198 dwellings will be delivered across Parcel P2.2 and P3.2.

In addition to the ongoing delivery at Parcel P1 and P2.1, delivery of the above parcels would result in the completion of the majority of the available parcels in Key Phase 1 North (KP1 N). Parcels P3.1, P6.1, P6.2, P7.1 and P7.2 would remain to be completed in due course.

Key Phase 1 East (KP1 E)

Progress is also being made in respect of the delivery of Key Phase 1 East (KP1 E) parcels. Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 have been successfully marketed, ahead of U&C's previous forecast timescales. A housebuilder partner has been identified through this process. These parcels will progress to RMA stage following the completion of pre-application discussions. RMA submission stage is expected from summer 2025, and it is anticipated that construction of parcels will be undertaken in parallel with the construction of KP1 E strategic grey, green and blue infrastructure which has commenced.

Discussions relating to the marketing of KP1 E parcels P10.1, P10.2, and P11 currently remain at an early stage, as per the phased approach.

2. The Design Code for Key Phase 1 (approximately 1,600 dwellings) has been approved, and two reserved matters permissions have been granted for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for Key Phase 1 North (KP1N) and Key Phase 1 East (KP1E). You previously advised that the permitted infrastructure and associated works for KP1N had been completed. What progress is being made on the delivery of the permitted infrastructure and associated works on KP1E? In particular:
 - a. You previously anticipated that construction would start in 2024. Has construction started on this infrastructure? If not, when do you anticipate that construction will start on the permitted infrastructure and associated works on KP1E?

Yes, construction of KP1 E grey, green and blue infrastructure commenced in autumn 2024 and works are progressing quickly. The first phase of construction (involving earthworks) is due to be completed by the end of February 2025. Delivery of the secondary street connection to KP1 N which will serve the first development parcels within KP1E has commenced. The bulk of the infrastructure required to serve parcels P8.1, P8.2, P8.3, P9.1 and P9.2 is due to be completed by the end of 2025 to align with the commencement of housebuilder delivery.

- b. You previously anticipated that construction of the permitted infrastructure and associated works will be completed in Q2 2025-2026. Is that still the intention? If not, when do you anticipate that construction of the permitted infrastructure and associated works for KP1E will be completed?

As explained above, the bulk of the green, grey and blue infrastructure required to service parcels P8.1, P8.2, P8.3, P9.1 and P9.2 is due to be completed by the end of 2025 to align with the commencement of housebuilder delivery. Delivery of the

remainder of the green, grey and blue infrastructure pursuant to the approved KP1 E RMA will be progressed to serve the remaining KP1 E parcels in due course subject to the marketing and progression of these parcels. U&C will be able to provide further detail on the likely timeframe for further delivery of infrastructure and housing parcels in KP1 E over the course of 2025.

3. We are aware that Urban & Civic will act as the master developer and appoint development partner(s) to bring forward specific parcels. We understand that a number of parcels are in the pipeline with pre-application discussions either underway or planned. You previously anticipated that the first reserved matters planning applications would be submitted in 2024-2025. What is your anticipated programme for the delivery of the remaining parcels in Key Phase 1? In particular:
- a. When do you anticipate that each parcel will be released to the market?
 - b. When do you anticipate that a development partner will be appointed for each parcel?

In response to questions 3a and 3b, please refer to the below list:

- Parcels P1 and P2 – housebuilders Stonebond Properties and CALA Homes are currently completing these parcels.
- Parcels P2.2 and P3.2 – a housebuilder partner has been selected and an RMA is being progressed
- Parcels P4 and P4.3 – a housebuilder partner has been selected and an RMA is being progressed.
- Parcels P5.1, P5.2 and P5.3 – U&C will be progressing these parcels for the delivery of built to rent dwellings. As noted above an RMA for these parcels is targeted for the end of February 2025.
- Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 – a housebuilder partner has been selected and an RMA is being progressed.
- The marketing / identification of development partners for the remaining parcels will be confirmed in due course.

- c. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

- Parcels P2.2 and P3.2 – Early Spring 2025
- Parcels P4 and P4.3 – Spring 2025
- Parcels P5.1, P5.2 and P5.3 – Late February 2025
- Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 – Summer 2025.

- d. You previously anticipated a minimum capacity of 479 dwellings in KP1 North and a further minimum capacity of 528 dwellings in KP1 East. How many dwellings do you anticipate each parcel will accommodate?

Anticipated numbers of dwellings for particular KP1 N parcels are as follows:

- Parcels P2.2 and P3.1 – 198 dwellings
- Parcels P4 and P4.3 – 178 dwellings
- Parcels P5.1, P5.2 and P5.3 – 90 dwellings

At this stage, it is not possible to provide detail on the precise number of dwellings which will come forwards at P3.1, P6.1, P6.2, P7.1 and P7.2. Confirmation of the number of homes to be derived from parcels is subject to detailed design and pre-application discussions. In the context of the minimum assumed yield from parcels defined in the Design Code and the level of delivery anticipated for wider Parcels within KP1 N (as set out within this response) it is anticipated that delivery at KP1 N will be well in excess of the minimum suggested capacity of 479 dwellings identified in this question.

As set out within this response the following yield from Parcels is anticipated where Parcels are under construction or have reached pre-application discussions:

- Parcel P1 – 89 dwellings (approved and under construction)
- Parcel P2.1 – 111 dwellings (approved and under construction)
- Parcels P2.2 and 3.2 – 198 dwellings
- Parcels P4 and P4.3 – 178 dwellings
- Parcels P5.1, P5.2 and P5.3 – 90 dwellings

Total – 666

e. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

- Parcels P2.2 and P3.2 – Autumn 2025
- Parcels P4 and P4.3 – Autumn 2025
- Parcels P5.1, P5.2 and P5.3 – Summer 2025
- Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 – Early 2026

f. When do you anticipate that the first dwelling(s) in each parcel will be completed?

Indicative / estimated timescales for the commencement of construction are as follows:

- Parcels P2.2 and P3.2 – Summer 2026
- Parcels P4 and P4.3 – Summer 2026
- Parcels P5.1, P5.2 and P5.3 – Late Spring 2026
- Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 – Early Spring 2027

g. When do you anticipate that each parcel of dwellings will be completed?

Given the early stage of the process for these parcels (prior to RMA submission), the estimated completion dates are yet to be determined. However, general assumptions in terms of annual delivery at the development take account of delivery from the above parcels within the five year period.

4. What is your anticipated programme for the discharge of conditions and the delivery of any further infrastructure necessary to enable further dwellings to be delivered on site in Key Phase 2 of the development? In particular:
 - a. What progress is being made on the preparation of a Design Code for Key Phase 2?

U&C has commenced a planning programme in consultation with SCDC to enable the definition of Key Phase 2 ('KP2') and for the submission of the wider KP2 Framework pursuant to Condition 11. Approval of the KP2 Framework is required prior to the approval of Reserved Matters Applications within the Key Phase. A series of pre-application discussions have been undertaken with officers, wider technical consultees and other stakeholders.

U&C are targeting submission of all elements of the KP2 framework during 2025, with the final submission in December 2025 (including the Design Code). Approval of the KP2 Framework is targeted for Q4 2025/2026.

- b. When do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?

U&C intends to progress the first grey, green and blue infrastructure RMA(s) for KP2 alongside the KP2 Framework for submission in late 2025. This 'twin tracked' approach is to enable approval of the first KP2 infrastructure RMAs as soon as possible following approval of the KP2 Framework, with the intention to allow early infrastructure delivery accordingly. These initial RMA(s) are intended to be approved following approval of the final KP2 framework submission, during Q4 2025/26.

- c. When do you anticipate that construction of infrastructure will start on site?

Construction of the infrastructure required to deliver KP2 parcels is expected to commence by mid-2026.

- d. When do you anticipate that the infrastructure will be completed?

Completion of the first elements of infrastructure required to deliver the first KP2 parcels is expected within 2028.

Alongside this, in the context of the allowances within the Waterbeach Barracks outline planning permission, U&C is currently exploring opportunities for early delivery of parcels in advance of the KP2 Framework where this would not be contingent upon the delivery of strategic infrastructure delivery.

5. You previously anticipated that Waterbeach New Town West could deliver circa 250 dwellings per year based on circa 5 sales outlets. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

As previously indicated, U&C anticipate that delivery of circa 250 dwellings per annum will be achievable at Waterbeach Barracks. This is in line with the delivery rate of other U&C sites including Wintringham and Alconbury and is based upon an assumption that there would generally be circa 5-7 sales outlets active at the development each delivering up to 50 homes per annum. As set out in our previous response, the figure of 50 homes per annum is consistent with the reporting in the Independent Review of Build Out Rates undertaken by MHCLG in 2018. It is also consistent with Greater Cambridge's Housing Delivery Study from 2021 which reported 50 homes per annum as a realistic figure for completions and it recognised there could be a gradual rise in delivery for strategic sites (this position was maintained in a Housing Delivery Study Addendum from January 2023).

6. What are the anticipated completions for each of the next five years on this development (where there is no reserved matters permission)?
- 1 April 2025 – 31 March 2026: 0 (note 83 anticipated from existing approvals)
 - 1 April 2026 – 31 March 2027: 68 (note 27 additional anticipated from existing approvals)
 - 1 April 2027 – 31 March 2028: 240
 - 1 April 2028 – 31 March 2029: 301
 - 1 April 2029 – 31 March 2030: 293
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Yes, it is assumed that the anticipated completion rate from 2029-2030 will be achievable from 2030-2031 onwards. Generally, an average annual delivery rate of 250 dwellings is expected beyond 2027/28 and could be exceeded given the progress made to bring forwards KP1 N, U&C's proactive approach to planning KP2 and the opportunity to bring forwards onsite infrastructure in a coordinated way at Waterbeach Barracks alongside planned off-site strategic infrastructure.

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

U&C closely monitors the political and economic factors which influence the delivery of its strategic development sites in Greater Cambridgeshire and wider growth locations nationally.

There are various positive indicators reflecting a general strengthening of the housing sector and including improving market conditions for delivery. For example, the continued unwinding of mortgage rates is likely to leading to increased demand in the housing market and this is a principal factor.

Notably, there has been a major political shift to support housebuilding since election of the new government in July 2024. Greater Cambridgeshire remains a focus for continued economic growth and increasing levels of employment within high growth, highly productive knowledge intensive sectors including life sciences, technology and research and development. The demand for housing growth and infrastructure delivery to support this remains very high. Waterbeach Barracks is being delivered by U&C in this context.

This positive forecast for improving conditions for housing delivery and the governments intention to support economic growth within Greater Cambridgeshire and the wider Oxford to Cambridge Arc presents the potential for an unwinding of some of the wider constraining factors which have generally been prevalent within the housing sector. These include:

- securing partnerships with Registered Providers to support delivery of affordable housing,
- procuring contractors to undertake specialist infrastructure works,
- lack of support for first-time buyers, reducing demand in this sector, and
- wider market challenges influencing housing delivery.

Notwithstanding this, as noted above and more widely within this response, there is a high level of confidence that an uplift in delivery will be achieved at Waterbeach owing to the progress which has been made to bring forward parcels at KP1 N alongside U&C's selected housebuilder partners.

The positive outlook will be dependent upon effective partnership working with South Cambridgeshire District Council as Local Planning Authority, regulatory authorities, and wider stakeholders. Specifically, U&C's forecasted delivery rates are contingent upon the approval of forthcoming Reserved Matters applications within statutory determination periods. Alongside this, positive partnership working can support

efficient planning and technical approval processes so that infrastructure works and housing can be brought forwards as quickly as possible to meet demand.

In this context, the success of the Waterbeach Barracks U&C is dependent delivery by wider stakeholders. The proactive planning and progression of supporting community infrastructure such as educational facilities by U&C's partners will be a critical factor in ensuring that the rate of delivery which U&C is planning can be realised. At this early stage in the growth of a new community at Waterbeach, it is essential that U&C, local authority, and wider stakeholders continue to work together to put in place physical and social infrastructure to support residents.

U&C will work proactively with the Local Planning Authority to deliver the KP1 Design Code ensuring that it can be implemented to provide the specific house types and tenures reflected by market demand.

U&C will carry forwards its aspirational vision for Waterbeach Barracks within its KP2 Design Code and with SCDC and wider stakeholders will ensure that this supports the continued delivery of the Waterbeach New Town and planned strategic infrastructure including the Waterbeach to Cambridge Busway by the Greater Cambridge Partnership.

C2 accommodation for students and older people

9. The site has outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units). What progress is being made towards the delivery of the residential institution use units on this site?

The outline planning permission for Waterbeach Barracks includes consent for up to 600 residential institutional units. Accommodation for older people and other residential institutional uses will form part of the Waterbeach Barracks development as part of the balanced and diverse community which will be created.

However, the development of older persons accommodation and other residential institutional uses has not yet been a focus for delivery owing to the specific demands of these uses, including for example, the need to locate older persons accommodation within other supporting community, health care, leisure and retail uses. On this basis, it is likely that delivery of these uses will accelerate as the development progresses, and in particular, as a wider range of supporting uses and infrastructure is established including in accordance with the triggers established within the S106 agreement.

On this basis, at this stage of the development, U&C isn't able to provide a definitive and meaningful answer to the questions below.

10. As the description of development refers to the residential institution use units as being included within the overall number of dwellings, we understand that if residential institution use units are delivered this will be instead of market and affordable self-contained dwellings. Will the 600 residential institution use units comprise 600 bedspaces or 600 self-contained dwellings?

This is to be confirmed depending upon the type of uses which could come forwards and the characteristics of potential occupiers.

11. Will the residential institution use units be for students, older people or others such as those with disabilities?

This is to be confirmed at a later stage.

12. If the residential institution use units are to be delivered as older peoples bedrooms or student bedrooms, what is your anticipated programme for the delivery of these residential institution use units? In particular:

- a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase of bedrooms?
- b. How many bedrooms do you anticipate each phase will accommodate?
- c. When do you anticipate that construction will start on the first bedroom(s) for each phase?
- d. When do you anticipate that the first bedroom(s) in each phase will be completed?
- e. When do you anticipate that each phase of bedrooms will be completed?

This is to be confirmed at a later stage.

13. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: TBC
- 1 April 2026 – 31 March 2027: TBC
- 1 April 2027 – 31 March 2028: TBC
- 1 April 2028 – 31 March 2029: TBC
- 1 April 2029 – 31 March 2030: TBC

14. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

This is to be confirmed at a later stage.

15. Are there any constraints or market and cost factors that are affecting the delivery of the residential institution use units on this site? If there are, how do you anticipate that they will be overcome?

As set out above in answer to Q9, older persons accommodation and other residential uses are likely to form a substantial part of the Waterbeach Barracks development in the future in line with the wider delivery of supporting uses and infrastructure. It is essential to provide the associated amenity in the development before providing these uses. This will not only ensure that the land value is high enough to enable viable development, but this will also ensure a vibrant and mixed-use community which will attract and support elderly and student populations.

Response 35b: Waterbeach New Town – West: Northern Woods

From: Stonebond

Sent: Fri 14/02/2025 12:08

1. Northern Woods has detailed planning permission for 89 dwellings. At March 2024, 13 dwellings had been completed and 76 dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?

Further 27 plots were completed.

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

28 plots

2. You previously anticipated that Northern Woods would be completed in winter 2025. Is that still the intention? If not, when do you anticipate that Northern Woods will be completed?

Remaining 21 plots will be completed by December 2025

3. What are the anticipated completions for each of the next five years on Northern Woods?

No further completion beyond 2025

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

No completion beyond 2025

Response 35c: Waterbeach New Town – West: Eastern Woods

From: Cala Homes

Sent: Thu 13/02/2025 17:59

1. Eastern Woods has detailed planning permission for 111 dwellings. At March 2024, 12 dwellings had been completed, 74 dwellings were under construction and 25 dwellings had not been started.

- a. Which plots had been completed by 31 December 2024?

49 (Plots 1-25, 79-98, 108-111)

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

It is anticipated that a single plot (Plot 26) will be completed between 1st Jan and 31st March 2025.

2. When do you anticipate that Eastern Woods will be completed?

It is anticipated that the development will be completed by Jan/Feb 2026.

3. What are the anticipated completions for each of the next five years on Eastern Woods?

- 1 April 2025 – 31 March 2026: 61 completions within this period, resulting in the build being completed.
- 1 April 2026 – 31 March 2027: N/A – build already complete.
- 1 April 2027 – 31 March 2028: N/A
- 1 April 2028 – 31 March 2029: N/A
- 1 April 2029 – 31 March 2030: N/A

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

There are no anticipated completions for 2030-2031 onwards.

Response 36: Waterbeach New Town – East

From: Boyer Planning

Sent: Tue 18/02/2025 17:10

Market and affordable dwellings

1. The site has outline planning permission for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces. What progress is being made towards the delivery of dwellings on this site?

Having formally received the outline planning permission at the end of 2024 and the challenge period being cleared at the end of January 2025, efforts are currently focussed on securing permission for a haul road to serve station construction (and the wider site) and for the new waste water pumping station. The process of reaching a commercial arrangement under the terms of the links protocol is also underway.

2. What is your anticipated programme for the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
 - a. You previously advised that a reserved matters planning application for initial infrastructure would be submitted 6 months after the granting of outline planning permission. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?

Remains 6 months following receipt of outline planning permission free from challenge, although should also be noted as being tied to positive and timely progression of the links protocol/commercial arrangement. Also note response to 1 above in relation to separate provisions being pursued in respect of haul route and waste water pumping station.

- b. When do you anticipate that construction works on the initial infrastructure will start on site?

See 3 below.

- c. When do you anticipate that the initial infrastructure will be completed?

See 3 below.

3. The planning conditions include a Grampian condition requiring connection to/from the A10 prior to any residential occupations. You previously told us that there is a protocol to secure the required connection to the A10 which commits the parties to a programme of delivery of this initial infrastructure of up to 3 years. What is your anticipated programme for the delivery of the required connection to/from the A10?

Previous response remains valid. There is a protocol to secure the required connection to the A10 which commits the parties to a programme of delivery of this initial infrastructure of up to 3 years.

4. The planning conditions include a condition requiring that prior to the consideration of any reserved matters applications for each phase, a Design Code needs to be submitted and approved. What progress is being made on the preparation of a site wide Design Code or a Design Code for the first phase of the development?

Full scope for Design Code being developed with design consultants following formal grant of outline planning permission at the end of 2024 and challenge period being cleared at the end of January 2025.

5. What are your intentions regarding securing development partner(s) to bring forward the delivery of this site?

Further enabling work is ongoing prior to securing housebuilders, including delivering a committed scheme for the relocated Railway Station and reinforcement of strategic infrastructure including waste water treatment facilities.

6. What is your anticipated programme for the delivery of the first parcel of dwellings? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) for the first parcel of dwellings will be submitted?
 - b. You previously anticipated that the first parcel of dwellings would be circa 150 dwellings. Is that still the intention? If not, how many dwellings do you anticipate the first parcel will accommodate?
 - c. When do you anticipate that construction will start on the first dwelling(s)?
 - d. You previously anticipated that the first dwelling(s) would be completed in 2027-2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
 - e. You previously anticipated that the first parcel of dwellings would be completed in 2029. Is that still the intention? If not, when do you anticipate that the first parcel of dwellings will be completed?

First phase which includes a development parcel of housebuilder dwellings of circa 150 homes is anticipated to be completing from 2028/2029 through to 2030.

7. What is your anticipated programme for the delivery of subsequent phases of dwellings? In particular:
- When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?
 - How many dwellings do you anticipate each parcel will accommodate?
 - When do you anticipate that construction will start on the first dwelling(s) for each parcel?
 - When do you anticipate that the first dwelling(s) in each parcel will be completed?
 - When do you anticipate that each parcel of dwellings will be completed?

Subsequently the intention is to have a minimum of two housebuilders completing homes at the scheme through the first Phase of the development with a rate of 150 dwellings per annum rising to 250 homes per annum.

8. You previously anticipated that 150-250 dwellings a year will be completed on this development, with a minimum of two housebuilders. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

See 7 above.

9. What are the anticipated completions for each of the next five years on this development?
- 1 April 2025 – 31 March 2026: 0
 - 1 April 2026 – 31 March 2027: 0
 - 1 April 2027 – 31 March 2028: 0
 - 1 April 2028 – 31 March 2029: 75
 - 1 April 2029 – 31 March 2030: 150

10. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Year	Number of dwellings completed
2028/29	75
2029/30	150
2030/31	150
2031/32	175
2032/33	250
2033/34	250
2034/35	250
2035/36	250
2036/37	250
2037/38	250
2038/39	250
2039/40	250
2040/41	250
2041/42	250
2042/43	250
2043/44	250
2044/45	250
2045/46	250
2046/47	250
2047/48	200
Total	4,500

11. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Following the formal grant of planning permission, the principal factors now impacting delivery timescales relate to aspects contained within the permission and associated s106 agreement that have been referred to elsewhere in this response. These include the Grampian conditions requiring delivery of the station and access road from the A10 and the need to follow the links protocol in this regard. Timescales will therefore ultimately be driven by these processes, including planning for and delivery of the southern link road from the A10.

C2 accommodation for students and older people

Strategy for the institutional use units being developed.

The questions sent to Boyer Planning were:

12. The outline planning permission for up to 4,500 dwellings includes up to 450 units within use class C2. What progress is being made towards the delivery of the residential institution use units on this site?
13. As the description of development refers to the residential institution use units as being included within the overall number of dwellings, we understand that if residential institution use units are delivered this will be instead of market and affordable self-contained dwellings. Will the 450 residential institution use units comprise 450 bedspaces or 450 self-contained dwellings?
14. Will the residential institution use units be for students, older people or others such as those with disabilities?
15. If the residential institution use units are to be delivered as older peoples bedrooms or student bedrooms, what is your anticipated programme for the delivery of these residential institution use units? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase of bedrooms?
 - b. How many bedrooms do you anticipate each phase will accommodate?
 - c. When do you anticipate that construction will start on the first bedroom(s) for each phase?
 - d. When do you anticipate that the first bedroom(s) in each phase will be completed?
 - e. When do you anticipate that each phase of bedrooms will be completed?
16. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
17. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

18. Are there any constraints or market and cost factors that are affecting the delivery of the residential institution use units on this site? If there are, how do you anticipate that they will be overcome?

Response 37: Bourn Airfield New Village

From: Beckland

Sent: Thu 06/02/2025 08:45

Prior to Christmas 2024, contracts were exchanged for the sale of Bourn Airfield to a Joint Venture, which will act as a Delivery Partner for the Site.

Please note that the structure and terms of the transaction are confidential, with this outcome having been achieved through a detailed selection and due diligence process over the course of last year.

As with all such transactions, there are now various processes being worked through ahead of the point of completion, which is anticipated shortly.

The identity of the Delivery Partner cannot be disclosed at present; however, we can confirm that it is a Joint Venture which includes the Government's delivery agency, Homes England, along with other funding and development partners with significant experience and resources. The partner has all the skills and funding to enable timely delivery of the Bourn Airfield scheme, and all parties are enthusiastic and focussed on progressing matters, as well as engaging in more depth with local stakeholders.

Market and affordable dwellings

1. The site has outline planning permission for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space. What progress is being made towards the delivery of dwellings on this site?

The site is now entering delivery phase. Key surveys are being scoped up for agreement with the Local Planning Authority and relevant consultees. Consultant scopes and appointments are being made to facilitate discharge of conditions via discussions with the Local Planning Authority (LPA). Interface with the Cambourne to Cambridge Team has begun to inform technical approvals for the Broadway access.

A housebuilder is currently being onboarded to deliver the first 500 units of the scheme, working alongside the master developer on the Design Code requirements.

A Planning Performance Agreement will be agreed with the LPA with the express intent of amongst other things assisting the delivery of relevant decisions (e.g. discharge of planning conditions, implementing the s106 requirements) and in turn getting the homes built on the site.

2. What is your anticipated programme for the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
 - a. You previously anticipated that a reserved matters application would be submitted within 6 months of the granting of outline planning permission. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for initial infrastructure will be submitted?

Currently anticipated first reserved matters for infrastructure will be submitted in Q2-Q3 2025, focusing on the western and eastern accesses to the site, which will also facilitate the delivery of Cambourne to Cambridge.

- b. You previously anticipated that construction work on initial infrastructure would start within 12 months of the granting of outline planning permission. Is that still the intention? If not, when do you anticipate that construction of initial infrastructure will start on site?

Initial infrastructure is likely to begin on site in Q1 2026. It may be necessary to co-ordinate delivery with Cambourne to Cambridge and/or East West Rail projects.

- c. When do you anticipate that the initial infrastructure will be completed?

Completion within nine months.

3. Conditions on the outline planning permission require that prior to the consideration of any reserved matters applications for each phase, a Design Code needs to be submitted and approved. What progress is being made on the preparation of a site wide Design Code or a Design Code for the first phase of the development?

Masterplanners are being jointly appointed alongside the housebuilder at present to begin to progress discussions on the Design Code strategy. It is the intention, subject to discussion with the LPA, to prepare the overall structure of the Design Code and guidance for phase 1, hand in hand with the reserved matters application for Phase 1. In effect the Code can be tested and made operational by working in parallel. It also makes good use of time and should enable the prompt delivery of homes.

4. What are your intentions regarding securing development partner(s) to bring forward the delivery of this site?

The landowners have exchanged contracts with a master developer to deliver the infrastructure across the site and Heads of Terms are agreed with a housebuilder, with contracts being finalised within the next four to six weeks.

5. What is your anticipated programme for the delivery of the first parcel of dwellings? In particular:
- a. You previously anticipated that a reserved matters planning application for the first parcel of dwellings would be submitted within 6-12 months of the granting of outline planning permission. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for the first parcel of dwellings will be submitted?

First (housing) reserved matters submission would be Q4 2025 – Q1 2026, subject to Design Code programme.

- b. How many dwellings do you anticipate the first parcel will accommodate?

150 – 180 units, subject to further discussions with housebuilder.

- c. You previously anticipated that construction will start on the first dwelling(s) within 12 months of the granting of reserved matters permission. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Subject to Design Code reserved matters approval programmes, construction would commence in Q4 2026.

- d. When do you anticipate that the first dwelling(s) will be completed?

Q2 – Q3 2027

- e. When do you anticipate that the first parcel of dwellings will be completed?

Q4 2028 – Q2 2029

6. What is your anticipated programme for the delivery of subsequent parcels of dwellings? In particular:
- a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?
 - b. How many dwellings do you anticipate each parcel will accommodate?
 - c. When do you anticipate that construction will start on the first dwelling(s) for each parcel?
 - d. When do you anticipate that the first dwelling(s) in each parcel will be completed?
 - e. When do you anticipate that each parcel of dwellings will be completed?

Please see site wide housing trajectory below. It is anticipated that reserved matters (housing) applications will be submitted 6 – 9 months ahead of delivery commencing on site.

7. You previously anticipated that about 190 dwellings a year will be completed on this development. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on this development? How many sales outlets do you anticipate for this development?

Please see housing trajectory below. It's anticipated that on average 250 units will be delivered every year with circa three outlets.

8. What are the anticipated completions for each of the next five years on this development?

Year	Number of dwellings completed
2027	50
2028	150
2029	200
2030	250
2031	250
2032	250
2033	250
2034	250
2035	250
2036	250
2037	250
2038	250
2039	250
2040	250
2041	250
2042	100

9. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

As above

10. The conditions on the outline planning permission state that no more than 500 dwellings can be occupied until such time as the Cambourne to Cambridge busway or an equivalent scheduled rapid mass transit passenger carrying service is operational between the new settlement and Cambridge. We understand that

the Greater Cambridge Partnership are taking forward the delivery of the Cambourne to Cambridge busway, and that it is anticipated that it will be completed by the end of 2027. Do your anticipated completions take account of the timing of the delivery and completion of this project?

Yes, assumptions on completion take this into account.

11. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None

C2 accommodation for students and older people

12. The outline planning permission includes up to 250 residential institution use units within use class C2. What progress is being made towards the delivery of the residential institution use units on this site?

For discussion with the LPA as part of the phasing plan condition.

13. You previously advised that the up to 250 residential institution use units would be in addition to the overall 3,500 dwellings on the site. Is that still the expectation?

Yes

14. You previously advised that the type of provision of the residential institution use units would be market dependent. Is that still the expectation? If not, will the 250 units comprise 250 bedspaces or 250 self-contained dwellings?

To be agreed

15. You previously advised that the residential institution use units were likely to be for older people, but that this would be market dependant. Is that still the expectation? If not, will the units be for students, older people or others such as those with disabilities?

To be agreed

16. If the residential institution use units are to be delivered as older peoples bedrooms or student bedrooms, what is your anticipated programme for the delivery of these residential institution use units? In particular:

- a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase of bedrooms?
- b. How many bedrooms do you anticipate each phase will accommodate?
- c. When do you anticipate that construction will start on the first bedroom(s) for each phase?
- d. When do you anticipate that the first bedroom(s) in each phase will be completed?
- e. When do you anticipate that each phase of bedrooms will be completed?

17. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

18. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

19. Are there any constraints or market and cost factors that are affecting the delivery of the residential institution use units on this site? If there are, how do you anticipate that they will be overcome?

**Response 38a: Cambourne West (land north west of Lower Cambourne) –
Parcels 1.1a & 1.1b**

From: Vistry

Sent: Wed 22/01/2025 17:26

We have 10 units left to complete on this phase, all of which will take place by April 2025. All 2024/25.

The questions sent to Vistry were:

1. Parcels 1.1a & 1.1b (Lunar Park) have detailed planning permission for 200 dwellings. At March 2024, 140 dwellings had been completed and 60 dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that Parcels 1.1a & 1.1b (Lunar Park) would be completed in Q4 2024. Is that still the intention? If not, when do you anticipate that Parcels 1.1a & 1.1b (Lunar Park) will be completed?
3. What are the anticipated completions for each of the next five years on Parcels 1.1a & 1.1b (Lunar Park)?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 38b: Cambourne West (land north west of Lower Cambourne) – Parcel 1.2

From: Taylor Wimpey

Sent: Tue 11/02/2025 16:54

1. Parcel 1.2 (Burghley Green) has detailed planning permission for 190 dwellings. At March 2024, 154 dwellings had been completed and 36 dwellings were under construction.

a. Which plots had been completed by 31 December 2024?

157

b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

13

2. When do you anticipate that Parcel 1.2 (Burghley Green) will be completed?

2028

3. What are the anticipated completions for each of the next five years on Parcel 1.2 (Burghley Green)?

- 1 April 2025 – 31 March 2026: 16
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029: 4
- 1 April 2029 – 31 March 2030:

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

**Response 38c: Cambourne West (land north west of Lower Cambourne) –
Parcels 1.3a & 1.3d**

From: Vistry

Sent: Fri 17/01/2025 12:11

We have 9 left to go and these will all be complete by April 25

The questions sent to Vistry were:

1. Parcels 1.3a & 1.3d have detailed planning permission for 150 dwellings. At March 2024, 134 dwellings had been completed and 16 dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. When do you anticipate that Parcels 1.3a & 1.3d will be completed?
3. What are the anticipated completions for each of the next five years on Parcels 1.3a & 1.3d?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

**Response 38d: Cambourne West (land north west of Lower Cambourne) –
Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b**

From: Taylor Wimpey

Sent: Thu 06/02/2025 13:10

1. Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Chivers Rise) have detailed planning permission for 286 dwellings. At March 2024, 128 dwellings had been completed, 19 dwellings were under construction and 139 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. When do you anticipate that 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Chivers Rise) will be completed?

We are programmed to finish on Site Q4 2027

3. What are the anticipated completions for each of the next five years on 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Chivers Rise)?
 - 1 April 2025 – 31 March 2026: 50 (private dwellings: 39, public housing: 11)
 - 1 April 2026 – 31 March 2027: 53 (private dwellings: 43, public housing: 10)
 - 1 April 2027 – 31 March 2028: 55 (private dwellings: 43, public housing: 12)
 - 1 April 2028 – 31 March 2029: Completed on Site
 - 1 April 2029 – 31 March 2030: Completed on Site
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 38e: Cambourne West (land north west of Lower Cambourne) – Parcel 1.5

From: Taylor Wimpey
Sent: Mon 10/02/2025 17:11

1. Parcel 1.5 has detailed planning permission for 41 dwellings. At March 2024, all 41 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Production has begun on Site, infrastructure and oversights are currently under construction.

2. You previously anticipated that construction would start on the first dwelling(s) on Parcel 1.5 in Spring 2024. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s) on Parcel 1.5?

As per the above

3. You previously anticipated that the first dwelling(s) on Parcel 1.5 would be completed in 2025. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed on Parcel 1.5?

Currently forecast September 2025.

4. When do you anticipate that Parcel 1.5 will be completed?

End of Q4 2026

5. What are the anticipated completions for each of the next five years on Parcel 1.5?

- 1 April 2025 – 31 March 2026: 18 (14 private dwellings, 4 public housing)
- 1 April 2026 – 31 March 2027: 23 (15 private dwellings, 8 public housing)
- 1 April 2027 – 31 March 2028: Completed on Site
- 1 April 2028 – 31 March 2029: Completed on Site
- 1 April 2029 – 31 March 2030: Completed on Site

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 38f: Cambourne West (land north west of Lower Cambourne) – Parcel 2.1

From: Vistry

Sent: Fri 17/01/2025 12:08

1. Parcel 2.1 has detailed planning permission for 118 dwellings. At March 2024, 80 dwellings were under construction and 38 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?

None

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

15

2. You previously anticipated that the first dwelling(s) will be completed on Parcel 2.1 in Q4 2024. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed on Parcel 2.1?

Feb 2025

3. You previously anticipated that Parcel 2.1 will be completed in Q1 2026. Is that still your intention? If not, when do you anticipate that Parcel 2.1 will be completed?

Q2 2026

4. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 65
- 1 April 2026 – 31 March 2027: 38
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

n/a

Response 38g: Cambourne West (land north west of Lower Cambourne) – Parcel 2.2b (south)

Taylor Wimpey have provided a response on parcel 2.2b (south) as part of their response to Cambourne West (land north west of Lower Cambourne) – remainder, which is Response 38i.

The questions sent to Taylor Wimpey were:

1. The whole of the West Cambourne development has outline planning permission for up to 2,350 dwellings. A reserved matters application on parcel 2.2b (south) for 120 dwellings is currently being considered by the Council. What progress is being made towards the delivery of dwellings on this site?
2. When do you anticipate that construction will start on the first dwelling(s) on parcel 2.2b (south)?
3. When do you anticipate that the first dwelling(s) will be completed on parcel 2.2b (south)?
4. When do you anticipate that parcel 2.2b (south) will be completed?
5. What are the anticipated completions for each of the next five years on parcel 2.2b (south)?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 38h: Cambourne West (land north west of Lower Cambourne) – Parcel 3.2b

From: Vistry

Sent: Fri 17/01/2025 12:14

1. The whole of the West Cambourne development has outline planning permission for up to 2,350 dwellings. A reserved matters application on parcel 3.2b for 122 dwellings is currently being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

RM approval expected by March 2025

2. When do you anticipate that construction will start on the first dwelling(s) on parcel 3.2b?

Q3 2025

3. When do you anticipate that the first dwelling(s) will be completed on parcel 3.2b?

Q2 2026

4. When do you anticipate that parcel 3.2b will be completed?

Q4 2028

5. What are the anticipated completions for each of the next five years on parcel 3.2b?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 40
- 1 April 2027 – 31 March 2028: 40
- 1 April 2028 – 31 March 2029: 42
- 1 April 2029 – 31 March 2030:

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

n/a

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Costs are always rising and the market is very difficult at the moment. Build rates will adjust accordingly.

Response 38i: Cambourne West (land north west of Lower Cambourne) – remainder

From: Taylor Wimpey

Sent: Thu 06/02/2025 12:53

1. The whole of the West Cambourne development has outline planning permission for up to 2,350 dwellings, and 985 dwellings already have reserved matters permission. What progress is being made towards delivery of dwellings on the remaining parcels within the development (where there is no reserved matters permission or planning application submitted)?

An application for 2.2b South is pending consideration by the LPA, and Parcel 2.3 has been recently submitted to South Cambs. The remaining parcels are scheduled to be submitted as per the development phasing document attached.

2. You have previously advised that the remainder of the residential parcels will be delivered by Vistry (Bovis Homes and Linden Homes) and Taylor Wimpey. Is this still the intention? If not, have development partners been selected for each of the remaining residential parcels? What are your intentions regarding securing a developer(s) to bring forward the delivery of the remaining residential parcels?

Vistry and Taylor Wimpey remain the only developers on site, there is no intention for this to change.

3. We understand that pre-application discussions are underway for some future parcels. What is your anticipated programme for the delivery of future parcels of dwellings? In particular:
 - a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

Please refer to Phasing Document

- b. How many dwellings do you anticipate each parcel will accommodate?

Please refer to Phasing Document

- c. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

Please refer to Phasing Document

- d. When do you anticipate that the first dwelling(s) in each parcel will be completed?

Please refer to Phasing Document

- e. When do you anticipate that each parcel of dwellings will be completed?

Please refer to Phasing Document

4. You previously anticipated that 150 dwellings would be completed each year on the West Cambourne development (across all developers)? Is this still the intention? If not, how many dwellings do you anticipate being completed each year?

Yes this is still the intention.

5. What are the anticipated completions for each of the next five years on the remaining parcels within the West Cambourne development (where there is no reserved matters permission or planning application submitted)?
- 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

Please refer to Phasing Document

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Please refer to Phasing Document

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Of course, as you'll be aware rising build costs are a cause of concern; however, at Taylor Wimpey we are confident these will have minor impact on the delivery of our developments.

Extracts from Cambourne West - Development phasing document – Revision F (January 2025)

Prepared by Randall Thorp for Taylor Wimpey and Vistry Group.

Purpose

This document has been drafted to discharge Condition 7 of the Cambourne West outline approval. It describes the sequence of construction for the whole application site over a 15 year build period (2020-2035).

Limitations

Phasing is based on the current economic climate and forecasted build rates. However, house building is subject to market trends and therefore the implementation of the Cambourne West development may modify in reaction to the rate of house sales. Construction of the development, its associated infrastructure and landscape as well as the S106 obligations may therefore be delivered in a shorter or longer period than this document describes. It is for this reason that all dates and timescales in this document are indicative and therefore should not be regarded as definitive.

Development phasing

Cambourne West comprises up to 2350 homes with associated ancillary facilities. It is expected that the development will take approximately 15 years to complete, subject to the condition of the housing market over this period.

The schedule and the accompanying plan provide an indicative programme for building Cambourne West. Development will span three phases. Construction phases will run concurrently.

- Phase 1 969 Homes
- Phase 2 775 Homes
- Phase 3 606 Homes

Phasing of housing delivery

	Parcel	Developer	Area (ha)	Units	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Ph1A	1.1A/B	BH	5.65	200															
	1.2	TW	5.14	190															
	1.5	TW	1.28	42															
	2.2A	TW	2.58	101															
Ph1B	1.3A/D	BH	2.74	150															
	1.3B/C/E + 1.4 A/B	TW	5.41	286															
Ph2A	2.1	BH	4.16	118															
	2.2B	TW	6.86	121															
Ph2B	2.3	TW	6.16	220															
	2.4	TW	4.91	181															
Ph3A	3.3	TW	4.7	152															
	3.4	TW	4.62	133															
Ph3B	3.1	BH	2.42	74															
	3.2	BH	6.38	237															

Note: Definitive parcel areas and units yield subject to RM applications.



Response 39: Cambourne West (Land within the Business Park)

From: Hill

Sent: Tue 04/02/2025 08:28

1. The site has full planning permission for 256 dwellings and change of use of the existing marketing suite to a café, which was approved in April 2024. What progress is being made towards the delivery of dwellings on this site?

We are in the process of sorting out some legal issues for the development parcels and in the background undertaking the design of the estate for construction purposes.

2. When do you anticipate that construction will start on the first dwelling(s)?

We at present are possibly looking to start in July 2025.

3. When do you anticipate that the first dwelling(s) will be completed?

March 2026

4. You previously anticipated that the development would be completed in March 2029. Is that still the intention? If not, when do you anticipate that the development will be completed?

We are still looking to work toward this date of completion onsite but because of the delay to the start onsite this could be August 2029.

5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: 10
 - 1 April 2026 – 31 March 2027: 72
 - 1 April 2027 – 31 March 2028: 82
 - 1 April 2028 – 31 March 2029: 82
 - 1 April 2029 – 31 March 2030: 10
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Yes this will be the same but looking to be completed as above.

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

Allocations in the Rural Area

Response 40: Fulbourn & Ida Darwin Hospitals

No response has been received from Morris Homes.

The questions sent to Morris Homes were:

1. The site has detailed planning permission for 203 dwellings following the demolition of existing buildings on site. At March 2024, 5 dwellings had been completed, 11 dwellings were under construction and 187 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. When do you anticipate that the development will be completed?
3. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 41: St Peters Nurses Home, Church Lane

From: LTPS Limited

Sent: Thu 20/02/2025 10:58

1. The site has full planning permission for change of use of a nurses home to 9 dwellings and erection of a dwelling. At March 2024, no construction works had started on site. What progress is being made towards delivery of dwellings on the site?

All but one condition discharged but expect that to be resolved in the next 3 months.

2. You previously advised that the landowner has decided to develop the scheme themselves. Is that still the intention? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Yes

3. When do you anticipate that construction will start on the first dwelling(s)?

June 2025

4. When do you anticipate that the first dwelling(s) will be completed?

June 2026

5. You previously anticipated that the development would be completed in 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

Dec 2026

6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: 0
 - 1 April 2026 – 31 March 2027: 10
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The development would have been well underway but has been delayed by unreasonable / unjustified demands from consultees during the consideration of condition discharge / condition removal applications and the unwillingness of managers to have a meeting to discuss these issues.

Response 42: Land south of Babraham Road, Sawston

From: Redrow Homes

Sent: Wed 12/02/2025 12:11

1. The site has full planning permission for 280 dwellings. At March 2024, 17 dwellings had been completed, 36 dwellings were under construction and 227 dwellings had not been started.

- a. Which plots had been completed by 31 December 2024?

Our last return indicated 32 dwellings were anticipated to be completed by the end of the reporting year. In the end we completed 17 dwellings by 31 Mar 24 (plots 4, 20-32 and 36-38).

A total of 28 plots were completed between 1 Apr 24 – 31 Dec 24 (plots 5-9, 14-19, 33-35, 39, 41, 206, 208-210, 212-213, 274-275, and 277-280).

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

A further 5 plots are anticipated to be completed by the end of March 2025.

2. You previously anticipated that the development would be completed in 2029-2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

It is now anticipated that the development will be completed in 2030-31 (but will be sooner if David Wilson Homes deliver a parcel as is now intended but not yet confirmed through planning).

3. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 40
- 1 April 2026 – 31 March 2027: 50
- 1 April 2027 – 31 March 2028: 50
- 1 April 2028 – 31 March 2029: 50
- 1 April 2029 – 31 March 2030: 40

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

Response 43: Land at Bennell Farm, West Street, Comberton

From: Beechwood Estates & Development

Sent: Thu 20/02/2025 8:41

The site is being considered for sale therefore unable to provide any specific updated information at this time.

1. The site has full planning permission for 41 dwellings on land west of the access road. At March 2024, no construction works had started on site. What progress is being made towards delivery of dwellings on the site?
2. You previously anticipated that construction would start on the first dwelling(s) in 2024. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?
3. When do you anticipate that the first dwelling(s) will be completed?
4. You previously anticipated that the development would be completed in 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?
5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 44: The Bishops Site, Cambridge Road, Impington

No response has been received from Carter Jonas.

The questions sent to Carter Jonas were:

1. The site has full planning permission for 38 dwellings. At March 2024, no construction works had started on site, however a material start was made on the previous full planning permission for 35 dwellings so that it would not lapse. What progress is being made towards delivery of dwellings on the site?
2. What are your intentions regarding securing a developer to bring forward the delivery of this site?
3. When do you anticipate that construction will start on the first dwelling(s)?
4. When do you anticipate that the first dwelling(s) will be completed?
5. When do you anticipate that the development will be completed?
6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Unallocated Sites with Planning Permission

Response 45: 149 Newmarket Road, Cambridge

From: Edin Developments

Sent: Tue 25/02/2025 22:34

1. The site has full planning permission for demolition of 149 Newmarket Road (including a dwelling) and the erection of new buildings containing 10 residential units. A Certificate of Lawfulness to demonstrate that a material start has been made on the permission has been granted by the Council. At March 2024, the existing dwelling had been demolished, and no construction had started on the new dwellings. What progress is being made towards delivery of dwellings on the site?

Construction started in August 2024 for the 10 residential units. The substructure and superstructure are in place and work to complete the flats is expected to be by September/October 2025.

We had encountered some legal issues surrounding the contractor and this has delayed the completion by two months.

2. When do you anticipate that construction will start on the first dwelling(s)?
3. When do you anticipate that the first dwelling(s) will be completed?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: (10 flats under construction and completed by September/October 2025)
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

NO!

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Build Costs are a factor and we anticipate overcoming these constraints by managing costs internally instead of appointing a contractor.

Response 46: 185-189 Newmarket Road and 1 Godesdone Road, Cambridge

No response has been received from Carter Jonas.

The questions sent to Carter Jonas were:

1. The site has full planning permission for the conversion and extensions to buildings (including 3 dwellings) to create a mixed use development of 12 dwellings and retail uses. At March 2024, no construction had started on site. What progress is being made towards delivery of dwellings on the site?
2. What are your intentions regarding securing a developer to bring forward the delivery of this site?
3. You previously anticipated that construction would start on the first dwelling(s) in 2024. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?
4. When do you anticipate that the first dwelling(s) will be completed?
5. You previously anticipated that the development would be completed in 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?
6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 47: 212-214 Newmarket Road, Cambridge

From: CitiHaus

Sent: Wed 19/02/2025 10.17

1. The site has full planning permission for 13 dwellings. At March 2024, all 13 dwellings were under construction.

- a. Which plots had been completed by 31 December 2024?

0

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

0

2. When do you anticipate that the first dwelling(s) will be completed?

June 2025

3. You previously anticipated that the development would be completed in September 2024. Has the development been completed? If not, when do you anticipate that the development will be completed?

July 2025

4. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 13
- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0
- 1 April 2029 – 31 March 2030: 0

5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 48: The Meadows Community Centre, St Catharines Road, Cambridge

From: Hill

Sent: Thu 30/01/2025 14:01

Units	78
Start on Site Date	01/04/2023
Final Practical Completion Date	01/02/2025
Completions prior to 31 Dec 2024	22
Completions Jan 25 - March 2025	56
Completions April 25 - March 2026	0
Completions April 26 - March 2027	0
Completions April 27 - March 2028	0
Completions April 28 - March 2029	0
Completions April 29 - March 2030	0
Balance	0

The questions sent to Hill were:

1. The site has full planning permissions for the demolition of the existing community centre and the erection of a new community hub, 78 affordable dwellings, and a replacement multi-use games area. At March 2024, all 22 dwellings in Cambridge had been completed, 30 dwellings in South Cambridgeshire had been completed, and 26 dwellings in South Cambridgeshire were under construction.
 - a. Which plots had been completed by 31 December 2024? Please provide details for Cambridge and South Cambridgeshire individually.
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025? Please provide details for Cambridge and South Cambridgeshire individually.
2. You previously anticipated that the development would be completed in October 2024. Has the development been completed? If not, when do you anticipate that the development will be completed?
3. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 49: Aylesborough Close, Cambridge

From: Hill

Sent: Thu 30/01/2025 14.01

Units	70
Start on Site Date	01/07/2023
Final Practical Completion Date	01/09/2025
Completions prior to 31 Dec 2024	0
Completions Jan 25 - March 2025	0
Completions April 25 - March 2026	70
Completions April 26 - March 2027	0
Completions April 27 - March 2028	0
Completions April 28 - March 2029	0
Completions April 29 - March 2030	0
Balance	0

The questions sent to Hill were:

1. The site has full planning permission for the demolition of existing buildings (including 36 dwellings) and erection of 70 dwellings. At March 2024, the existing buildings had been demolished (including 36 dwellings), and all 70 new dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that the first dwelling(s) would be completed in January 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
3. You previously anticipated that the development would be completed in Autumn 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?
4. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 50: Edward House, 8 Albion Row, Cambridge

From: Mole Architects

Sent: Thu 23/01/2025 17:00

1. The site has full planning permission for the demolition of a care home and erection of 16 Almshouses apartments, which was approved in June 2024. What progress is being made towards delivery of dwellings on the site?

The existing building is being demolished currently. A main contractor will be appointed in late summer after a period of archaeological excavations.

2. What are your intentions regarding securing a developer to bring forward the delivery of this site?

The client is the developer, The Foundation of Edward Storey.

3. When do you anticipate that construction will start on the first dwelling(s)?

Autumn 2025

4. When do you anticipate that the first dwelling(s) will be completed?

Spring 2027

5. When do you anticipate that the development will be completed?

Spring 2027

6. What are the anticipated completions for each of the next five years on this development?

All 16 units will be delivered 1 April 2026 – 31 March 2027

7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

n/a

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None

Response 51: St Edmund's College, Cambridge

From: St Edmund's College

Sent: Fri 24/01/2025 14:25

In summary, we are currently seeking sources of funding to support the plans. At the moment, we have not secured any funds, which would allow us to begin the project.

1. The site has full planning permission for the erection of extensions to Norfolk Building for common room, 16 student bedrooms, college offices and research space, cafe and kitchens, the erection of 6 family accommodation units, landscaping, and cycle parking, and the demolition of 6 maisonettes. At March 2024, no construction had started on the demolition of the maisonettes or the construction of the new buildings, however, the Council has confirmed through its discharge of condition 1 that a material start has been made on the planning permission. What progress has been made towards the delivery of dwellings and bedrooms on the site?

None at present

2. When do you anticipate that construction will start on the first dwelling(s) and first bedroom(s)?

No date planned at present; we are still seeking funding

3. When do you anticipate that the first dwelling(s) and bedroom(s) will be completed?

No date at present; we are still seeking funding

4. When do you anticipate that the development will be completed?

No date at present

5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: 0
 - 1 April 2026 – 31 March 2027: 0
 - 1 April 2027 – 31 March 2028: 0
 - 1 April 2028 – 31 March 2029: 0
 - 1 April 2029 – 31 March 2030: 0
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/a

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The constraints are financial. We are a charity and construction projects depend on independent sources of funds provided by cost effective borrowing or philanthropic donations. We are continuously seeking sources of funding to support our charitable aims and have employees working full time to achieve this.

Response 52: Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge

No response has been received from Turley.

The questions sent to Turley were:

1. The site has full planning permission for the demolition of 3 residential properties (known as Fossdene, Whinside and The Gables, which include 37 bedrooms and 1 flat) and the erection of five residential buildings for postgraduate students (for 113 bedrooms) as well as conversion and extension of The Knott (from 5 flats to 25 bedrooms) to provide for postgraduate accommodation, which was approved in June 2024. The development will provide 101 bedrooms (net), and the loss of 6 existing flats. What progress has been made towards the delivery of bedrooms on the site?
2. When do you anticipate that construction will start on the first bedroom(s)?
3. When do you anticipate that the first bedroom(s) will be completed?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 53: Phase 3, Land at Colville Road

From: Hill

Sent: Fri 07/02/2025 11:52

Units	48
Start on Site Date	19/10/2020
Final Practical Completion Date	05/02/2025
Completions prior to 31 Dec 2024	0
Completions Jan 25 - March 2025	48
Completions April 25 - March 2026	0
Completions April 26 - March 2027	0
Completions April 27 - March 2028	0
Completions April 28 - March 2029	0
Completions April 29 - March 2030	0
Balance	0

The questions sent to Hill were:

1. The site has full planning permission for the demolition of 18 dwellings and the erection of 48 new affordable dwellings. At March 2024, all 18 existing dwellings had been demolished, 20 new dwellings had been completed and 28 new dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that the development would be completed in Summer 2024. Has the development been completed? If not, when do you anticipate that the development will be completed?
3. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 54: Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

No response has been received from Sorrento Hotel.

The questions sent to Sorrento Hotel were:

1. The site has full planning permission for 16 dwellings, with 2 dwellings completed in 2011-2012. What progress is being made towards delivery of the remaining 14 dwellings on the site?
2. When do you anticipate that construction will start on the remaining 14 dwellings?
3. When do you anticipate that the first dwelling(s) of the remaining 14 dwellings will be completed?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 55: 12-34 Fanshawe Road, Cambridge

From: Hill

Sent: Thu 30/01/2025 14.01

Units	84
Start on Site Date	01/03/2025
Final Practical Completion Date	01/04/2027
Completions prior to 31 Dec 2024	0
Completions Jan 25 - March 2025	0
Completions April 25 - March 2026	0
Completions April 26 - March 2027	84
Completions April 27 - March 2028	0
Completions April 28 - March 2029	0
Completions April 29 - March 2030	0
Balance	0

The questions sent to Hill were:

1. The site has full planning permission for the demolition of the existing buildings (including 30 dwellings) and the erection of 84 new dwellings, which was approved in November 2024. What progress is being made towards delivery of dwellings on the site?
2. When do you anticipate that construction will start on the first dwelling(s)?
3. When do you anticipate that the first dwelling(s) will be completed?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 56: 71-73 Fen Road, Cambridge

From: Hill

Sent: Thu 30/01/2025 14.01

Units	12
Start on Site Date	-
Final Practical Completion Date	01/02/2024
Completions prior to 31 Dec 2024	12
Completions Jan 25 - March 2025	0
Completions April 25 - March 2026	0
Completions April 26 - March 2027	0
Completions April 27 - March 2028	0
Completions April 28 - March 2029	0
Completions April 29 - March 2030	0
Balance	0

The questions sent to Hill were:

1. The site has full planning permission for the demolition of the existing buildings (2 dwellings) and the erection of 12 dwellings. At March 2024, the existing dwellings had been demolished, and the 12 new dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. When do you anticipate that the first dwelling(s) will be completed?
3. When do you anticipate that the development will be completed?
4. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 57: 6A Chapel Street, Cambridge

No response has been received from Carter Jonas.

The questions sent to Carter Jonas were:

1. The site has full planning permission for refurbishment and extension of the existing chapel building to create a multi-functional early year's meeting space and 13 dwellings, which was approved in April 2024. What progress is being made towards delivery of dwellings on the site?
2. What are your intentions regarding securing a developer to bring forward the delivery of housing on this site?
3. When do you anticipate that construction will start on the first dwelling(s)?
4. When do you anticipate that the first dwelling(s) will be completed?
5. When do you anticipate that the development will be completed?
6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 58: Buchan Street Neighbourhood Centre, Cambridge

From: Hill

Sent: Thu 30/01/2025 14.01

Units	28
Start on Site Date	17/04/2023
Final Practical Completion Date	13/11/2024
Completions prior to 31 Dec 2024	28
Completions Jan 25 - March 2025	0
Completions April 25 - March 2026	0
Completions April 26 - March 2027	0
Completions April 27 - March 2028	0
Completions April 28 - March 2029	0
Completions April 29 - March 2030	0
Balance	0

The questions sent to Hill were:

1. The site has full planning permission for the demolition of the existing community centre, shop and cafe and erection of new shop, community café and 28 affordable dwellings. At March 2024, the existing buildings had been demolished and all 28 new dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that the first dwelling(s) would be completed in 2024-2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
3. You previously anticipated that the development would be completed in 2024-2025. Is that still the intention? If not, when do you anticipate that the development will be completed?
4. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 59: Land at Aragon Close and Sackville Close, Cambridge

From: Hill

Sent: Thu 30/01/2025 14.01

Units	14
Start on Site Date	02/10/2023
Final Practical Completion Date	06/12/2024
Completions prior to 31 Dec 2024	14
Completions Jan 25 - March 2025	0
Completions April 25 - March 2026	0
Completions April 26 - March 2027	0
Completions April 27 - March 2028	0
Completions April 28 - March 2029	0
Completions April 29 - March 2030	0
Balance	0

The questions sent to Hill were:

1. The site has full planning permission for the demolition of existing garages and erection of 14 dwellings. At March 2024, the existing garages had been demolished, and all 14 dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that the first dwelling(s) would be completed in Spring 2024. Have the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?
3. You previously anticipated that the development would be completed in August 2024. Has the development been completed? If not, when do you anticipate that the development will be completed?
4. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 60: 19-35 Regent Street, Cambridge

From: Carter Jonas

Sent: Wed 12/02/2025 18:27

Downing College are looking to progress with the proposals here and will be starting on site in the coming months. I imagine the scheme and all the student rooms will be completed late 2026.

The questions sent to Carter Jonas were:

1. The site has full planning permission for the redevelopment of the site to provide commercial use at ground floor with student accommodation on the upper floors, which was approved in December 2024. The development will provide 26 student bedrooms, and the loss of 4 existing flats. What progress has been made towards the delivery of bedrooms on the site?
2. When do you anticipate that construction will start on the first bedroom(s)?
3. When do you anticipate that the first bedroom(s) will be completed?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 61: 102-108 Shelford Road, Cambridge

From: Bidwells

Sent: Tue 18/02/2025 14:23

Our client is not intending to commence this year so the earliest in completions will be 2027. Sorry but I don't have anymore detail than that at present.

1. The site has full planning permission for refurbishment and extension of 2 existing dwellings to create 6 flats, demolition of 2 existing dwellings, and erection of an apartment block (6 flats). At March 2024, no construction works had started on site. What progress is being made towards delivery of dwellings on the site?
2. What are your intentions regarding securing a developer to bring forward the delivery of this site?
3. When do you anticipate that construction will start on the first dwelling(s)?
4. When do you anticipate that the first dwelling(s) will be completed?
5. When do you anticipate that the development will be completed?
6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 62: Land off Sandy Lane and land at 51-55 Elizabeth Way, Cambridge

No response received from Phillips Planning or Paul Harney Architects.

The questions sent to Phillips Planning and Paul Harney Architects were:

1. Land off Sandy Lane has full planning permission for 26 dwellings (21/01065/FUL). Land at 51-55 Elizabeth Way has detailed planning permission for 9 dwellings following the demolition of 2 dwellings (19/0819/OUT and 22/03584/REM). The planning permissions are linked as the latter provides the affordable housing, while the former provides the market housing. What progress is being made towards delivery of dwellings on these sites?
2. What is your anticipated programme for the delivery of dwellings at land off Sandy Lane? In particular:
 - a. You previously anticipated that construction would start in late 2024/early 2025. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?
 - b. When do you anticipate that the first dwelling(s) will be completed?
 - c. When do you anticipate that the dwellings at land off Sandy Lane will be completed?
3. What is your anticipated programme for the delivery of dwellings at 51-55 Elizabeth Way? In particular:
 - a. You previously anticipated that construction would start in late 2024/early 2025. Is this still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?
 - b. When do you anticipate that the first dwelling(s) will be completed?
 - c. When do you anticipate that the dwellings at 51-55 Elizabeth Way will be completed?
4. What are the anticipated completions for each of the next five years on these two linked planning permissions?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 63: 18 Chesterton Road, Cambridge

No response has been received from NP Architects.

The questions sent to NP Architects were:

1. The site has full planning permission for the demolition of the three existing dwellings and the erection of 11 new dwellings. A material start has been made on site and therefore the planning permission remains extant. What progress is being made towards delivery of dwellings on the site?
2. You previously advised that the site was for sale. Has the site been sold? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?
3. When do you anticipate that construction will start on the first dwelling(s)?
4. When do you anticipate that the first dwelling(s) will be completed?
5. You previously anticipated that the development would be completed in 2027-2028. Is that still the intention? If not, when do you anticipate that the development will be completed?
6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 64: 121-125 Chesterton Road, Cambridge

From: Pegasus Group

Sent: Wed 12/02/2025 14:49

Planning permission has been secured at the site for an apart-hotel which the client is looking to implement instead of the HMO permission.

The questions sent to Pegasus Group were:

1. The site has full planning permission for demolition of the existing building and erection of 19 houses in multiple occupation and three retail units. A material start has been made on site and therefore the planning permission remains extant. What progress is being made towards delivery of dwellings on the site?
2. What are your intentions regarding securing a developer to bring forward the delivery of housing on this site?
3. When do you anticipate that construction will start on the first dwelling(s)?
4. When do you anticipate that the first dwelling(s) will be completed?
5. When do you anticipate that the development will be completed?
6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 65: John Banks Honda, 444 Newmarket Road, Cambridge

No response has been received from Rok Planning.

The questions sent to Rok Planning were:

1. The site has full planning permission for the demolition of the existing buildings and the erection of student accommodation. The development will provide 140 student bedrooms. At March 2024, the existing buildings had been demolished, however no construction had started on the new buildings. What progress has been made towards the delivery of bedrooms on the site?
2. When do you anticipate that construction will start on the first bedroom(s)?
3. When do you anticipate that the first bedroom(s) will be completed?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 66: Fitzwilliam College, Storeys Way, Cambridge

No response has been received from Shrimplin Planning and Development.

The questions sent to Shrimplin Planning and Development were:

1. The site has full planning permission for an extension to provide student accommodation, which was approved in August 2024. The development will provide 17 student bedrooms. What progress has been made towards the delivery of bedrooms on the site?
2. When do you anticipate that construction will start on the first bedroom(s)?
3. When do you anticipate that the first bedroom(s) will be completed?
4. When do you anticipate that the development will be completed?
5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 67: 64 & 65 Bridge Street, Cambridge

No response has been received from Savills.

The questions sent to Savills were:

1. The site has full planning permission for the change of use and refurbishment of 64 Bridge Street from college accommodation to offices, which was approved in October 2024. The development will result in the loss of 13 student bedrooms. What progress has been made towards the delivery of this planning permission?
2. When do you anticipate that construction will start on site?
3. When do you anticipate that the development will be completed?
4. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 68: Owlstone Croft, Cambridge

From: Turley

Sent: Wed 19/02/2025 10:29

1. The site has full planning permission for demolition of nursery building, partial demolition, refurbishment and extension of other existing college buildings, the erection of four accommodation blocks containing 60 rooms for postgraduate students. The development will provide 60 student bedrooms. At March 2024, no demolition or construction had started on site. What progress has been made towards the delivery of bedrooms on the site?

We are discharging pre-commencement conditions as required by the planning application.

2. When do you anticipate that construction will start on the first bedroom(s)?

We are aiming for the works to begin in July 2025.

3. When do you anticipate that the first bedroom(s) will be completed?

The existing structures are already complete. The new development has a target completion of 2027.

4. When do you anticipate that the development will be completed?

The new development has a target completion of 2027.

5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: existing 102
 - 1 April 2026 – 31 March 2027: refurbished 87
 - 1 April 2027 – 31 March 2028: full development 147
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The College is collaborating effectively with City Planning Officers to address the required points for pre-commencement condition approval. However, the merits of the original planning approval continue to be raised by Local Ward Councillors and debated publicly in the City Council Planning Committee. This has the potential to delay the project by up to a year or necessitate adjustments to the phasing plan, potentially extending completion over a much longer period (e.g., one block per year over 5–6 years, plus the one-year delay).

The College remains committed to acting appropriately by providing reasonable, transparent responses to all questions and adhering to the planning process to achieve full discharge of conditions. We appreciate the efforts of the City Planning Officers as they navigate this challenging political landscape. While the financial burden of unnecessary professional and legal fees is significant (being carried by both the College and City Council), it will be managed through a reprofiling of the programme.

Response 69: Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College, Cambridge

From: St John's College

Sent: Tue 28/01/2025 12:25

1. The site has full planning permission for change of use of ground and first floor of 33A from office to student accommodation and refurbishment of buildings, which was approved in August 2024. The development will provide 12 student bedrooms. What progress has been made towards the delivery of bedrooms on the site?

Works have completed the tender stage and a main contractor appointed. Works to commence on 33A 17 February 2025.

2. When do you anticipate that construction will start on the first bedroom(s)?

Contract works commence on the 17 February 2025.

3. When do you anticipate that the first bedroom(s) will be completed?

All project rooms will be available for occupation from August 2026.

4. When do you anticipate that the development will be completed?

June 2026

5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: None
- 1 April 2026 – 31 March 2027: All rooms
- 1 April 2027 – 31 March 2028: None
- 1 April 2028 – 31 March 2029: None
- 1 April 2029 – 31 March 2030: None

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

Response 70: Former CEMEX Cement Works, Haslingfield Road, Barrington

From: Redrow Homes

Sent: Wed 12/02/2025 11:03

1. The site has detailed planning permission for its redevelopment to provide 260 dwellings. This is through 3 separate permissions. At March 2024, 105 dwellings had been completed under the original planning permission (S/3485/18/RM) and 4 dwellings had been completed under the second permission (21/04088/FUL). Work had not yet started on the third permission (21/04087/FUL) as it was not approved until August 2024.

- a. Which plots had been completed by 31 December 2024?

135 plots were complete by this date.

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

5 further plot completions are expected in this period.

2. You previously anticipated that the development will be completed in 2027/2028? Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes, that is still the intention

3. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 40
- 1 April 2026 – 31 March 2027: 40
- 1 April 2027 – 31 March 2028: 40
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

Response 71: Land east of Spring Lane, Bassingbourn

From: Sanctuary Homes

Sent: Fri 17/01/2025 11:33

1. The site has detailed planning permission for 30 dwellings. At March 2024, all 30 dwellings were under construction.

- a. Which plots had been completed by 31 December 2024?

All units at Spring Lane handed over in 2024.

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

2. You previously anticipated that the first dwelling(s) would be completed in April 2024. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?
3. You previously anticipated that the development would be completed in August 2024. Has the development been completed? If not, when do you anticipate that the development will be completed?
4. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 72: 26 South End, Bassingbourn

From: Wood Oak Ltd

Sent: Wed 19/02/2024 16:48

1. The site has full planning permission for demolition of the existing dwelling and erection of 10 new dwellings. At March 2024, the existing dwelling had been demolished, 3 new dwellings had been completed, and 7 new dwellings had not been started.

- a. Which plots had been completed by 31 December 2024?

No extra

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

No extra

2. You previously anticipated that construction would start on the remaining new dwellings in summer 2024. Has construction started on the remaining new dwellings? If not, when do you anticipate that construction will start on the remaining new dwellings?

6 to commence over the next few months

3. You previously anticipated that the next new dwelling would be completed in spring 2025. Is that still the intention? If not, when do you anticipate that the next new dwelling will be?

Autumn 2025

4. You previously anticipated that the remainder of the development would be completed by winter 2027. Is that still the intention? If not, when do you anticipate that the remainder of the development will be completed?

Unchanged

5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: 3
 - 1 April 2026 – 31 March 2027: 4
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 73: Land off Rampton Road, Cottenham

From: Redrow Homes

Sent: Tues 04/02/2025 11:05

1. The site has detailed planning permission for 200 dwellings and demolition of the existing dwelling. At March 2024, the existing dwelling had been demolished, 149 new dwellings had been completed, 44 new dwellings were under construction, and 7 new dwellings had not been started.

- a. Which plots had been completed by 31 December 2024?

155 plots (13-57, 72-148, 155-186, 200)

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

15 plots (149-151, 187-193, 195-199)

2. You previously anticipated that the development would be completed in 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes this is still the case.

3. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 30 plots (1-12, 58-71, 152-154, 194)
- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0
- 1 April 2029 – 31 March 2030: 0

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

Response 74: Land north east of Rampton Road, Cottenham

Note: officers believe that the numbers of dwellings quoted in this response only refer to the market homes, and so there will be additional actual or anticipated completions of affordable homes within each period.

From: Tilia Homes

Sent: Wed 22/01/2025 13:18

1. The site has detailed planning permission for 140 dwellings. At March 2024, 33 dwellings had been completed, 3 dwellings were under construction and 104 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?

Plots 19 – 28 excluding 25 and 30 – 39 excluding 34 & 36

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

Plots 25, 34 & 36

2. You previously anticipated that the development would be completed by December 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

This has been delayed and will now be anticipated Dec 2026

3. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: 26
 - 1 April 2026 – 31 March 2027: 36
 - 1 April 2027 – 31 March 2028: 0
 - 1 April 2028 – 31 March 2029: 0
 - 1 April 2029 – 31 March 2030: 0
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 75: Rear of 38 Histon Road, Cottenham

From: Hill

Sent: Thu 06/02/2025 14:47

1. The site has outline planning permission for up to 34 dwellings as a Social Housing Rural Exception Site in the Greenbelt, which was approved in April 2024. What progress is being made towards the delivery of dwellings on this site?

Reserved matters has been submitted on the site in December 2024, validated in January 2025.

2. When do you anticipate that a reserved matters planning application for housing will be submitted?

Please see above.

3. When do you anticipate that construction will start on the first dwelling(s)?

August 2025.

4. When do you anticipate that the first dwelling(s) will be completed?

July 2026.

5. When do you anticipate that the development will be completed?

January 2027.

6. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 34
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A.

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

N/A.

Response 76a: Land at Potton End, Eltisley (affordable homes)

From: Hastoe Group

Sent: Wed 22/01/2025 14:46

1. The site has full planning permission for 12 dwellings, including 9 affordable dwellings (plots 1 to 9). At March 2024, all 9 affordable dwellings were under construction but the 3 market dwellings had not been started.

- a. Which plots had been completed by 31 December 2024?

None

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

Plots 1-9 only

2. You previously anticipated that the first affordable dwelling(s) would be completed in December 2024. Has the first affordable dwelling(s) been completed? If not, when do you anticipate that the first affordable dwelling(s) will be completed?

12th February 2025

3. You previously anticipated that the affordable dwellings would be completed in December 2024. Is that still the intention? If not, when do you anticipate that the affordable dwellings will be completed?

12th February 2025

4. What are the anticipated affordable housing completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026:
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

Hastoe is not involved in the construction of plots 10-12 and we do not know when these will be delivered by the landowner.

5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Hastoe is not involved in the construction of plots 10-12 and we do not know when these will be delivered by the landowner.

Response 76b: Land at Potton End, Eltisley (market homes)

From: [REDACTED, the landowner]

Sent: Wed 22/01/2025 16:41

1. The site has full planning permission for 12 dwellings, including 3 market dwellings (plots 10, 11 and 12). At March 2024, all 9 affordable dwellings were under construction but the 3 market dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

See Hastoe response (Response 76a)

2. When do you anticipate that construction will start on the first market dwelling(s)?

2026

3. When do you anticipate that the first market dwelling(s) will be completed?

2027

4. When do you anticipate that the market dwellings will be completed?

2027

5. What are the anticipated market housing completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 77: Land adjacent to the Green House, Cootes Lane, Fen Drayton

From: BPHA

Sent: Tue 11/02/2025 14:56

1. The site has full planning permission for 14 affordable dwellings. At March 2024, 4 dwellings were under construction and 10 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

No plots completed by 31 December 2024, all plots to be completed in March 2025. They will be complete in the next couple of weeks but awaiting sign off on planning conditions submitted.

2. You previously anticipated that the first dwelling(s) would be completed in February 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

March 2025

3. You previously anticipated that the development would be completed in February 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

March 2025

4. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: NA
 - 1 April 2026 – 31 March 2027: NA
 - 1 April 2027 – 31 March 2028: NA
 - 1 April 2028 – 31 March 2029: NA
 - 1 April 2029 – 31 March 2030: NA
5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

NA

Response 78: Land at Teversham Road, Fulbourn

Note: officers believe that the numbers of dwellings quoted in this response exclude the two show homes that are plots 1 and 2, which are included in the 4 dwellings completed at March 2024.

From: Hill

Sent: Thu 06/02/2025 10:21

1. The site has detailed planning permission for 110 dwellings with public open space. At March 2024, 4 dwellings had been completed, 33 dwellings were under construction and 73 dwellings had not been started.

- a. Which plots had been completed by 31 December 2024?

(5 plots) Plots 3, 16-17, 35, 38

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

(46 plots) Plots 4, 18-20, 27-30, 33-34, 36-37, 39-40, 86-91 and Council houses / apartments 5-15, 21-26, 31-32, 41-47

2. When do you anticipate that the development will be completed?

2026

3. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: (26 plots) 19 private houses plus council apartments 48-54
- 1 April 2026 – 31 March 2027: (31 plots) plots 55-85
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

Response 79: Telford House, 76 Cow Lane, Fulbourn

From: Granville Group

Sent: Tues 11/03/2025 10:54

1. The site has prior approval permission for change of use of office to 11 dwellings. At March 2024, all 11 dwellings were under construction.

- a. Which plots had been completed by 31 December 2024?

0

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

0

2. When do you anticipate that the first dwelling(s) will be completed?

June 2025

3. When do you anticipate that the development will be completed?

August 2025

4. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 11
- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 0
- 1 April 2029 – 31 March 2030: 0

5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

Response 80: South of West Road, Gamlingay

From: BPHA

Sent: Tue 11/02/2025 14:56

1. The site has detailed planning permission for 29 dwellings. A Certificate of Lawfulness to demonstrate that a material start has been made on the permission has been granted by the Council. What progress is being made towards delivery of dwellings on the site?

We have entered a partnership with Hill Construction in order to bring forward new housing schemes effectively.

2. You previously anticipated that construction would start on the first dwelling(s) in April 2025. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

January 2026

3. You previously anticipated that the first dwelling(s) would be completed in April 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

January 2027

4. You previously anticipated that the development would be completed in October 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

October 2027

5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027: 4
 - 1 April 2027 – 31 March 2028: 25
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

NA

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 81: 2 Station Road, Great Shelford

From: Planning Issues

Sent: Mon 20/01/2025 08:58

1. The site has full planning permission for redevelopment to form 39 retirement living apartments for older persons. At March 2024, all 39 dwellings were under construction.

- a. Which plots had been completed by 31 December 2024?

None

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

None

2. You previously anticipated that the first dwelling(s) would be completed in April 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

We would still anticipate that all units would be completed April 2025 and certainly in the year April 2025-March 2026.

3. You previously anticipated that the development would be completed in April 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

We would still anticipate that all units would be completed April 2025 and certainly in the year April 2025-March 2026.

4. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: All units
- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:

5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 82: South of 279 St Neots Road, Hardwick

From: Hill

Sent: Thu 16/01/2025 16:31

1. The site has detailed planning permission for 178 dwellings following the demolition of two existing dwellings. At March 2024, the two existing dwellings had been demolished, 175 dwellings had been completed and 3 dwellings were under construction.

- a. Which plots had been completed by 31 December 2024?

Remaining balance of plots (plots 153, 154, 155).

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

All plots are now finished.

2. You previously anticipated that the development would be completed in August 2024. Has the development been completed? If not, when do you anticipate that the development will be completed?

Development completed.

3. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: 0
 - 1 April 2026 – 31 March 2027: 0
 - 1 April 2027 – 31 March 2028: 0
 - 1 April 2028 – 31 March 2029: 0
 - 1 April 2029 – 31 March 2030: 0
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 83: Former Waste Water Treatment Facility, Cambridge Road, Hauxton

Telephone conversation with Carden Group on Wed 19/02/2025: Advised that remediation works had begun but that these would be appropriate for both permissions.

From: Carden Group

Sent: Wed 19/02/2025 09:47

Further to our telephone conversation, I can advise that the site benefits from two planning permissions: 32 residential units (with all conditions and reserved matters approved); and a commercial life science scheme. At present it is likely that the commercial scheme will be built.

The questions sent to Carden Group were:

1. The site has reserved matters planning permission for 32 dwellings. However, the site also has an alternative outline planning permission for office and laboratory floorspace. You have previously advised that the landowner is considering options due to the high costs of land remediation. What progress is being made towards the delivery of dwellings on this site?
2. We understand that land remediation needs to be carried out before the site can be developed for housing. Has work started on remediating the land? If not, when do you anticipate that the remediation works will be undertaken?
3. When do you anticipate construction will start on the first dwelling(s)?
4. When do you anticipate that the first dwelling(s) will be completed?
5. When do you anticipate that the development will be completed?
6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 84: Wellcome Genome Campus, Hinxton

From: David Lock

Sent: Wed 19/02/2025 13:04

1. The site has outline planning permission for a mixed use development comprising of: up to 150,000 sqm of employment uses, up to 1,500 residential dwellings (including Houses in Multiple Occupation), and supporting uses. Parcel A has reserved matters permission for 83 dwellings. What progress is being made towards delivery of dwellings on the site?

The following provides an update on progress towards the delivery of these units:

1. A programme of significant highway improvements to the A1301 and access into the site are now largely complete, this has involved significant utilities works which are nearly complete. Access to the Expansion land can now be achieved. Considerable site preparation works have been undertaken including substantial tree translocation, early buffer planting and drainage works, all which have helped prepare the site for the first parcels.
 2. An enabling works approval was secured in 2024 and will facilitate the creation of haul routes and contractor compounds – these works are due to commence imminently to mobilise the site.
 3. The Phase 1 infrastructure works are approved and the works are currently out to contractors – a contractor is to be appointed imminently. These works will start in Q2 2025 to provide access, utilities and drainage to parcels and create the wider green infrastructure.
 4. The Parcel A reserved matters application is approved and is also currently out to the contractor market - a contractor is due to be appointed imminently for the Parcel A works. Construction works relating to this Parcel are due to start on site in July 2025 and will continue during 2025, 2026 and the Q1 of 2027.
-
2. Detailed planning permissions have been approved for some initial infrastructure, including for enabling works, new site accesses and bridges, and improvements to the A1301. However, further reserved matters applications are expected for on-site infrastructure. What is your anticipated programme for the submission of applications, discharge of conditions and the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
 - a) Have the necessary reserved matters applications for initial on-site infrastructure been submitted? If not, when do you anticipate that a reserved matters planning application(s) for initial on-site infrastructure will be submitted?

This is the Phase 1 Infrastructure referred to above which is now approved.

- b) Has construction started on the initial on-site infrastructure? If not, when do you anticipate that construction of initial on-site infrastructure will start on site?

It is due to commence in Q2 2025.

- c) You previously anticipated that the initial on-site infrastructure would be phased but the first elements would be completed in 2025-2026. Is that still your intention? If not, when do you anticipate that the initial on-site infrastructure will be completed?

The first components of infrastructure are still scheduled to complete in 2026, and will be on a phased basis.

3. What is your anticipated programme for the delivery of the dwellings on Parcel A? In particular:

- a. When do you anticipate that construction will start on the first dwelling(s) on this parcel?

Construction will start in July 2025 on Parcel A.

- b. You previously anticipated that the first dwelling(s) on this parcel will be completed in 2026. Is that still your intention? If not, when do you anticipate that the first dwelling(s) on this parcel will be completed?

It is anticipated that the first completions will be 2026 / 27 and delivered on a phased basis.

- c. You previously anticipated that this parcel will be completed in 2026. Is that still your intention? If not, when do you anticipate that this parcel will be completed?

It is anticipated to be completed and occupied during 2027.

4. What is your anticipated programme for the delivery of the second phase of dwellings? In particular:

- a. When do you anticipate that a reserved matters planning application(s) for the second phase of dwellings will be submitted?

it is anticipated that this will be submitted in 2026.

- b. You previously anticipated that the second phase of residential development would include about 290 dwellings on parcels E, F and G. Is that still your

intention? If not, how many dwellings do you anticipate the second phase will accommodate?

It is anticipated that a second phase will be circa 250 units (subject to detailed design)

- c. When do you anticipate that construction will start on the first dwelling(s) on this second phase?

It is anticipated that construction will commence in 2026

- d. When do you anticipate that the first dwelling(s) on the second phase will be completed?

It is anticipated that the second phase will be completed in 2027/28

- e. When do you anticipate that the second phase of dwellings will be completed?

It is anticipated to be completed in 2029. Whilst this delivery is slower than anticipated, the timely delivery of residential units remains paramount. A Lettings Strategy has now been approved by SCDC and it is important to ensure that residential delivery meets the requirements of future occupiers and thus the mix of units to be delivered will be informed by R&T (research and translation – life sciences) buildings and their occupiers as they come forward.

5. What is your anticipated programme for the delivery of subsequent phases of dwellings? In particular:

- a. When do you anticipate that a reserved matters planning application(s) will be submitted for each phase?

It is still anticipated that residential reserved matters applications will be submitted to enable consistent residential delivery of circa 200 units per annum following the second phase above.

- b. How many dwellings do you anticipate each phase will accommodate?

As above – it is anticipated to enable delivery of circa 200 units per annum, each 'phase' will be parcel capacity led and may differ

- c. When do you anticipate that construction will start on the first dwelling(s) for each phase?

Please see response above

- d. When do you anticipate that the first dwelling(s) in each phase will be completed?

Please see response above

- e. When do you anticipate that each phase of dwellings will be completed?

Please see response above

6. You previously advised that circa 200 dwellings per year will be completed on this development. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on this development?

This is still the intention

7. What are the anticipated completions for each of the next five years on this development?
- 1 April 2025 – 31 March 2026: 0
 - 1 April 2026 – 31 March 2027: 83
 - 1 April 2027 – 31 March 2028: 100
 - 1 April 2028 – 31 March 2029: 150
 - 1 April 2029 – 31 March 2030: 200
8. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Yes

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The intention is to ensure that the Wellcome Genome Campus Expansion delivers residential units alongside R&T space, to allow these to be provided to Campus workers in line with the 'Sales and Lettings Strategy' submitted as part of the development's S106 obligations. As noted above, it is important that the delivery of residential units meet the needs of future occupiers and so will respond to R&T buildings and their occupiers as they come forward.

Response 85: Land north and south of Bartlow Road, Linton

From: Abbey Developments

Sent: Thu 16/01/2025 15:51

1. The site has detailed planning permission for 55 dwellings. At March 2024, 43 dwellings had been completed and 12 dwellings were under construction.
 - a. Which plots had been completed by 31 December 2024?

All 55 plots have been completed.

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that the development would be completed in October 2024. Has the development been completed? If not, when do you anticipate that the development will be completed?
3. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 86: Sheen Farm, Royston Road, Litlington

From: Accent

Sent: Wed 22/01/2025 16:40

1. This site has full planning permission for the demolition of the existing farmhouse and erection of 22 dwellings. At March 2024, the existing dwelling had been demolished, 21 new dwellings had been completed and 1 new dwelling had not been started.

- a. Which plots had been completed by 31 December 2024?

All 22 plots have now been completed.

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

None remaining.

2. You previously anticipated that the development would be completed in June 2024. Has the development been completed? If not, when do you anticipate that the development will be completed?

The scheme has encountered delays relating to permissions for road layouts and drainage. Final Completion is now anticipated for early Summer 2025.

3. What are the anticipated completions for each of the next five years on this development?

No further completions.

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

No further completions.

Response 87: Land at and to the rear of 30 and 32 New Road, Over

From: Hayfield Homes

Sent: Thu 30/01/2025 08:49

1. The site has detailed planning permission for the demolition of 2 dwellings and the erection of 44 new dwellings. At March 2024, the existing 2 dwellings had been demolished, 4 new dwellings had been completed and 40 new dwellings were under construction.

- a. Which plots had been completed by 31 December 2024?

Plots 1, 3, 4, 5, 7, 8, 9, 10 and 40.

- b. Which plots are anticipated to be completed between 1 January and 31 March 2025?

Plots 6, 18 and 36.

2. You previously anticipated that the development would be completed by March 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

No, completion now anticipated in Q4 2025.

3. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 32
- 1 April 2026 – 31 March 2027: n/a
- 1 April 2027 – 31 March 2028: n/a
- 1 April 2028 – 31 March 2029: n/a
- 1 April 2029 – 31 March 2030: n/a

4. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

n/a

Response 88: Land between 66-68 Common Lane, Sawston

From: Carter Jonas

Sent: Wed 19/02/2025 11:33

It is hoped that development will commence on site later this year. I imagine that all 10 dwellings will be delivered late 2026 / early 2027.

The questions sent to Carter Jonas were:

1. The site has detailed planning permission for 10 dwellings. A material start has been made on site and therefore the planning permission remains extant. What progress is being made towards delivery of dwellings on the site?
2. You previously anticipated that construction would start on the first dwelling(s) in 2024. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?
3. You previously anticipated that the first dwelling(s) would be completed in late 2025. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
4. You previously anticipated that the development would be completed in early 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?
5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 89: Land between Haverhill Road and Hinton Way, Stapleford

From: Rangeford Villages

Sent: Wed 29/01/2025 15:20

Sections	Forecast Completion	No. Units
Section 1 (Blocks A, B, C, D, E)	31-May-25	61
Section 2 (Blocks F, G, H)	31-Jul-25	30
Section 3 (Blocks K, I)	31-Aug-25	16
Section 4 (I, J, Bungalows)	30-Sep-25	40
Total	-	147

The questions sent to Rangeford Villages were:

1. The site has detailed planning permission for a retirement village comprising of 147 dwellings for older people and a pavilion including café, bar, restaurant, and wellness centre, and open space. At March 2024, 87 dwellings were under construction and 60 dwellings had not been started.
 - a. Which plots had been completed by 31 December 2024?
 - b. Which plots are anticipated to be completed between 1 January and 31 March 2025?
2. You previously anticipated that the first dwelling(s) will be completed in March 2025. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed on the site?
3. You previously anticipated that the development would be completed in July 2025. Is that still your intention? If not, when do you anticipate that the development will be completed?
4. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

Response 90: Land rear of 130 Middlewatch, Swavesey

From: BPHA

Sent: Tue 11/02/2025 14:56

1. The site has detailed planning permission for the demolition of an existing dwelling and erection of 70 dwellings. A Certificate of Lawfulness to demonstrate that a material start has been made on the permission has been granted by the Council. At March 2024, the existing dwelling had been demolished, and all 70 new dwellings had not been started. What progress is being made towards delivery of dwellings on the site?
2. You previously anticipated that construction would start on the first dwelling(s) in early 2025. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

July 2025

3. When do you anticipate that the first dwelling(s) will be completed?

July 2026

4. When do you anticipate that the development will be completed?

Jan 2028

5. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026: 0
 - 1 April 2026 – 31 March 2027: 35
 - 1 April 2027 – 31 March 2028: 35
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 91: Land north of 39A Station Road West, Whittlesford Bridge

From: Logic Planning

Sent: Wed 19/02/2025 10:48

The owner is considering options going forward.

The questions sent to Logic Planning were:

1. The site has full planning permission for the demolition of existing buildings (including a dwelling) and the construction of 48 dwellings, which was approved in April 2024. What progress is being made towards delivery of dwellings on the site?
2. We understand that land remediation needs to be carried out before the site can be developed for housing.
 - a. Has work started on remediating the land?
 - b. If not, when do you anticipate that the remediation will be undertaken?
 - c. When will the site become available for housing?
3. What are your intentions regarding securing a developer to bring forward the delivery of housing on this site?
4. You previously anticipated that construction would start on the first dwelling(s) in summer 2025. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?
5. You previously anticipated that the first dwelling(s) would be completed in early 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
6. You previously anticipated that the development would be completed in early 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?
7. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:

8. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 92: Land south of 1b Over Road, Willingham

From: Accent

Sent: Wed 26/02/2025 13:10

1. The site has detailed planning permission for erection of 26 dwellings. At March 2024, all 26 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Works began on site in early November 2024.

2. We have noted that a material start needed to be made on site by November 2024 for the planning permission to remain extant. Has a material start been made so that this planning permission remains extant?

Yes, as above and confirmed to LPA.

3. What are your intentions regarding securing a developer to bring forward the delivery of this site?

In contract and on site

4. When do you anticipate that construction will start on the first dwelling(s)?

November 2024

5. When do you anticipate that the first dwelling(s) will be completed?

November 2025

6. When do you anticipate that the development will be completed?

March 2026

7. What are the anticipated completions for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 26
- 1 April 2026 – 31 March 2027: -
- 1 April 2027 – 31 March 2028: -
- 1 April 2028 – 31 March 2029: -
- 1 April 2029 – 31 March 2030: -

8. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

N/A

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None

Response 93: Former Hotel Felix, Whitehouse Lane, Cambridge

From: Kyn

Sent: Fri 28/02/2025 15:22

1. The site has full planning permission for demolition of existing buildings and the erection of a care home. The development will provide 80 bedrooms. At March 2024, no construction had started on site. What progress has been made towards the delivery of bedrooms on the site?

The detailed design work and tendering is underway prior to construction start.

2. When do you anticipate that construction will start on the first bedroom(s)?

Construction likely Q1 2026

3. When do you anticipate that the first bedroom(s) will be completed?

Likely Q2 2028

4. When do you anticipate that the development will be completed?

As above – all completed at same time end of Q4 2027.

It's a care home in one building so the construction would finish Q4 2027, followed by registration and fit out so first and all rooms available Q2 2028. Occupancy of all beds would be over a 2 year period.

5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 40
- 1 April 2029 – 31 March 2030: 40

Occupation, complete all at the start.

6. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.

No more build or completions but continual lease-up of bedrooms on a rolling basis 30% per year as people pass away

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

N/A

Response 94: 1 Edmund Close, Milton

No response has been received from Bright Architectural Solutions.

The questions sent to Bright Architectural Solutions were:

1. The site has full planning permission for renovation of the existing care home to provide accessible ensuite bedrooms, which was approved in November 2024. The development will result in the loss of 6 existing bedrooms and the creation of 4 new bedrooms. What progress has been made towards the delivery of this planning permission?
2. When do you anticipate that construction will start on the renovation?
3. When do you anticipate that the development will be completed?
4. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
5. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Unallocated Sites with Resolution to Grant Planning Permission

Response 95: 35 Milton Road, Cambridge

From: Carter Jonas

Sent: Wed 19/02/2025 11:34

We still await the formal Decision Notice here. Work should commence on site here in early 2026 and I would envisage the units being delivered late 2027/early 2028.

The questions sent to Carter Jonas were:

1. The Council's planning committee in November 2024 approved a full planning application for demolition of existing two houses and mixed use redevelopment of 4 dwellings and 7 flats with ground floor commercial space. What progress is being made towards delivery of dwellings on the site?
2. What are your intentions regarding securing a developer to bring forward the delivery of this site?
3. When do you anticipate that construction will start on the first dwelling(s)?
4. When do you anticipate that the first dwelling(s) will be completed?
5. When do you anticipate that the development will be completed?
6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 96: Land adjacent to School Hill, Histon

No response has been received from Carter Jonas.

The questions sent to Carter Jonas were:

1. The Council's planning committee in December 2024 approved a full planning application for first and second floor extensions above the existing ground floor commercial premises (Use Class E) and Library (Use Class F1(d)) to create 15 residential apartments and commercial units (Use Class E), subject to the completion of a s106 agreement. What progress is being made towards delivery of dwellings on the site?
2. What are your intentions regarding securing a developer to bring forward the delivery of this site?
3. When do you anticipate that construction will start on the first dwelling(s)?
4. When do you anticipate that the first dwelling(s) will be completed?
5. When do you anticipate that the development will be completed?
6. What are the anticipated completions for each of the next five years on this development?
 - 1 April 2025 – 31 March 2026:
 - 1 April 2026 – 31 March 2027:
 - 1 April 2027 – 31 March 2028:
 - 1 April 2028 – 31 March 2029:
 - 1 April 2029 – 31 March 2030:
7. Are the anticipated completions for 2030-2031 onwards at the same build out rate as anticipated in 2029-2030? If not, please provide anticipated completions for each year.
8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Appendix E: Small Sites of 9 dwellings or less with planning permission

- E.1. Figures 17, 18, 20 and 21 (below) provide a list of the small sites of 9 dwellings or less with planning permission at 31 March 2024 in Cambridge and South Cambridgeshire. Figures 19 and 22 (below) provide a list of the small sites of 9 dwellings or less with planning permission approved between 1 April and 31 December 2024 in Cambridge and South Cambridgeshire.
- E.2. Any small sites included in Figures 18 and 21 that will lapse by 31 March 2025 due to either no reserved matters planning application being submitted or no material start having been made on site have been reviewed. If the Council has been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. The remaining small sites in Figures 18 and 21, and the small sites in Figures 19 and 22, have then been discounted for non-delivery to take account of planning permissions that will lapse in future years.
- E.3. Together these figures are used to calculate the figures for the small sites of 9 dwellings or less already under construction and not under construction that are included in the Greater Cambridge housing trajectory.

Figure 17: Cambridge – Small Sites of 9 dwellings or less with planning permission already under construction at 31 March 2024

The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/0NNNN/YY to YY/NNNN and C/0NNNN/YY to YY/0NNNN for those with a year (YY) of 21, 22, 23 or 24.

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)
Land rear of 29-31 Peverel Road, Cambridge	Abbey	C/01221/19	Full	1	0	1	0
25 Rawlyn Road, Cambridge	Abbey	C/05590/22	Full	1	0	1	0
21 High Street, Cherry Hinton	Cherry Hinton	C/03611/23	Full	2	0	2	0
Land rear of 208 and 210 Queen Ediths Way, Cambridge	Cherry Hinton	C/05070/22	Full	8	0	8	0
134 Perne Road, Cambridge	Coleridge	C/00440/18	Full	1	0	1	0
Land adjacent to 1 Greville Road, Cambridge	Coleridge	C/01157/22	Full	2	0	2	0
Land adjacent to 136 Perne Road, Cambridge	Coleridge	C/03555/22	Full	1	0	1	0
46 Perne Road, Cambridge	Coleridge	C/05049/22	Full	2	0	2	0
70 Water Street, Cambridge	East Chesterton	C/02008/22	Full	3	0	3	0
38 High Street, Chesterton	East Chesterton	C/03838/20	Full	2	-1	0	3
196 Green End Road, Cambridge	East Chesterton	C/05100/22	Full	9	0	9	0
45 Kings Hedges Road, Cambridge	King's Hedges	C/03617/23	Full	2	0	2	0
17 and 17A Emmanuel Road, Cambridge	Market	C/00393/21	Full	0	0	0	0
14-17 Regent Terrace, Cambridge	Market	C/03418/20	Full	6	0	6	0

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)
Ashton House, Newnham Road, Cambridge	Newnham	C/01495/22	Full	0	0	0	0
16 Cranmer Road, Cambridge	Newnham	C/03072/20	Full	0	-1	1	0
36 Wilberforce Road, Cambridge	Newnham	C/04076/20	Full	0	-1	1	0
Land adjacent to 6 Pearce Close, Cambridge	Newnham	C/04715/20	Full	1	0	1	0
26 Barton Road, Cambridge	Newnham	C/04976/22	Full	-1	0	-1	0
19 Sleaford Street, Cambridge	Petersfield	C/00169/12	Full	1	0	1	0
1 Fitzwilliam Road, Cambridge	Petersfield	C/01141/19	Full	3	0	3	0
Boltons Warehouse, 23 Tenison Road, Cambridge	Petersfield	C/01475/19	Prior Notification	1	0	1	0
12-14 Holbrook Road, Cambridge	Queen Edith's	C/02606/20	Full	1	0	1	0
48 Cavendish Avenue, Cambridge	Queen Edith's	C/02630/23	Full	0	0	-1	1
4 Uphall Road, Cambridge	Romsey	C/01570/23	Full	0	0	0	0
157 Coldhams Lane, Cambridge	Romsey	C/02745/22	Full	1	0	1	0
163-167 Mill Road, Cambridge	Romsey	C/03622/21	Prior Notification	4	0	4	0
24 Newton Road, Cambridge	Trumpington	C/01022/22	Full	0	-1	1	0
3 Ferry Path, Cambridge	West Chesterton	C/03239/21	Full	1	0	1	0
Total	-	-	-	52	-4	52	4

Figure 18: Cambridge – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2024

The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/0NNNN/YY to YY/NNNN and C/0NNNN/YY to YY/0NNNN for those with a year (YY) of 21, 22, 23 or 24.

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
666 Newmarket Road, Cambridge	Abbey	C/01359/23	Full	0	0	0	0	-
538 Newmarket Road, Cambridge	Abbey	C/01416/22	Full	2	0	0	2	-
20 Norton Close, Cambridge	Abbey	C/01760/22	Full	1	0	0	1	-
68 Whitehill Road, Cambridge	Abbey	C/01820/23	Full	1	0	0	1	-
36 Peverel Road, Cambridge	Abbey	C/03413/22	Full	1	0	0	1	-
177-181 Newmarket Road, Cambridge	Abbey	C/04045/22	Full	4	0	0	4	-
588 Newmarket Road, Cambridge	Abbey	C/04811/23	Full	1	0	0	1	-
Land at Tedder Way, Cambridge	Arbury	C/00440/22	Full	1	0	0	1	-
1 Blackhall Road, Cambridge	Arbury	C/03966/20	Full	2	0	0	2	Not lapsed. Evidence suggests that a start has been made on site.
39 Cockerell Road, Cambridge	Arbury	C/04550/23	Full	1	0	0	1	-
68 Garden Walk, Cambridge	Arbury	C/04561/22	Full	0	0	0	0	-
Land at 38 Darwin Drive, Cambridge	Arbury	C/04953/23	Full	1	0	0	1	-
62 Oxford Road, Cambridge	Castle	C/00003/22	Full	1	0	0	1	-
Land south east of 72 Canterbury Street, Cambridge	Castle	C/01304/22	Full	1	0	0	1	-

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Land rear of 1 Priory Street, Cambridge	Castle	C/02030/22	Full	1	0	0	1	-
68-70 Castle Street, Cambridge	Castle	C/04538/23	Prior Notification	2	0	0	2	-
45 Leete Road, Cambridge	Cherry Hinton	C/00455/23	Full	0	0	0	0	-
147 High Street, Cherry Hinton	Cherry Hinton	C/02033/23	Full	2	0	0	2	-
562 Coldhams Lane, Cambridge	Cherry Hinton	C/03377/23	Outline	1	0	0	1	-
145 Perne Road, Cambridge	Coleridge	C/00199/23	Full	3	0	0	3	-
5 Davy Road, Cambridge	Coleridge	C/00442/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
338 Cherry Hinton Road, Cambridge	Coleridge	C/01144/22	Full	2	0	0	2	-
199-201 Cherry Hinton Road, Cambridge	Coleridge	C/01478/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Garage adjacent to 1 Rustat Road, Cambridge	Coleridge	C/02882/22	Full	1	0	0	1	-
208-208A Cherry Hinton Road, Cambridge	Coleridge	C/02936/22	Full	2	0	0	2	-
42 Birdwood Road, Cambridge	Coleridge	C/03759/23	Full	1	0	0	1	-
Rear of 56 Cherry Hinton Road, Cambridge	Coleridge	C/04257/23	Full	7	0	0	7	-
31 Gisborne Road, Cambridge	Coleridge	C/05148/22	Full	0	0	0	0	-
286 Cherry Hinton Road, Cambridge	Coleridge	C/05304/22	Full	0	0	0	0	-

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
1 Maitland Avenue, Cambridge	East Chesterton	C/00284/21	Full	2	0	0	2	Some discharge of conditions approved, therefore assumed not lapsed.
157 Green End Road, Cambridge	East Chesterton	C/00469/22	Full	1	0	0	1	-
Land adjacent to 97 Kendal Way, Cambridge	East Chesterton	C/00996/22	Full	1	0	0	1	-
The White House, 72 Fen Road, Cambridge	East Chesterton	C/01013/23	Full	1	0	0	1	-
Land rear of 190 Green End Road, Cambridge	East Chesterton	C/01791/21	Full	1	0	0	1	-
Land rear of 69 Green End Road, Cambridge	East Chesterton	C/02171/23	Full	1	0	0	1	-
3-5 Fen Road, Cambridge	East Chesterton	C/03855/22	Outline	2	0	0	2	-
Former The Jenny Wren, 80 Campkin Road, Cambridge	King's Hedges	C/00278/22	Full	9	0	0	9	-
Land adjacent to The Ship, Northfield Avenue, Cambridge	King's Hedges	C/01579/23	Full	9	0	0	9	-
32 Ramsden Square, Cambridge	King's Hedges	C/01837/22	Full	1	0	0	1	-
346 Milton Road, Cambridge	King's Hedges	C/01971/22	Full	1	0	0	1	-
315 Milton Road, Cambridge	King's Hedges	C/02162/22	Full	0	0	0	0	-
Land rear of 368-370 Milton Road, Cambridge	King's Hedges	C/03508/21	Full	2	0	0	2	-

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
127 Kings Hedges Road, Cambridge	King's Hedges	C/03781/22	Full	1	0	0	1	-
84 Ramsden Square, Cambridge	King's Hedges	C/04865/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
36 Amwell Road, Cambridge	King's Hedges	C/05472/22	Full	2	0	0	2	-
1A Botolph Lane, Cambridge	Market	C/00065/22	Full	2	0	0	2	-
15 & 16 Emmanuel Road, Cambridge	Market	C/01541/22	Full	2	0	0	2	-
Commercial unit adjacent to 1 Prospect Row, Cambridge	Market	C/01784/22	Full	1	0	0	1	-
13-14 Burleigh Street, Cambridge	Market	C/01966/23	Prior Notification	2	0	0	2	-
73 Newmarket Road, Cambridge	Market	C/02969/22	Full	9	0	0	9	-
Basement Flat, 4 St Peters Terrace, Cambridge	Market	C/03037/22	Full	-1	0	0	-1	-
1-2 Victoria Street, Cambridge	Market	C/03699/23	Full	2	0	0	2	-
4-5 Bene't Place, Lensfield Road, Cambridge	Market	C/04579/22	Full	2	0	0	2	-
28 and 29 Portugal Place, Cambridge	Market	C/04834/21	Full	-1	-	-	-	Unable to identify a material start therefore assume lapsed.
11 Hinton Avenue, Cambridge	Queen Edith's	C/00197/22	Full	1	0	0	1	-
101 Beaumont Road, Cambridge	Queen Edith's	C/01309/23	Full	0	0	0	0	-

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Land adjacent to 39 Hills Avenue, Cambridge	Queen Edith's	C/01366/23	Full	4	0	0	4	-
111-113 Queen Ediths Way, Cambridge	Queen Edith's	C/01411/22	Outline	1	-	-	-	Replaced by 24/00245/REM in Figure 19.
45 Nightingale Avenue, Cambridge	Queen Edith's	C/01538/21	Full	-1	0	0	-1	Not lapsed. Evidence suggests that the dwelling has been demolished.
155 Hills Road, Cambridge	Queen Edith's	C/01846/23	Full	4	0	0	4	-
160 Blinco Grove, Cambridge	Queen Edith's	C/01855/22	Full	1	0	0	1	-
157 Mowbray Road, Cambridge	Queen Edith's	C/01946/22	Full	1	0	0	1	-
1A Fendon Road, Cambridge	Queen Edith's	C/02067/22	Full	8	0	0	8	-
5 Hinton Avenue, Cambridge	Queen Edith's	C/02094/23	Full	1	0	0	1	-
173 Queen Ediths Way, Cambridge	Queen Edith's	C/02532/22	Full	1	0	0	1	-
15 Tillyard Way, Cambridge	Queen Edith's	C/02862/21	Full	2	0	0	2	-
Edeva Court, Cambridge	Queen Edith's	C/03076/22	Full	3	-	-	-	Replaced by 24/01604/FUL in Figure 19.
The Pelican Preparatory School, 92 Glebe Road, Cambridge	Queen Edith's	C/03768/23	Full	-1	0	0	-1	-
23 Wulfstan Way, Cambridge	Queen Edith's	C/03782/23	Reserved Matters	1	0	0	1	-
136 Mowbray Road, Cambridge	Queen Edith's	C/04180/22	Full	1	0	0	1	-
27 Wulfstan Way, Cambridge	Queen Edith's	C/04921/22	Reserved Matters	1	0	0	1	-

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
72-74 St Philips Road, Cambridge	Romsey	C/00265/22	Outline	1	0	0	1	-
159 Vinery Road, Cambridge	Romsey	C/01014/23	Full	3	0	0	3	-
Land at Trefoil Terrace, Budleigh Close, Cambridge	Romsey	C/04244/20	Full	1	0	0	1	Some discharge of conditions approved, therefore assumed not lapsed.
34 Barrow Road, Cambridge	Trumpington	C/01229/20	Full	0	0	0	0	-
Land at 14-16 Hauxton Road, Cambridge	Trumpington	C/01281/22	Outline	1	-	-	-	Replaced by 24/03954/REM in Figure 19.
Mackery End, Gazeley Road, Cambridge	Trumpington	C/01320/23	Full	0	0	0	0	-
25B Bishops Road, Cambridge	Trumpington	C/01609/20	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
71-73 Bishops Road, Cambridge	Trumpington	C/02782/22	Full	0	0	0	0	-
Land at 134 Shelford Road, Cambridge	Trumpington	C/04379/22	Outline	1	0	0	1	-
79 Long Road, Cambridge	Trumpington	C/04584/23	Full	0	0	0	0	-
10 De Freville Avenue, Cambridge	West Chesterton	C/00279/22	Full	1	0	0	1	-
10 Milton Road, Cambridge	West Chesterton	C/01003/22	Full	2	0	0	2	-
Land rear of 109 Milton Road, Cambridge	West Chesterton	C/02200/22	Full	1	0	0	1	-
52 Alpha Road, Cambridge	West Chesterton	C/04538/22	Full	1	0	0	1	-

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Total	-	-	-	135	0	0	127	A lapse rate of 15% for non delivery has been applied, therefore 108 dwellings anticipated from these sites.

Figure 19: Cambridge – Small Sites of 9 dwellings or less with planning permission approved between 1 April and 31 December 2024

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
7 Thorleye Road, Cambridge	Abbey	24/01141/FUL	Full	0
Oakley Lodge, 627-631 Newmarket Road, Cambridge	Abbey	24/01227/FUL	Full	1
23 The Westering, Cambridge	Abbey	24/02669/FUL	Full	0
39 Cockerell Road, Cambridge	Arbury	24/00833/CL2PD	Certificate of Lawfulness	0
24 Mere Way, Cambridge	Arbury	24/01706/FUL	Full	1
217 Arbury Road, Cambridge	Arbury	24/03242/FUL	Full	0
72 Stretten Avenue, Cambridge	Arbury	24/03409/FUL	Full	1
15-17 Castle Street, Cambridge	Castle	24/00128/PRIOR	Prior Notification	3
28 Huntingdon Road, Cambridge	Castle	24/02062/FUL	Full	1
127 Cherry Hinton Road, Cambridge	Coleridge	24/01666/PRIOR	Prior Notification	2
127 Cherry Hinton Road, Cambridge	Coleridge	24/02039/PRIOR	Prior Notification	1
218 Cherry Hinton Road, Cambridge	Coleridge	24/02251/PRIOR	Prior Notification	1
195 Perne Road, Cambridge	Coleridge	24/02950/FUL	Full	6
332-334A Cherry Hinton Road, Cambridge	Coleridge	24/03719/FUL	Full	-1
380 Milton Road, Cambridge	East Chesterton	23/03942/FUL	Full	1
Stable House, Fen Road, Cambridge	East Chesterton	24/01458/FUL	Full	1
2 Scotland Close, Cambridge	East Chesterton	24/01783/FUL	Full	0
9 Kendal Way, Cambridge	East Chesterton	24/02113/CL2PD	Certificate of Lawfulness	0
Roebuck House and 22 Ferry Lane, Cambridge	East Chesterton	24/02120/FUL	Full	0
452 Milton Road, Cambridge	East Chesterton	24/02752/FUL	Full	0
Land adjacent to 33 Jolley Way, Cambridge	King's Hedges	24/01621/FUL	Full	1
27 Hawkins Road, Cambridge	King's Hedges	24/03157/FUL	Full	1
67 Regent Street, Cambridge	Market	24/01519/PRIOR	Prior Notification	2
17-19 Willow Walk, Cambridge	Market	24/01602/FUL	Full	9
2 and 3 Park Parade, Cambridge	Market	24/01700/FUL	Full	-1
Rectory Farm, Madingley Road, Cambridge	Newnham	24/02481/FUL	Full	0
198 Queen Ediths Way, Cambridge	Queen Edith's	22/05556/FUL	Full	3
Orchard House, Fendon Close, Cambridge	Queen Edith's	23/03568/FUL	Full	1
111-113 Queen Ediths Way, Cambridge	Queen Edith's	24/00245/REM	Reserved Matters	1
237 Hills Road, Cambridge	Queen Edith's	24/01360/FUL	Full	0
Edeva Court, Cambridge	Queen Edith's	24/01604/FUL	Full	4

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land at 4 Cavendish Avenue, Cambridge	Queen Edith's	24/02574/FUL	Full	1
126 Queen Ediths Way, Cambridge	Queen Edith's	24/02838/FUL	Full	-1
64 Cromwell Road, Cambridge	Romsey	23/02487/FUL	Full	1
261 Mill Road, Cambridge	Romsey	23/03741/FUL	Full	1
15 High Street, Trumpington	Trumpington	23/04434/FUL	Full	0
Land rear of 33-39 Paget Road, Cambridge	Trumpington	24/00973/FUL	Full	4
62 Byron Square, Cambridge	Trumpington	24/02187/FUL	Full	0
26 Foster Road, Cambridge	Trumpington	24/02836/FUL	Full	0
Land at 14-16 Hauxton Road, Cambridge	Trumpington	24/03954/REM	Reserved Matters	1
Mayflower House, Manhattan Drive, Cambridge	West Chesterton	23/02127/FUL	Full	8
33 Sandy Lane, Cambridge	West Chesterton	24/00418/CLUED	Certificate of Lawfulness	2
104 Stretten Avenue, Cambridge	West Chesterton	24/00795/FUL	Full	0
5 Elizabeth Way, Cambridge	West Chesterton	24/01702/CLUED	Certificate of Lawfulness	0
56 Hawthorn Way, Cambridge	West Chesterton	24/01866/CLUED	Certificate of Lawfulness	1
2 Herbert Street, Cambridge	West Chesterton	24/03164/PRIOR	Prior Notification	3
Total	-	-	-	60 A lapse rate of 15% for non-delivery has been applied, therefore 51 dwellings anticipated from these sites.

Figure 20: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission already under construction at 31 March 2024

The format of the planning permission number included in this figure for South Cambridgeshire is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by South Cambridgeshire District Council in its online planning application database by translating S/0NNNN/YY to S/NNNN/YY and S/0NNNN/YY to YY/0NNNN for those with a year (YY) of 21, 22, 23 or 24.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)
7 Back Lane, Barrington	Barrington	S/00898/22	Full	0	-1	1	0
9A Comberton Road, Barton	Barton	S/03831/23	Full	0	-1	1	0
117 The Causeway, Bassingbourn Cum Kneesworth	Bassingbourn cum Kneesworth	S/01810/23	Full	2	0	2	0
41 Fen Road, Bassingbourn	Bassingbourn cum Kneesworth	S/02256/16	Full	0	-1	1	0
Fairways, Toft Road, Bourn	Bourn	S/01954/22	Prior Notification	3	2	1	0
Adjacent to 63 Highfields Road, Caldecote	Caldecote	S/00403/15	Full	2	1	0	1
6 Garstones, Great Cambourne	Cambourne	S/03300/16	Full	2	0	2	0
The Old Barn, St Peters Street, Caxton	Caxton	S/01129/22	Full	1	0	1	0
23 Brockholt Road, Caxton	Caxton	S/03306/20	Full	2	0	2	0
Firs Farm, St Peters Street, Caxton	Caxton	S/05539/22	Reserved Matters	1	0	1	0
38 South Street, Comberton	Comberton	S/02475/22	Full	0	-1	1	0
Land at and rear of 24 High Street, Coton	Coton	S/02161/20	Full	3	-1	4	0
Land rear of 69 Rooks Street, Cottenham	Cottenham	S/02575/20	Full	1	0	1	0
Land rear of 129 High Street, Cottenham	Cottenham	S/03242/23	Full	1	0	1	0
Lingwood Farm, Smithy Fen, Cottenham	Cottenham	S/03460/20	Prior Notification	1	0	1	0

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)
Haelan Feld, Twentypence Road, Cottenham	Cottenham	S/04408/20	Prior Notification	2	0	2	0
Clopton Farm, Lower Road, Croydon	Croydon	S/02581/11	Full	2	0	2	0
Croydon Hill Farm, Croydon Hill, Croydon	Croydon	S/04147/22	Prior Notification	1	0	1	0
Barn at Browns Farm, Boxworth Road, Elsworth	Elsworth	S/04671/21	Prior Notification	2	0	2	0
Land south of 29 Brook Street, Elsworth	Elsworth	S/04791/20	Full	2	0	2	0
Land rear of 27 Cootes Lane, Fen Drayton	Fen Drayton	S/00275/21	Full	1	0	1	0
13 Cootes Lane, Fen Drayton	Fen Drayton	S/02582/15	Full	2	1	1	0
Land rear of 50 Middleton Way, Fen Drayton	Fen Drayton	S/03085/23	Full	1	0	1	0
4 Mill Road, Fen Drayton	Fen Drayton	S/03609/16	Full	1	0	1	0
Land rear of 1 Westfield Road, Fowlmere	Fowlmere	S/00447/21	Reserved Matters	1	0	1	0
Mill Farm, Fowlmere Road, Fowlmere	Fowlmere	S/03105/20	Full	1	0	1	0
Land north east of 8 High Street, Foxton	Foxton	S/01102/99	Full	2	1	1	0
40 Pierce Lane, Fulbourn	Fulbourn	S/04688/20	Full	1	-1	2	0
16 Little Heath, Gamlingay	Gamlingay	S/01075/17	Full	0	-1	1	0
Old Plantation Cottage, Heath Road, Gamlingay	Gamlingay	S/02762/19	Full	1	0	1	0
16 Chalky Road, Great Abington	Great Abington	S/00099/23	Full	1	0	1	0

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)
62 North Road, Great Abington	Great Abington	S/00941/23	Full	0	-1	1	0
Land adjacent to 19 South Road, Great Abington	Great Abington	S/01336/23	Full	1	0	1	0
Land between 2 and 4 High Street, Great Eversden	Great Eversden	S/05008/21	Full	1	0	1	0
Reed House, 1 London Road, Great Shelford	Great Shelford	S/00108/19	Full	1	0	1	0
1 Tunwells Lane, Great Shelford	Great Shelford	S/00416/23	Full	0	-1	1	0
26 Cambridge Road, Great Shelford	Great Shelford	S/01371/22	Full	0	-1	1	0
150 Cambridge Road, Great Shelford	Great Shelford	S/01781/19	Full	4	0	-1	5
40 Leeway Avenue, Great Shelford	Great Shelford	S/04065/21	Full	1	-1	2	0
Lodge Farm, 2 Silver Street, Guilden Morden	Guilden Morden	S/01563/17	Full	1	0	1	0
44 Hall Drive, Hardwick	Hardwick	S/01886/17	Full	1	0	1	0
339 St Neots Road, Hardwick	Hardwick	S/02665/17	Full	2	1	0	1
44 Main Street, Hardwick	Hardwick	S/02935/15	Full	1	0	1	0
62 London Road, Harston	Harston	S/00324/17	Full	0	-1	1	0
106 High Street, Harston	Harston	S/00960/21	Full	1	0	1	0
Land adjacent to 76 High Street, Haslingfield	Haslingfield	S/00029/22	Full	1	0	1	0
2 Barton Road, Haslingfield	Haslingfield	S/05355/21	Full	2	-1	3	0
76 New Road, Haslingfield	Haslingfield	S/05449/22	Full	1	-1	1	1

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)
6A Church Road, Hauxton	Hauxton	S/00171/21	Full	1	0	1	0
1B Park Lane, Histon	Histon	S/03549/21	Full	0	-1	1	0
Barns at Abbey Farm House, Park Lane, Histon	Histon	S/05171/21	Full	2	0	2	0
Kingston Barns, Bourn Road, Kingston	Kingston	S/02274/23	Full	4	0	4	0
129 Waterbeach Road, Landbeach	Landbeach	S/03889/20	Full	0	-1	1	0
Greenhill Farm, Hollow Lane, Linton	Linton	S/00096/98	Reserved Matters	1	0	1	0
25 Rivey Way, Linton	Linton	S/01186/23	Full	1	0	1	0
Rear of 36 and 38 Back Road, Linton	Linton	S/04297/18	Full	1	0	1	0
41 Back Road, Linton	Linton	S/04745/21	Full	0	-1	1	0
Unit 1 and 2 Old Post House, Silver Street, Litlington	Litlington	S/04554/21	Prior Notification	1	0	1	0
53 Harlton Road, Little Eversden	Little Eversden	S/02730/23	Full	0	-1	1	0
The Garage, 66 Main Road, Little Gransden	Little Gransden	S/00660/16	Full	1	0	1	0
77 Hauxton Road, Little Shelford	Little Shelford	S/02579/23	Full	2	0	-1	3
9A Hauxton Road, Little Shelford	Little Shelford	S/03296/22	Full	1	0	1	0
The Green Man, London Road, Six Mile Bottom	Little Wilbraham	S/02928/23	Full	4	0	4	0
24B Orchard Road, Melbourn	Melbourn	S/01658/23	Prior Notification	1	0	1	0
Ruboic The Flint, Newmarket Road, Heydon	Melbourn	S/01692/14	Full	0	-1	0	1
Land rear of 151 to 155 High Street, Melbourn	Melbourn	S/01913/22	Full	1	0	1	0

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)
13 Chiswick End, Meldreth	Meldreth	S/02154/14	Full	1	0	0	1
1 High Street, Milton	Milton	S/02094/22	Full	1	-1	2	0
57 Longstanton Road, Oakington and Westwick	Oakington and Westwick	S/00994/16	Reserved Matters	1	-1	0	2
Poplar Farm, Dry Drayton Road, Oakington and Westwick	Oakington and Westwick	S/01102/23	Prior Notification	1	0	1	0
27-29 Longstanton Road, Oakington and Westwick	Oakington and Westwick	S/01349/12	Full	1	0	0	1
9 Longstanton Road, Oakington and Westwick	Oakington and Westwick	S/03837/23	Full	1	0	1	0
Land rear of 8 Fen End, Over	Over	S/01584/23	Full	1	0	1	0
46 Station Road, Over	Over	S/01648/20	Full	4	-1	5	0
71 Willingham Road, Over	Over	S/03448/22	Full	1	0	1	0
Land north east of Elm Way, Papworth Everard	Papworth Everard	S/01525/23	Full	1	0	1	0
Bourne House, 26B Church Lane, Papworth Everard	Papworth Everard	S/01741/21	Full	2	0	2	0
Studley, The Main Road, Papworth St Agnes	Papworth St Agnes	S/00854/23	Full	0	-1	1	0
Pithayes, 2 Frog End, Shepreth	Shepreth	S/02351/18	Full	1	0	1	0
Sunavon, High Street, Shingay cum Wendy	Shingay cum Wendy	S/04827/18	Full	0	0	0	0
Barns south of Howards Lane, Cardinals Green	Shudy Camps	S/03688/20	Full	1	0	1	0
6 Collier Way, Stapleford	Stapleford	S/01375/22	Full	0	0	-1	1

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)
24 Mingle Lane, Stapleford	Stapleford	S/03686/22	Full	0	-1	1	0
2 Gog Magog Way, Stapleford	Stapleford	S/05612/21	Full	0	-1	1	0
Land rear of 84 Fulbourn Old Drift, Teversham	Teversham	S/02379/22	Full	1	0	1	0
Land rear of 6 Hardwick Road, Toft	Toft	S/01919/21	Full	1	0	1	0
The Travellers Rest, Ely Road, Chittering	Waterbeach	S/00033/21	Full	7	0	7	0
Field View Farm, Chittering Drove, Waterbeach	Waterbeach	S/01336/19	Full	0	-1	1	0
95 Bannold Road, Waterbeach	Waterbeach	S/04834/22	Reserved Matters	4	-1	5	0
73 The Lamb Yard, High Street, West Wrating	West Wrating	S/04689/22	Full	8	-1	9	0
Land off Black Pit Drove, Willingham	Willingham	S/00952/22	Prior Notification	1	0	1	0
The Bungalow, New Farm, Station Road, Longstanton	Willingham	S/01035/22	Prior Notification	1	0	1	0
Land to rear of 17-19A Green Street, Willingham	Willingham	S/01874/07	Reserved Matters	5	3	0	2
Middle Fen Cottage, Earith Road, Willingham	Willingham	S/02621/16	Full	0	-1	0	1
Avon Fields, Haden Way, Willingham	Willingham	S/03191/22	Prior Notification	1	0	1	0
17- 19A Green Street, Willingham	Willingham	S/04529/19	Reserved Matters	2	0	2	0
Slawek Farm, West Fen Road, Willingham	Willingham	S/04643/20	Prior Notification	1	0	1	0
Total	-	-	-	128	-20	128	20

Figure 21: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2024

The format of the planning permission number included in this figure for South Cambridgeshire is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by South Cambridgeshire District Council in its online planning application database by translating S/0NNNN/YY to S/NNNN/YY and S/0NNNN/YY to YY/0NNNN for those with a year (YY) of 21, 22, 23 or 24.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Worsted Lodge, London Road, Old A11, Babraham	Balsham	S/01941/20	Full	1	0	0	1	-
Dotterell Hall, Cambridge Road, Balsham	Balsham	S/03410/23	Full	2	0	0	2	-
Mill Farm Buildings, Linton Road, Balsham	Balsham	S/04543/23	Full	1	0	0	1	-
15 Shepreth Road, Barrington	Barrington	S/00306/23	Full	0	0	0	0	-
7 West Green, Barrington	Barrington	S/03885/21	Full	1	0	0	1	-
Land at 31 Shepreth Road, Barrington	Barrington	S/04447/23	Planning Permission in Principle	1	0	0	1	-
Land between 28 and 63 Kings Grove, Barton	Barton	S/01524/22	Full	1	0	0	1	-
Burwash Manor, School Lane, Barton	Barton	S/02524/21	Full	1	0	0	1	-
1A The Cedars, Bassingbourn	Bassingbourn cum Kneesworth	S/00943/22	Full	1	0	0	1	-
Land adjacent to 56 High Street and on west side of Spring Lane, Bassingbourn	Bassingbourn cum Kneesworth	S/01141/19	Full	4	0	0	4	-
36 Old North Road, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/03498/23	Prior Notification	1	0	0	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
131 The Causeway, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/03644/22	Outline	3	0	0	3	-
32 High Street, Bassingbourn Cum Kneesworth	Bassingbourn cum Kneesworth	S/04137/19	Full	4	-	-	-	Unable to identify a material start therefore assume lapsed.
Land south of The Causeway, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/04153/22	Outline	9	0	0	9	-
The Farmhouse, 90 North End, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/04253/23	Full	1	0	0	1	-
Land west of 183A North End, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/04466/22	Outline	1	0	0	1	-
154 Bridge Street, Whaddon	Bassingbourn cum Kneesworth	S/04929/22	Full	0	0	0	0	-
Golders Farm, Fox Road, Bourn	Bourn	S/00077/23	Prior Notification	1	0	0	1	-
Land between Hillcrest and The Fairways, Toft Road, Bourn	Bourn	S/00197/23	Reserved Matters	1	0	0	1	-
Land at Fairways, Toft Road, Bourn	Bourn	S/00261/23	Outline	1	0	0	1	-
Land adjacent to 133 Caxton End, Bourn	Bourn	S/02816/22	Full	1	-	-	-	Replaced by 24/02024/FUL in Figure 22.
Homecroft, The Drift, Bourn	Bourn	S/03490/22	Full	0	0	0	0	-
44 Gills Hill, Bourn	Bourn	S/04142/23	Full	0	0	0	0	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Network House, St Neots Road, Caldecote	Caldecote	S/02279/23	Prior Notification	7	-	-	-	Replaced by 24/01434/FUL in Figure 22.
42 West Drive, Caldecote	Caldecote	S/03681/21	Full	2	0	0	2	-
Leylands, Highfields Road, Caldecote	Caldecote	S/04283/22	Full	0	0	0	0	-
Land west of Casa D Foseta, St Neots Road, Caldecote	Caldecote	S/04460/22	Full	2	0	0	2	-
Land to rear of 4 and 6 East Drive, Caldecote	Caldecote	S/04523/23	Full	2	0	0	2	-
Manor Farm, Main Street, Caldecote	Caldecote	S/04543/19	Full	1	0	0	1	-
Land at Damms Pastures, Caldecote	Caldecote	S/05053/20	Full	1	0	0	1	Some discharge of conditions approved, therefore assume not lapsed.
Oak Tree Cottage, St Neots Road, Cambourne	Cambourne	S/03802/22	Outline	5	-	-	-	Replaced by 24/01574/REM in Figure 22.
Land south of Willingham Green Road, Carlton	Carlton	S/02932/23	Outline	4	0	0	4	-
Oakview Barn, Camps End, Castle Camps	Castle Camps	S/02736/20	Full	1	0	0	1	-
Barn south of Westoe Farm, Camps Road, Bartlow	Castle Camps	S/02937/23	Prior Notification	1	0	0	1	-
1 Park Lane, Castle Camps	Castle Camps	S/03200/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Barn adjacent to Mascals Barn, Olmstead Green, Castle Camps	Castle Camps	S/03260/21	Prior Notification	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Land south of Coopers Farm, Olmstead Green, Castle Camps	Castle Camps	S/03475/21	Full	1	0	0	1	-
Land at 2 Homers Lane, Castle Camps	Castle Camps	S/04397/23	Prior Notification	1	0	0	1	-
Land at St Peters Street, Caxton	Caxton	S/04704/20	Outline	9	-	-	-	Replaced by 24/01817/REM in Figure 22.
Land adjacent to 245 Barton Road, Comberton	Comberton	S/01308/23	Outline	1	-	-	-	Replaced by 24/01014/REM in Figure 22.
Land rear of 64 Barton Road, Comberton	Comberton	S/02337/22	Full	1	0	0	1	-
94 Swaynes Lane, Comberton	Comberton	S/02468/23	Outline	1	0	0	1	-
254 Barton Road, Comberton	Comberton	S/03294/23	Full	0	0	0	0	-
5 Green End, Comberton	Comberton	S/03716/23	Full	1	0	0	1	-
Land rear of 2 Hines Lane, Comberton	Comberton	S/05069/21	Full	1	0	0	1	Some discharge of conditions approved, therefore assume not lapsed.
Land adjacent to 40 West Street, Comberton	Comberton	S/05283/20	Full	2	0	0	2	Some discharge of conditions approved, therefore assume not lapsed.
New Barns Farm, New Barns Road, Conington	Conington	S/00355/23	Full	4	0	0	4	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
99 Whitwell Way, Coton	Coton	S/02685/21	Outline	1	-	-	-	Lapsed as no reserved matters application submitted within timescale.
58 High Street, Coton	Coton	S/04812/22	Prior Notification	1	-	-	-	Replaced by 23/04876/FUL in Figure 22.
Land north west of 15 Orchard Close, Cottenham	Cottenham	S/01023/21	Outline	1	-	-	-	Lapsed as no reserved matters application submitted within timescale.
Lockspit Hall Farm, Lockspit Hall Drove, Cottenham	Cottenham	S/01182/22	Full	1	0	0	1	-
138 High Street, Cottenham	Cottenham	S/01263/23	Full	1	0	0	1	-
Land south west of 85 to 91 Rampton Road, Cottenham	Cottenham	S/01377/23	Outline	7	0	0	7	-
Fenleigh Farm, Smithy Fen, Cottenham	Cottenham	S/01484/21	Full	2	0	0	2	Some discharge of conditions approved, therefore assume not lapsed.
73 High Street, Cottenham	Cottenham	S/02061/23	Full	1	0	0	1	-
Agricultural building rear of 29 Histon Road, Cottenham	Cottenham	S/02270/23	Prior Notification	1	0	0	1	-
The Grandstand, Race Course, Beach Road, Cottenham	Cottenham	S/03002/23	Full	1	0	0	1	-
4 The Lakes, Twentypence Road, Cottenham	Cottenham	S/03763/22	Full	0	0	0	0	-

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13 Victory Way, Cottenham	Cottenham	S/03818/22	Full	1	0	0	1	-
Land adjacent to Merton Hall, Smithy Fen, Cottenham	Cottenham	S/04704/22	Reserved Matters	1	0	0	1	Some discharge of conditions approved, therefore assume not lapsed.
Land rear of 160 Histon Road, Cottenham	Cottenham	S/04786/22	Full	1	0	0	1	-
Land at 9 Church Close, Cottenham	Cottenham	S/05121/20	Full	1	0	0	1	-
16 Cambridge Road, Croxton	Croxton	S/05618/21	Prior Notification	3	-	-	-	Unable to identify a material start therefore assume lapsed.
46 Pettitts Lane, Dry Drayton	Dry Drayton	S/01982/21	Full	0	0	0	0	Some discharge of conditions approved, therefore assume not lapsed.
Greenacres, Park Lane, Dry Drayton	Dry Drayton	S/02670/23	Full	1	0	0	1	-
Land adjacent to 3 Old Rectory Drive, Dry Drayton	Dry Drayton	S/03352/22	Outline	1	0	0	1	-
Elm Lodge, Meadow Drift, Elsworth	Elsworth	S/02515/21	Full	0	-	-	-	Unable to identify a material start therefore assume lapsed.
Land at Manor Farm, Caxton End, Eltisley	Eltisley	S/00253/22	Full	1	0	0	1	-
Land adjacent to Hardwick House, High Ditch Road, Fen Ditton	Fen Ditton	S/00017/23	Outline	1	0	0	1	-
36 Green End, Fen Ditton	Fen Ditton	S/00019/23	Full	0	0	0	0	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Ellwood, High Ditch Road, Fen Ditton	Fen Ditton	S/01121/23	Full	1	0	0	1	-
Land rear of 12 Horningsea Road, Fen Ditton	Fen Ditton	S/01552/23	Full	1	0	0	1	-
Land adjacent to 46 Middleton Way, Fen Drayton	Fen Drayton	S/00254/22	Full	1	0	0	1	-
Ridgeleys Farm, High Street, Fen Drayton	Fen Drayton	S/01412/07	Full	4	0	0	4	-
Land adjacent to 13 Cootes Lane, Fen Drayton	Fen Drayton	S/01655/23	Full	1	0	0	1	-
16A Oaktree Road, Fen Drayton	Fen Drayton	S/02709/20	Full	1	0	0	1	-
Land rear of 30 Cootes Lane, Fen Drayton	Fen Drayton	S/03380/19	Full	1	0	0	1	-
Land rear of 43 Middleton Way, Fen Drayton	Fen Drayton	S/04054/22	Full	2	0	0	2	-
Land rear of 40A Middleton Way, Fen Drayton	Fen Drayton	S/04280/22	Outline	1	0	0	1	-
47 Middleton Way, Fen Drayton	Fen Drayton	S/05273/21	Full	1	0	0	1	-
Deans Farm, Long Lane, Fowlmere	Fowlmere	S/01700/23	Full	1	0	0	1	-
32 Fowlmere Road, Foxton	Foxton	S/00610/23	Full	2	0	0	2	-
8 Cambridge Road, Foxton	Foxton	S/02984/23	Full	5	0	0	5	-
Land at 71A High Street, Foxton	Foxton	S/04570/23	Full	1	0	0	1	-
Trinity School, 8 Station Road, Foxton	Foxton	S/05580/22	Full	6	0	0	6	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
20-24 Pierce Lane, Fulbourn	Fulbourn	S/00280/23	Full	3	0	0	3	-
25 Thomas Road, Fulbourn	Fulbourn	S/01768/23	Prior Notification	1	0	0	1	-
Land at 1 Town Close, Fulbourn	Fulbourn	S/02145/23	Full	1	0	0	1	-
5 Pierce Lane, Fulbourn	Fulbourn	S/02768/20	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
29 Apthorpe Street, Fulbourn	Fulbourn	S/02891/23	Full	0	0	0	0	-
Land west of 3 Teversham Road, Fulbourn	Fulbourn	S/03182/22	Full	1	0	0	1	-
New Shardelowes Farm, Balsham Road, Fulbourn	Fulbourn	S/03922/23	Prior Notification	2	0	0	2	-
Land adjacent to 14 Dogget Lane, Fulbourn	Fulbourn	S/04497/22	Full	1	0	0	1	-
Barnsbury Stables, Coxs Drove, Fulbourn	Fulbourn	S/04916/23	Full	1	0	0	1	-
Land at 92 Pierce Lane, Fulbourn	Fulbourn	S/05446/21	Full	1	0	0	1	-
Barns at Merton Farm, Church End, Gamlingay	Gamlingay	S/00423/21	Full	4	0	0	4	-
Land at Green End/Heath Road, Gamlingay	Gamlingay	S/00515/22	Reserved Matters	9	0	0	9	Not lapsed. Plots 6 (24/02888/REM), 8 (24/03059/REM), 3 (24/03192/REM) and 7 (24/03197/REM) have subsequent permissions, and a new outline

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
								planning application (24/01080/OUT) is being considered.
21 Church Street, Gamlingay	Gamlingay	S/00741/22	Full	1	0	0	1	-
8A Potton Road, The Heath, Gamlingay	Gamlingay	S/01680/22	Full	0	0	0	0	-
The Shack, Little Heath, Gamlingay	Gamlingay	S/01729/22	Full	0	0	0	0	-
Agricultural building, Drove Road, Gamlingay	Gamlingay	S/02300/21	Full	2	0	0	2	Not lapsed. Certificate of Lawfulness (23/02102/CLUED) confirms material start made.
8B Little Heath, Gamlingay	Gamlingay	S/02360/23	Full	2	-	-	-	Replaced by 24/01183/FUL in Figure 22.
Little Heath Farm, Little Heath	Gamlingay	S/02675/20	Full	1	0	0	1	Not lapsed. Evidence suggests that the dwelling has been completed.
Land east of 33 Church Street, Gamlingay	Gamlingay	S/02882/23	Prior Notification	3	-	-	-	Replaced by 24/01257/FUL in Figure 22.
Land rear of 61 Church Street, Gamlingay	Gamlingay	S/03064/23	Full	1	0	0	1	-
Rose Villa, Little Heath, Gamlingay	Gamlingay	S/03311/23	Full	5	0	0	5	-
Land adjacent to Rose Villa, Little Heath, Gamlingay	Gamlingay	S/04014/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Old Plantation Cottage, Heath Road, Gamlingay	Gamlingay	S/04231/23	Full	1	0	0	1	-
Land rear of 8 Little Heath, Gamlingay	Gamlingay	S/04696/21	Full	1	0	0	1	Not lapsed. Certificate of Lawfulness (24/00056/CLUED) confirms material start made.
Land west of Shenandoah, Park Lane, Gamlingay	Gamlingay	S/05022/20	Reserved Matters	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Land rear of 53 Church Street, Gamlingay	Gamlingay	S/05174/22	Full	1	0	0	1	-
Land south of 31 Pepys Way, Girton	Girton	S/03382/22	Full	1	0	0	1	-
12 The Brambles, Girton	Girton	S/03783/23	Full	1	0	0	1	-
19 High Street, Grantchester	Grantchester	S/00376/23	Full	0	0	0	0	-
2 High Street, Grantchester	Grantchester	S/05227/22	Full	1	0	0	1	-
33 South Road, Great Abington	Great Abington	S/00129/23	Full	1	0	0	1	-
48 North Road, Great Abington	Great Abington	S/01685/23	Outline	1	0	0	1	-
55 North Road, Great Abington	Great Abington	S/02245/23	Outline	1	-	-	-	Replaced by 24/01967/REM in Figure 22.
Land east of Horsehill House, 49A North Road, Great Abington	Great Abington	S/03087/23	Full	1	0	0	1	-
9 Chapel Road, Great Eversden	Great Eversden	S/03774/21	Prior Notification	1	-	-	-	Unable to identify a material start

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								therefore assume lapsed.
Westfield Farm Barn, Cambridge Road, Hauxton	Great Shelford	S/01829/23	Prior Notification	2	0	0	2	-
Land rear of 33 Westfield Road, Great Shelford	Great Shelford	S/03116/21	Full	1	0	0	1	Some discharge of conditions approved, therefore assume not lapsed.
1 Glebe Lane, Great Shelford	Great Shelford	S/03542/23	Full	0	0	0	0	-
40 Hinton Way, Great Shelford	Great Shelford	S/04739/23	Full	1	0	0	1	-
44 Orchard Road, Great Shelford	Great Shelford	S/05136/22	Full	1	0	0	1	-
Cold Harbour Farm, Ashwell Road, Guilden Morden	Guilden Morden	S/01488/22	Prior Notification	1	-	-	-	Replaced by 24/02340/FUL in Figure 22.
Cold Harbour Farm, Ashwell Road, Guilden Morden	Guilden Morden	S/01981/23	Prior Notification	1	0	0	1	-
Barn 2, north of 23 Pound Green, Guilden Morden	Guilden Morden	S/02022/21	Full	1	0	0	1	Some discharge of conditions approved, therefore assume not lapsed.
49 New Road, Guilden Morden	Guilden Morden	S/02032/23	Prior Notification	1	0	0	1	-
57A High Street, Guilden Morden	Guilden Morden	S/02086/22	Planning Permission in Principle	1	0	0	1	-
Willow Barn, Pound Green, Guilden Morden	Guilden Morden	S/03087/22	Full	1	-	-	-	Replaced by 24/00855/FUL in Figure 22.
Barn 1, north of 23 Pound Green, Guilden Morden	Guilden Morden	S/03801/20	Full	1	0	0	1	Some discharge of conditions

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
								approved, therefore assume not lapsed.
49 New Road, Guilden Morden	Guilden Morden	S/04190/23	Full	4	0	0	4	-
Willow Barn, Pound Green, Guilden Morden	Guilden Morden	S/04728/23	Full	1	0	0	1	-
39 New Road, Guilden Morden	Guilden Morden	S/04784/22	Full	0	0	0	0	-
323 St Neots Road, Hardwick	Hardwick	S/00157/24	Full	1	0	0	1	-
Newton House, 147 St Neots Road, Hardwick	Hardwick	S/01345/21	Full	5	-	-	-	Replaced by 24/02099/FUL in Figure 22.
Land at 147 St Neots Road, Hardwick	Hardwick	S/03438/21	Full	9	0	0	9	-
Land in front of 277 St Neots Road, Hardwick	Hardwick	S/03961/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
347 St Neots Road, Hardwick	Hardwick	S/04071/22	Outline	0	-	-	-	Replaced by 24/03354/FUL in Figure 22.
Land west of 283 St Neots Road, Hardwick	Hardwick	S/04073/23	Full	1	0	0	1	-
4 Haslingfield Road, Harlton	Harlton	S/01640/23	Full	0	0	0	0	-
83 High Street, Harlton	Harlton	S/02428/21	Full	1	-	-	-	Replaced by 24/01304/FUL in Figure 22.
Land rear of 136-138 High Street, Harston	Harston	S/00595/22	Full	1	0	0	1	-
Land adjacent to 12 Church Street, Harston	Harston	S/01024/21	Outline	1	-	-	-	Lapsed as no reserved matters application

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
								submitted within timescale.
Beech Farm, Church Street, Harston	Harston	S/01384/22	Full	9	0	0	9	-
167 High Street, Harston	Harston	S/02287/23	Full	0	0	0	0	-
13 Royston Road, Harston	Harston	S/02624/21	Full	3	0	0	3	-
2 High Street, Harston	Harston	S/03394/20	Full	4	0	0	4	-
16 Pightle Close, Harston	Harston	S/04375/22	Full	0	0	0	0	-
Frog End Farm, Barton Road, Haslingfield	Haslingfield	S/00140/22	Full	1	0	0	1	-
1 River Lane, Haslingfield	Haslingfield	S/00294/21	Full	0	-	-	-	Unable to identify a material start therefore assume lapsed.
6 Chishill Road, Heydon	Heydon	S/03455/22	Full	0	0	0	0	-
Hinxton Grange Coach House, Cambridge Road, Hinxton	Hinxton	S/00348/22	Full	1	0	0	1	-
1 Garden Walk, Histon	Histon	S/02290/21	Outline	2	-	-	-	Lapsed as no reserved matters application submitted within timescale.
55 Narrow Lane, Histon	Histon	S/03740/22	Full	2	0	0	2	-
Barn at Low Fen, Drove Way, Horningsea	Horningsea	S/00343/22	Prior Notification	1	0	0	1	-
Kings Farm, High Street, Horningsea	Horningsea	S/03470/22	Full	1	0	0	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Northgate Farm, High Street, Horningsea	Horningsea	S/04533/22	Full	2	0	0	2	-
Church Farm, West Wickham Road, Horseheath	Horseheath	S/00849/23	Full	1	0	0	1	-
East End Cottage, Haverhill Road, Horseheath	Horseheath	S/02441/23	Full	0	0	0	0	-
The Stables, Haverhill Road, Horseheath	Horseheath	S/02757/22	Full	1	0	0	1	-
31 Frogge Street, Ickleton	Ickleton	S/01699/23	Full	0	0	0	0	-
Land rear of 95 Station Road, Impington	Impington	S/01225/22	Full	1	0	0	1	-
Barn rear of 11 Clay Close Lane, Impington	Impington	S/03397/23	Prior Notification	1	-	-	-	Replaced by 24/00584/FUL in Figure 22.
Land rear of 2, 4 and 6 Glebe Way, Impington	Impington	S/04269/23	Full	1	0	0	1	-
Impington Farmhouse, Cambridge Road, Impington	Impington	S/04880/21	Prior Notification	-1	-	-	-	Unable to identify a material start therefore assume lapsed.
Land rear of 60 Impington Lane, Impington	Impington	S/05392/22	Full	1	0	0	1	-
Kingston Pastures Farm, Old Wimpole Road, Kingston	Kingston	S/02114/20	Outline	5	-	-	-	Replaced by 24/02899/REM in Figure 22.
Former Grain Store, Tinkers Lane, Kingston	Kingston	S/03966/22	Full	2	0	0	2	-
Grasshopper Park Fisheries, The	Landbeach	S/00876/21	Full	0	0	0	0	Some discharge of conditions

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Lodge, Ely Road, Landbeach								approved, therefore assume not lapsed.
Agricultural buildings, Grasshopper Park Fisheries, Ely Road, Landbeach	Landbeach	S/03124/21	Prior Notification	3	0	0	3	Some discharge of conditions approved, therefore assume not lapsed.
Offices, Grasshopper Park Fisheries, Ely Road, Landbeach	Landbeach	S/03125/21	Prior Notification	4	0	0	4	Variation of conditions approved, therefore assume not lapsed.
Land to side of 16 Chalklands, Linton	Linton	S/01037/22	Full	1	0	0	1	-
1 Cambridge Road, Linton	Linton	S/03489/23	Prior Notification	1	0	0	1	-
Highfield Farm, Royston Road, Litlington	Litlington	S/03306/21	Prior Notification	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Land adjacent to 20 Royston Road, Litlington	Litlington	S/05075/22	Full	1	0	0	1	-
Bancroft Farm, Church Lane, Little Abington	Little Abington	S/03039/21	Full	6	0	0	6	-
Land adjacent to 17 Leetes Lane, Little Eversden	Little Eversden	S/02643/23	Full	2	0	0	2	-
1 Finchs Field, Little Eversden	Little Eversden	S/04981/22	Full	1	0	0	1	-
2 Manor Close, Little Wilbraham	Little Wilbraham	S/02125/23	Full	1	0	0	1	-
4 - 6 Station Cottages, London Road, Six Mile Bottom	Little Wilbraham	S/02795/23	Full	1	0	0	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Clare College Farm, Huntingdon Road, Lolworth	Lolworth	S/03571/23	Full	2	0	0	2	-
Clare College Farm, Huntingdon Road, Lolworth	Lolworth	S/03851/21	Full	0	0	0	0	Variation of conditions approved, therefore assume not lapsed.
Highfield, Robins Lane, Lolworth	Lolworth	S/03962/22	Outline	1	-	-	-	Replaced by 24/01309/REM in Figure 22.
Land adjacent to 1 Prentice Close, Longstanton	Longstanton	S/02672/23	Outline	1	0	0	1	-
Foxfield Farm, Fowlmere Road, Melbourn	Melbourn	S/00726/23	Prior Notification	1	0	0	1	-
11 Portway, Melbourn	Melbourn	S/01628/20	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
29 High Street, Melbourn	Melbourn	S/02011/22	Full	3	0	0	3	-
7-9 Station Road, Melbourn	Melbourn	S/02127/21	Full	3	-	-	-	Unable to identify a material start therefore assume lapsed.
New Farm, Royston Road, Melbourn	Melbourn	S/02559/23	Full	1	0	0	1	-
Foxfield Farm, Fowlmere Road, Melbourn	Melbourn	S/02926/23	Prior Notification	1	0	0	1	-
Land rear of 90 High Street, Melbourn	Melbourn	S/03616/21	Full	1	0	0	1	-
Hillside Farm, Newmarket Road, Melbourn	Melbourn	S/04358/23	Prior Notification	5	-	-	-	Replaced by 24/02082/FUL in Figure 22.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
4 Station Road, Melbourn	Melbourn	S/04904/22	Full	2	0	0	2	-
Bridgefoot Barn Farm Shop and Tea Room, Barley Road, Flint Cross	Melbourn	S/05474/22	Full	1	0	0	1	-
Valley Farm, Station Road, Meldreth	Meldreth	S/02850/22	Full	0	0	0	0	-
Former Stables Building, Station Yard, High Street, Meldreth	Meldreth	S/03696/19	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Land adjacent to 27 Howard Road, Meldreth	Meldreth	S/04781/23	Full	1	0	0	1	-
Land at 26 Butt Lane, Milton	Milton	S/02722/20	Full	1	0	0	1	-
Land south west of Butt Lane, Milton	Milton	S/05399/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
39 Cambridge Road, Oakington and Westwick	Oakington and Westwick	S/04590/22	Full	0	0	0	0	-
2A Lotfield Street, Orwell	Orwell	S/04383/23	Full	0	0	0	0	-
Butts Farm, Malton Road, Orwell	Orwell	S/04556/21	Full	1	0	0	1	-
Land adjacent to 7 Station Road, Over	Over	S/01597/22	Full	8	0	0	8	-
25 Station Road, Over	Over	S/02812/23	Full	1	0	0	1	-
Land north of Jubilee Green, Papworth Everard	Papworth Everard	S/00150/23	Outline	6	0	0	6	-
1 Farm Road, Papworth Everard	Papworth Everard	S/02802/21	Full	1	0	0	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
4 Vinter Close, Papworth Everard	Papworth Everard	S/02893/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Topfield Farm, The Cottage, Cow Lane, Rampton	Rampton	S/02771/23	Full	1	-	-	-	Replaced by 24/02789/FUL in Figure 22.
Land rear of 8 The Green, Rampton	Rampton	S/03302/21	Outline	1	-	-	-	Replaced by 24/02341/REM in Figure 22.
Land north of 121 Old Forge Way, Sawston	Sawston	S/00319/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Guildens, Catleys Walk, Sawston	Sawston	S/03186/23	Full	1	0	0	1	-
Land rear of 19 High Street, Sawston	Sawston	S/04072/23	Full	1	0	0	1	-
Shepreth Wildlife Park, Station Road, Shepreth	Shepreth	S/01439/22	Full	1	0	0	1	-
Brookside Farm, Barrington Road, Shepreth	Shepreth	S/04192/23	Prior Notification	1	0	0	1	-
Land north of 26 High Street, Shepreth	Shepreth	S/04586/23	Full	1	0	0	1	-
Vine Farm, High Street, Shingay cum Wendy	Shingay cum Wendy	S/00594/23	Prior Notification	2	0	0	2	-
1 Bangs Close, Shudy Camps	Shudy Camps	S/02626/23	Full	2	0	0	2	-
Park Lodge, New Road, Shudy Camps	Shudy Camps	S/04450/22	Full	0	0	0	0	-
8 Parkway, Shudy Camps	Shudy Camps	S/04987/20	Full	1	0	0	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Dingle Dell, Cambridge Road, Stapleford	Stapleford	S/02675/23	Full	0	0	0	0	-
Land at Megs Farm, North Brook End, Steeple Morden	Steeple Morden	S/00774/23	Full	1	0	0	1	-
Barn 2, Rectory Farm, New Road, Guilden Morden	Steeple Morden	S/01382/22	Full	1	0	0	1	-
2A North Brook End, Steeple Morden	Steeple Morden	S/02034/23	Full	1	0	0	1	-
Church View, Newmarket Road, Stow cum Quy	Stow cum Quy	S/04006/23	Full	1	0	0	1	-
54 Station Road, Stow cum Quy	Stow cum Quy	S/04422/21	Full	1	0	0	1	Some discharge of conditions approved, therefore assume not lapsed.
The Old Station, Station Road, Stow cum Quy	Stow cum Quy	S/05247/22	Prior Notification	1	0	0	1	-
Land adjacent to 76 Middle Watch, Swavesey	Swavesey	S/00445/22	Full	1	0	0	1	-
Land adjacent to 26 Taylors Lane, Swavesey	Swavesey	S/00955/21	Full	1	0	0	1	Not lapsed. Certificate of Lawfulness (24/03625/CLUED) confirms material start made.
63 Middle Watch, Swavesey	Swavesey	S/01118/23	Full	5	0	0	5	-
Unit F1 and F2, 4 Station Road, Swavesey	Swavesey	S/01494/23	Prior Notification	2	0	0	2	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Land rear of 27 High Street (access off Wallmans Lane), Swavesey	Swavesey	S/02642/20	Full	1	0	0	1	-
121 Middle Watch, Swavesey	Swavesey	S/03379/20	Full	1	0	0	1	Variation of conditions approved, therefore assume not lapsed.
47 Gibraltar Lane, Swavesey	Swavesey	S/03592/21	Full	0	-	-	-	Unable to identify a material start therefore assume lapsed.
48 Middle Watch, Swavesey	Swavesey	S/04286/20	Full	1	-	-	-	Replaced by 24/01024/OUT in Figure 22.
New England Barn, New England Farm Road, Tadlow	Tadlow	S/00055/23	Full	1	0	0	1	-
6 Thetford Terrace, Cambridge	Teversham	S/05219/20	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Rectory Farm, Middle Street, Thriplow	Thriplow	S/03975/18	Full	7	0	0	7	-
55 High Street, Toft	Toft	S/01754/22	Full	1	0	0	1	-
Joist Farm, Long Drove, Waterbeach	Waterbeach	S/03027/21	Prior Notification	2	-	-	-	Replaced by 23/04347/FUL in Figure 22.
7 Station Road, Waterbeach	Waterbeach	S/05572/22	Full	-1	0	0	-1	-
Platts Farm, High Street, West Wickham	West Wickham	S/01039/22	Full	2	0	0	2	-
Annexe, The Meadow, Streetly End	West Wickham	S/01780/23	Prior Notification	1	0	0	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Ivy House, The Green, Weston Colville	Weston Colville	S/00187/21	Full	3	0	0	3	Not lapsed. Certificate of Lawfulness (24/00071/CL2PD) confirms material start made.
Garage plot north of 14 Horseshoes Lane, Weston Colville	Weston Colville	S/02593/20	Outline	1	-	-	-	Replaced by 24/02156/REM in Figure 22.
Land at 44 Mill Hill, Weston Colville	Weston Colville	S/03023/22	Full	1	0	0	1	-
44 Mill Hill, Weston Colville	Weston Colville	S/04819/22	Full	1	0	0	1	-
1 Bar Lane Cottages, Newton Road, Whittlesford	Whittlesford	S/02296/23	Full	1	0	0	1	-
Land adjacent to 23 Station Road (West), Whittlesford	Whittlesford	S/03356/23	Full	1	0	0	1	-
28 West End, Whittlesford	Whittlesford	S/04922/22	Full	0	0	0	0	-
Land east of 19 High Street, Willingham	Willingham	S/00614/22	Full	1	0	0	1	-
Land adjacent to 74 Station Road, Willingham	Willingham	S/01085/21	Full	2	0	0	2	-
Land south of 11 Earith Road, Willingham	Willingham	S/01384/20	Outline	4	-	-	-	Lapsed as no reserved matters application submitted within timescale.
2 Tibbitts Farm, Meadow Road, Willingham	Willingham	S/01820/21	Prior Notification	2	0	0	2	Some discharge of conditions approved, therefore assume not lapsed.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2024 (net number of dwellings)	Under Construction at 31 March 2024 (net number of dwellings)	Not Started at 31 March 2024 (net number of dwellings)	Comments
Land between Shepherds Court and 29 Schole Road, Willingham	Willingham	S/02760/19	Reserved Matters	8	0	0	8	-
Land south of Millfield, Willingham	Willingham	S/03577/23	Prior Notification	1	0	0	1	-
25-27 Green Street, Willingham	Willingham	S/04344/23	Prior Notification	2	0	0	2	-
The Arches, Schole Road, Willingham	Willingham	S/04431/20	Full	0	0	0	0	-
33 Earith Road, Willingham	Willingham	S/04765/20	Full	0	-	-	-	Unable to identify a material start therefore assume lapsed.
Land at 33 Earith Road, Willingham	Willingham	S/04909/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Total	-	-	-	412	0	0	323	A lapse rate of 10% for non delivery has been applied, therefore 291 dwellings anticipated from these sites.

Figure 22: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission approved between 1 April and 31 December 2024

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
19 Princes Close, Balsham	Balsham	23/04799/FUL	Full	1
Land adjacent to 31 Shepreth Road, Barrington	Barrington	24/01901/PIP	Permission in Principle	3
12 and 14 Comberton Road, Barton	Barton	23/04430/FUL	Full	8
1 The Tanyard, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	24/00419/FUL	Full	1
11A High Street, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	24/04227/PRIOR	Prior Approval	1
13 Gills Hill, Bourn	Bourn	22/05219/FUL	Full	1
Land north of Davids Lodge, Old North Road, Bourn	Bourn	23/02752/OUT	Outline	5
Land adjacent to Gills Hill Farm, Gills Hill, Bourn	Bourn	23/03849/OUT	Outline	5
Barn adjacent to 133 Caxton End, Bourn	Bourn	24/02024/FUL	Full	1
Little Grove, 8 Elsworth Road, Boxworth	Boxworth	24/02874/PRIOR	Prior Approval	1
16 East Drive, Caldecote	Caldecote	23/02079/FUL	Full	2
Network House, St Neots Road, Caldecote	Caldecote	24/01434/FUL	Full	2
Great Common Farm, Broadway, Bourn	Cambourne	24/00414/FUL	Full	4
Oak Tree Cottage, St Neots Road, Cambourne	Cambourne	24/01574/REM	Reserved Matters	5
Land adjacent to Pond Cottage, Church Road, Carlton	Carlton	24/02529/FUL	Full	1
Brownings Farm, Camps End, Castle Camps	Castle Camps	24/00258/FUL	Full	1
Land east of Ermine Street, Caxton	Caxton	23/01335/OUT	Outline	9
Land at St Peters Street, Caxton	Caxton	24/01817/REM	Reserved Matters	9
Grange Farm, Bourn Road, Caxton	Caxton	24/02508/PRIOR	Prior Approval	5
Gage Farm, Branch Road, Comberton	Comberton	24/00786/FUL	Full	0
Land adjacent to 245 Barton Road, Comberton	Comberton	24/01014/REM	Reserved Matters	1
Rectory Cottage, School Lane, Conington	Conington	24/02692/FUL	Full	0
2 School Lane, Conington	Conington	24/02831/OUT	Outline	1

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
58 High Street, Coton	Coton	23/04876/FUL	Full	1
97 Whitwell Way, Coton	Coton	24/02012/FUL	Full	0
35 High Street, Cottenham	Cottenham	23/01793/FUL	Full	1
Land rear of 51 Beach Road, Cottenham	Cottenham	24/01745/OUT	Outline	1
Kings Farm, High Street, Cottenham	Cottenham	24/02107/FUL	Full	3
300 High Street, Cottenham	Cottenham	24/02302/OUT	Outline	1
79 High Street, Cottenham	Cottenham	24/02562/FUL	Full	1
Scotland Farm, Scotland Road, Dry Drayton	Dry Drayton	23/03394/FUL	Full	1
5 Hunts Road, Duxford	Duxford	24/02116/FUL	Full	0
29 Cootes Lane, Fen Drayton	Fen Drayton	23/03537/FUL	Full	1
Land south west of Sandfield Bungalow, Mill Road, Fen Drayton	Fen Drayton	23/04696/FUL	Full	1
Land adjacent to 27 Springhill Road, Fen Drayton	Fen Drayton	24/01594/FUL	Full	1
Land adjacent to Dove House, Rectory Lane, Fowlmere	Fowlmere	24/03235/FUL	Full	1
Land south east of 29 Barrington Road, Foxton	Foxton	24/02007/PIP	Permission in Principle	1
Land south east of 29 Barrington Road, Foxton	Foxton	24/03109/PIP	Permission in Principle	1
1 Royston Road, Foxton	Foxton	24/03288/FUL	Full	1
5 Hollmans Close, Fulbourn	Fulbourn	23/04834/FUL	Full	1
Land between 1-3 and 5-9 The Cinques, Gamlingay	Gamlingay	23/02905/OUT	Outline	2
7B Mill Street, Gamlingay	Gamlingay	23/04613/FUL	Full	1
Land rear of 46 Cinques Road, Gamlingay	Gamlingay	24/00237/OUT	Outline	2
8B Little Heath, Gamlingay	Gamlingay	24/01183/FUL	Full	2
Land rear of 33 Church Street, Gamlingay	Gamlingay	24/01257/FUL	Full	5
26 Coton Road, Grantchester	Grantchester	24/02388/FUL	Full	0
7A High Street, Grantchester	Grantchester	24/02693/FUL	Full	1
29 South Road, Great Abington	Great Abington	24/00718/FUL	Full	1
55 North Road, Great Abington	Great Abington	24/01967/REM	Reserved Matters	1
88 High Street, Great Abington	Great Abington	24/02083/FUL	Full	1
55 North Road, Great Abington	Great Abington	24/03023/FUL	Full	0
17 Heydon Road, Great and Little Chishill	Great and Little Chishill	23/02706/FUL	Full	1

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land rear of 10B Church Street, Great Shelford	Great Shelford	24/00513/PIP	Permission in Principle	1
16 Granhams Road, Great Shelford	Great Shelford	24/00990/FUL	Full	1
26 Coppice Avenue, Great Shelford	Great Shelford	24/03068/FUL	Full	0
4 Mingle Lane, Great Shelford	Great Shelford	24/03916/FUL	Full	0
The Hay Barn, Cold Harbour Farm, Ashwell Road, Guilden Morden	Guilden Morden	23/02442/FUL	Full	2
Barn A, Willow Barn, Pound Green, Guilden Morden	Guilden Morden	24/00855/FUL	Full	1
Grain Barn at Cold Harbour Farm, Ashwell Road, Guilden Morden	Guilden Morden	24/02340/FUL	Full	1
Spring House Annexe, Cold Harbour Farm, Ashwell Road, Guilden Morden	Guilden Morden	24/02348/FUL	Full	1
Newton House, 147 St Neots Road, Hardwick	Hardwick	24/02099/FUL	Full	7
347 St Neots Road, Hardwick	Hardwick	24/03354/FUL	Full	1
Land adjacent to 54 Eversden Road, Harlton	Harlton	24/01204/FUL	Full	1
83 High Street, Harlton	Harlton	24/01304/FUL	Full	1
Former Wood Green Animal Shelter, Chishill Road, Heydon	Heydon	23/04141/FUL	Full	8
Glebe House, 64 High Street, Hinxton	Hinxton	24/00457/FUL	Full	1
Land between The Lays and Hollytree Cottage, High Street, Horningsea	Horningsea	23/03155/FUL	Full	1
White House, West Wickham Road, Horseheath	Horseheath	24/02875/PRIOR	Prior Approval	1
11 Clay Close Lane, Impington	Impington	24/00584/FUL	Full	0
Town Farm House, Tinkers Lane, Kingston	Kingston	24/00041/FUL	Full	1
Hall Farm, Ely Road, Landbeach	Landbeach	24/02659/PRIOR	Prior Approval	2
Annexe, 8 Bucks Lane, Little Eversden	Little Eversden	24/01232/CLUED	Certificate of Lawfulness	1
Land adjacent to 40-42 High Street, Little Eversden	Little Eversden	24/02957/FUL	Full	1
38 High Street, Little Eversden	Little Eversden	24/03404/PRIOR	Prior Approval	1
Highfield, Robins Lane, Lolworth	Lolworth	24/01309/REM	Reserved Matters	1

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Beck Brook Farm, The Avenue, Girton	Madingley	24/03423/CLUED	Certificate of Lawfulness	6
Southside View, London Way, Melbourn	Melbourn	23/02510/FUL	Full	1
Hillside Farm, Newmarket Road, Melbourn	Melbourn	24/02082/FUL	Full	5
Showman's Site, Biddall's Boulevard, Kneesworth Road, Meldreth	Meldreth	24/00616/S73	Variation of Condition	8
Land at 10 North End, Meldreth	Meldreth	24/03144/PIP	Permission in Principle	5
12 Fenny Lane, Meldreth	Meldreth	24/03767/FUL	Full	1
Land rear of 49 Cambridge Road, Milton	Milton	23/03713/FUL	Full	4
69 Cambridge Road, Milton	Milton	24/00969/FUL	Full	1
51 Cambridge Road, Milton	Milton	24/04088/PRIOR	Prior Approval	3
Land north west of 28 Harston Road, Newton	Newton	24/03863/OUT	Outline	1
4 Topper Street, Orchard Park	Orchard Park	24/01351/FUL	Full	0
Land off Leaden Hill, Orwell	Orwell	23/02966/OUT	Outline	9
The Piggery, Haden Way, Willingham	Over	24/01326/FUL	Full	8
5 West Street, Over	Over	24/03007/FUL	Full	2
16 New Road, Over	Over	24/03110/FUL	Full	1
Garage block, rear of 26 Ridgeway, Papworth Everard	Papworth Everard	24/00388/FUL	Full	6
Papworth Everard Fire Station, Elm Way, Papworth Everard	Papworth Everard	24/00979/FUL	Full	3
Land adjacent to 12 Brookfield Road, Papworth Everard	Papworth Everard	24/01107/FUL	Full	2
Land rear of 8 The Green, Rampton	Rampton	24/02341/REM	Reserved Matters	1
Topfield Farm, Cow Lane, Rampton	Rampton	24/02789/FUL	Full	0
11 Babraham Road, Sawston	Sawston	23/04878/FUL	Full	0
8-10 Meldreth Road, Shepreth	Shepreth	24/01682/FUL	Full	0
Land rear of 51 Priams Way, Stapleford	Stapleford	23/01782/FUL	Full	1
40 Church Street, Stapleford	Stapleford	24/03818/FUL	Full	1
Flittons Farm, 78-80 Station Road, Steeple Morden	Steeple Morden	24/00984/FUL	Full	1
124 Hay Street, Steeple Morden	Steeple Morden	24/01677/FUL	Full	0
Land adjacent to 64 Station Road, Stow cum Quy	Stow cum Quy	24/00805/FUL	Full	1

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land between 19 and 21 Main Street, Stow cum Quay	Stow cum Quay	24/02463/FUL	Full	1
48 Middle Watch, Swavesey	Swavesey	24/01024/OUT	Outline	1
Driftwood, Hale Road, Swavesey	Swavesey	24/01910/FUL	Full	0
Tadlow Bridge Farm, High Street, Tadlow	Tadlow	24/00423/PRIOR	Prior Approval	3
Cambridgeshire County Council Social Services Building, Comberton Road, Toft	Toft	24/03941/PRIOR	Prior Approval	4
Waterbeach Court, Denny End Road, Waterbeach	Waterbeach	23/02320/S73	Variation of Condition	4
Joist Farm, Long Drove, Waterbeach	Waterbeach	23/04347/FUL	Full	2
Land rear of 2 Pieces Terrace, Waterbeach	Waterbeach	24/00429/FUL	Full	1
1A Waterbeach Court, Denny End Road, Waterbeach	Waterbeach	24/01836/CLUED	Certificate of Lawfulness	1
Rear of 11 Station Road, Waterbeach	Waterbeach	24/03084/FUL	Full	1
13 High Street, Waterbeach	Waterbeach	24/03460/OUT	Outline	1
Garage plot north of 14 Horseshoes Lane, Weston Colville	Weston Colville	24/02156/REM	Reserved Matters	1
Pickering Farm, Church Street, Whaddon	Whaddon	24/02210/FUL	Full	1
Aerodrome Service Station, 38 Royston Road, Duxford	Whittlesford	23/01609/FUL	Full	-1
Spinney Hill Farm, Newton Road, Whittlesford	Whittlesford	23/02150/FUL	Full	-1
105 Duxford Road, Whittlesford	Whittlesford	23/03536/FUL	Full	1
Merles, West Fen Road, Willingham	Willingham	22/03343/FUL	Full	1
Everetts Field, Meadow Road, Willingham	Willingham	22/04940/FUL	Full	2
Alwyn Tourist Park, Willingham Road, Willingham	Willingham	24/00599/FUL	Full	0
49 Newington, Willingham	Willingham	24/03341/FUL	Full	1
106 Cambridge Road, Wimpole	Wimpole	24/01178/FUL	Full	1
Kingston Pastures Farm, Old Wimpole Road, Arrington	Wimpole	24/02899/REM	Reserved Matters	5
Total	-	-	-	237

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
				A lapse rate of 10% for non delivery has been applied, therefore 213 dwellings anticipated from these sites.

APPENDIX 2

Greater Cambridge Local Development Scheme (local plan timetable)

January 2025

Greater Cambridge Local Development Scheme (local plan timetable)



January 2025

Cambridge City Council

PO Box 700,
Cambridge, CB1 0JH

South Cambridgeshire District Council

South Cambridgeshire Hall, Cambourne
Business Park, Cambridge, CB23 6EA

This Greater Cambridge Local Development Scheme (local plan timetable) 2025 was approved by:

Cambridge City Council

Executive Councillor for Planning, Building Control and Infrastructure, following debate by the Planning and Transport Scrutiny Committee – 14 January 2025

South Cambridgeshire District Council

Cabinet – 14 January 2025

It took effect from 22 January 2025.

Greater Cambridge Local Development Scheme (local plan timetable) 2025

Introduction

1. The Planning and Compulsory Purchase Act 2004, Section 15 requires that Local Planning Authorities must prepare and maintain a document to be known as their Local Development Scheme (noting that the [Levelling Up and Regeneration Act 2023 \(Schedule 7, 15B\)](#), which was enacted in 2023, but which will be brought into force at a future date, updates this requirement to prepare and maintain a “local plan timetable”). This Local Development Scheme provides information on the Development Plan Documents that the Councils intend to produce and sets out the timetable for their production.
2. The Local Development Scheme (LDS) is designed to help the local community and all our partners interested in development and the use of land and buildings in Greater Cambridge to understand what plans the Councils intend to produce.
3. Cambridge City Council and South Cambridgeshire District Council (“the Councils”) have committed to work together to prepare a new Local Plan for Greater Cambridge. They have also committed to prepare jointly an Area Action Plan for North East Cambridge.
4. This LDS is therefore prepared and agreed jointly by both Local Planning Authorities. This LDS updates and replaces the LDS adopted in 2022, together with the Addenda added to it in March and November 2024.

What new Development Plan Documents are to be prepared?

Context

5. The plans and timetables addressed in this version of the LDS are based on the current plan-making system. The Levelling Up and Regeneration Act was given Royal Assent in November 2023, which proposes changes to the plan-making system. On 12th December 2024, Government confirmed a new National Planning Policy Framework, and also confirmed a transitional date for plans under the current plan-making system to be submitted of December 2026.
6. The LDS uses seasons in the timetables for plan making. These are using standard definition as used by the Meteorological Office as set out below. Where a key stage falls in Winter of a particular year, it will be followed by brackets saying ‘late’ for December and ‘early’ for January to February to

avoid confusion about the part of the year involved.

Spring	Summer	Autumn	Winter
March to May	June to August	September to November	December to February

Greater Cambridge Local Plan

7. The Councils have committed to work together to prepare a new Local Plan, for the combined area of Cambridge and South Cambridgeshire, described as “Greater Cambridge”. The timetable for the Greater Cambridge Local Plan is set out below, which intends to submit a Local Plan under the current plan making system by December 2026.

North East Cambridge and Cambridge Waste Water Treatment Plant (CWWTP) Development Consent Order (DCO)

8. The Councils are also working together to prepare an Area Action Plan for the North East Cambridge area (the geographic extent of this area is shown at Appendix 1).
9. Effective and efficient development of the North East Cambridge site is dependent on the relocation of the Cambridge Waste Water Treatment Plant (CWWTP) via a separate Development Consent Order (DCO) process that Anglian Water is undertaking. The Councils agreed in January 2022 a Proposed Submission North East Cambridge Area Action Plan (NECAAP) for future public consultation, contingent upon the separate Development Control Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant being approved.
10. A decision by the Secretary of State regarding the CWWTP DCO is expected no later than 12 January 2025. If approved there would follow a 6 week judicial review period. If no request for judicial review is received within that period then the decision will be confirmed. Given the current position, this version of the LDS retains the NECAAP timetable agreed in August 2022, noting that it is out of date. This LDS will therefore be further updated confirming the future of the NECAAP once timings are clearer.

Neighbourhood Planning

11. Local communities have the power to influence the future of the places they live and work by preparing neighbourhood plans. When a neighbourhood plan has been successful at examination which is carried out by an independent examiner and a local referendum voted in support of the plan, the Council must adopt it as a ‘made’ neighbourhood plan as part of the development plan, and take it into account when it makes decisions on planning applications in the area, alongside other adopted development plan

documents.

- 12 As neighbourhood plans are not prepared by the Council and their timetables are dependent on the progress made by the community, timetables for their preparation are not included the LDS.

Greater Cambridge Local Plan timetable

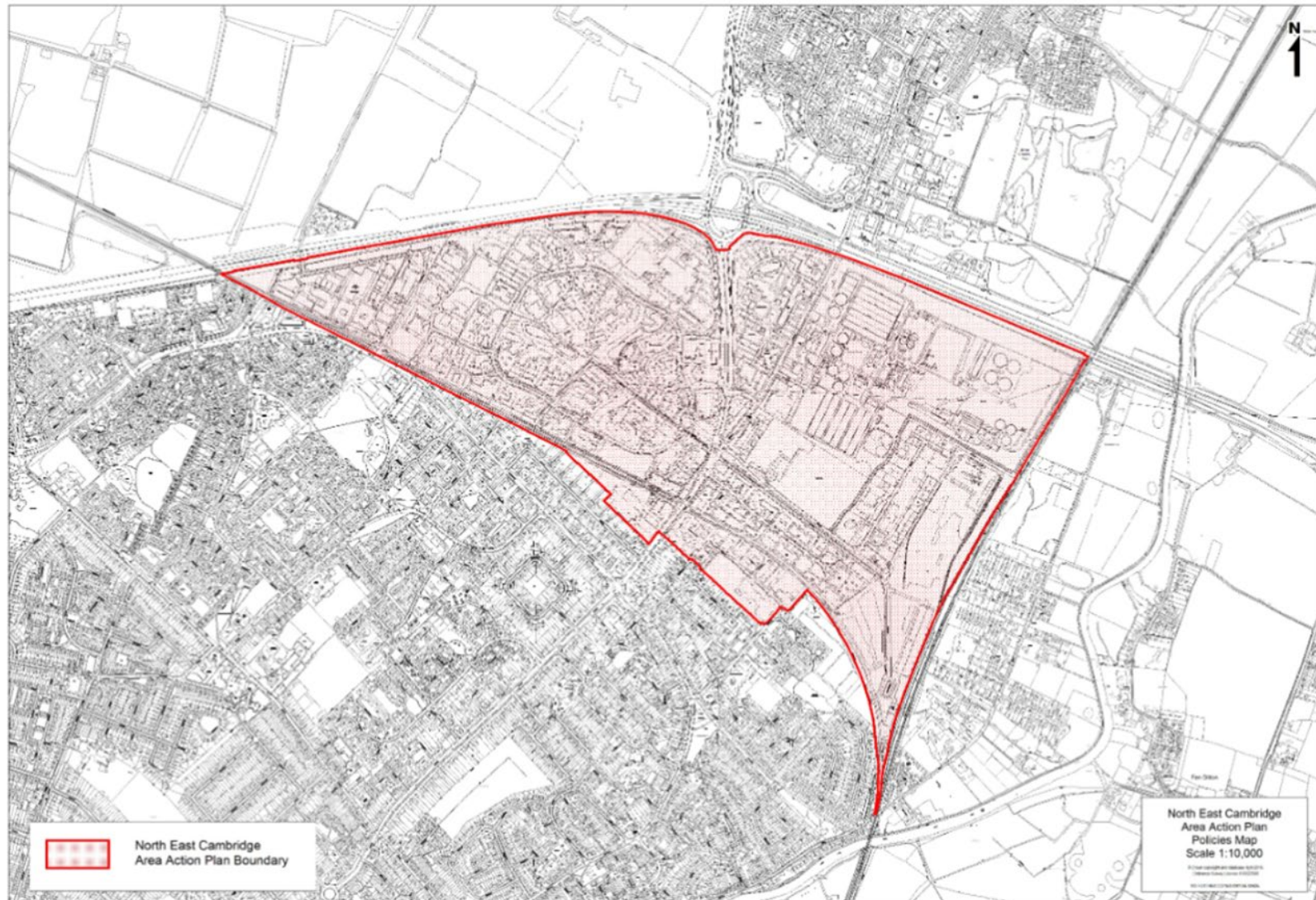
Document title	Subject matter and geographical area	Chain of Conformity	Consultation	Publication of Proposed Submission DPD and public consultation	Submission and Examination of DPD	Adoption and publication of DPD
Greater Cambridge Local Plan	<p>Includes the Vision, Objectives and Spatial Development Strategy and policies for Greater Cambridge</p> <p>Prepared for the whole of the administrative areas covered by Cambridge City Council and South Cambridgeshire District Council</p>	Conformity with the NPPF	<p>Issues and Options (Reg 18)</p> <p>January 2020</p> <p>Preferred Option Consultation (Reg 18)</p> <p>Autumn 2021</p> <p>Draft Plan Consultation (Reg 18)</p> <p>Autumn/Winter (early) 2025</p>	<p>Proposed Submission Consultation (Reg 19)</p> <p>Summer/Autumn 2026</p> <p>Note: to follow the outcome of Cambridge WWTP DCO</p>	<p>Submission to Secretary of State for independent Examination (Reg 22)</p> <p>December 2026</p> <p>Note: subject to the outcome of Cambridge WWTP DCO</p>	Subject to progress of independent Examination

North East Cambridge Area Action Plan timetable: to be updated following outcome of CWWTP DCO

Document title	Subject matter and geographical area	Chain of Conformity	Consultation	Publication of Proposed Submission DPD and public consultation	Submission and Examination of DPD	Adoption and publication of DPD
North East Cambridge Area Action Plan	Vision and planning framework to ensure the coordination of development in the Cambridge Northern Fringe East development site and the Cambridge Science Park (see map at Appendix 1)	Conformity with the NPPF Compatibility with the adopted Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021	Issues and Options 1 (Reg 18) Winter 2014/2015 Issues and Options 2 (Reg 18) Spring 2019 Draft Area Action Plan (Reg 18) Summer 2020	Proposed Submission Consultation (Reg 19) Autumn 2024 Note: Proposed Submission plan agreed in January 2022 for consultation to follow the outcome of Cambridge WWTP DCO	Submission to Secretary of State for independent Examination (Reg 22) Summer/Autumn 2025 Note: subject to the outcome of Cambridge WWTP DCO	Subject to progress of independent Examination

Appendix 1:

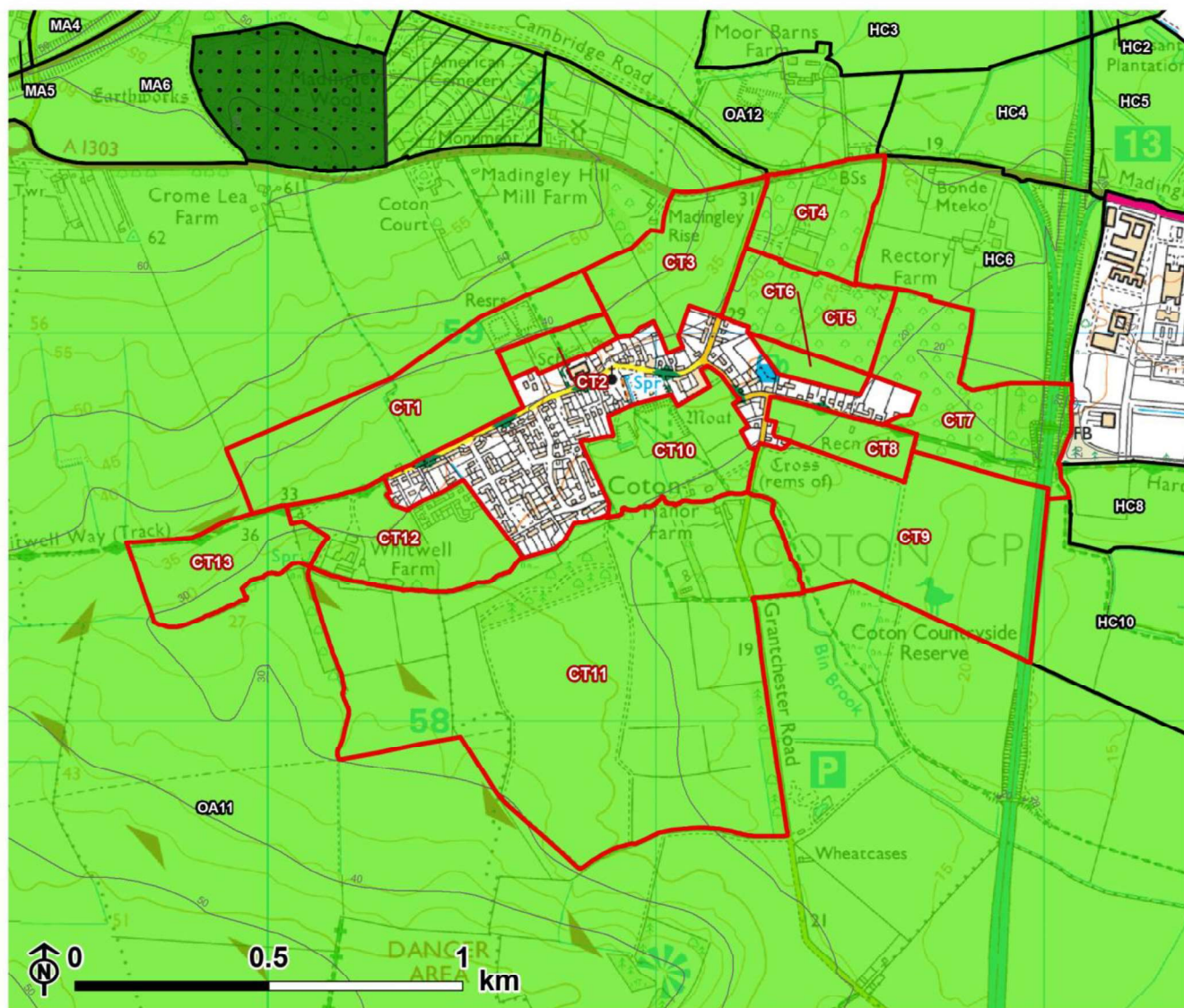
Geographic extent of North East Cambridge Area Action Plan



APPENDIX 3

Greater Cambridge Green Belt Assessment for Coton

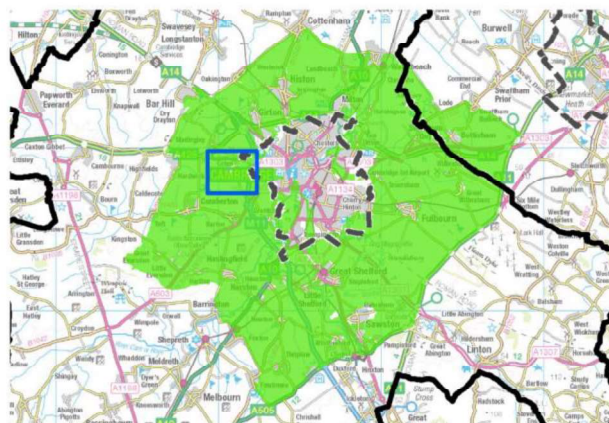
Coton



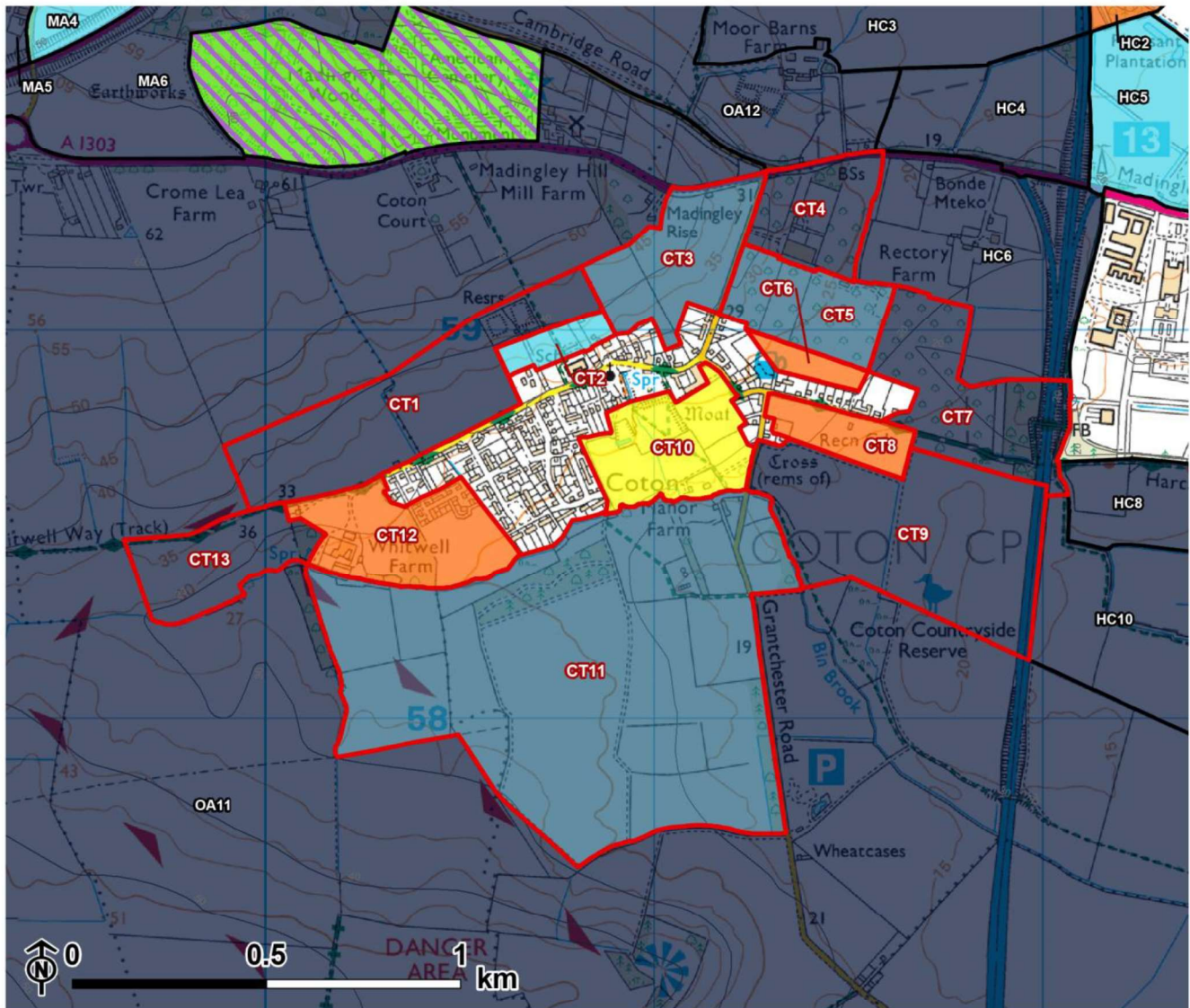
- - - Local Authority
- Coton parcel
- Neighbouring parcel
- Green Belt

Absolute constraints

- Site of Special Scientific Interest
- Ancient woodland inventory
- Registered park & garden



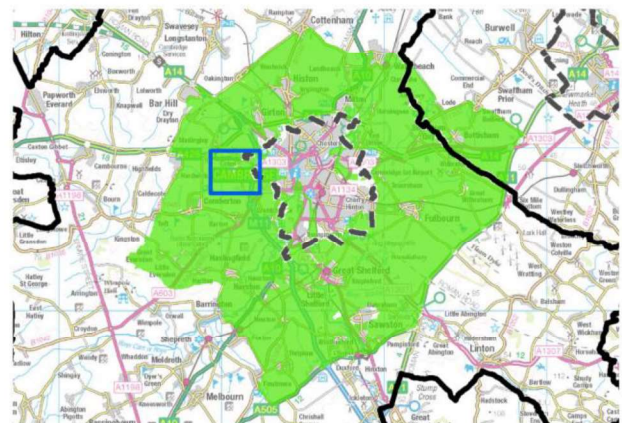
Coton



- - - Local Authority
- Coton parcel
- Neighbouring parcel
- Green Belt
- Absolute constraint(s)

Harm rating

- Very high
- High
- Moderate high
- Moderate
- Low



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Notes on harm ratings

All harm ratings are for the release of land as an expansion of an existing inset area. Therefore, where a parcel does not lie immediately adjacent to the settlement edge, it is assumed that some intervening land will also be released, although no assumptions are made regarding what exactly what land that will be. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Common land; and
- National Nature reserves

Components of harm assessment

The notes below explain the format of the parcel assessments contained in this report, referencing the relevant paragraphs in the Green Belt Assessment Methodology chapter of the main report where a more detailed explanation can be found.

Each parcel has a reference code that reflects the settlement that it lies closest to. This is followed by an aerial view showing extent of the parcel, in the context of neighbouring parcels, and an OS map indicating the presence of any absolute constraints.

Parcels were created to reflect variations in contribution to Green Belt purpose, rather than considering pre-defined parcels. In some cases a parcel may be split into areas labelled 1 and 2, reflecting situations where there are variations in the level of harm that would result from release (see Paragraph 3.128 in the main report).

Each parcel assessment is then organised under the following headings:

Parcel location and openness

This gives the parcel size (in hectares) and a brief description of its location, then considers the openness of the land. Openness relates to Step 2 in the assessment process (see Paragraphs 3.36-3.42 in the main report).

Distinction between parcel and inset area

This is Step 3 in the assessment process (see Paragraphs 3.43 - 3.60 in the main report). It examines the relationship between the Green Belt and the inset settlement, in order to determine how strongly the parcel is related to the settlement. This considers four inter-related elements: boundary features; landform and land cover; urbanising visual influence and urbanising containment. Land which has a stronger distinction from an inset settlement will generally make a stronger contribution to Cambridge Green Belt Purposes 1 and 3. Distinction is stated on a 4-point scale (weak, moderate, strong or very strong).

Contribution to the Green Belt purposes

This covers Step 1 (see Paragraphs 3.27 - 3.35 in the main report) and Step 4 (Paragraphs 3.61 - 3.110) in the assessment process. It considers the extent to which each Cambridge Green Belt Purpose is relevant to a location (Step 1), and combines this with consideration of openness (Step 2) and distinction (Step 3) to determine the parcel's contribution to each of the three purposes (Step 4). The assessment of contribution applies to each parcel as a whole, providing a rating on a 5-point scale (limited/no contribution, relatively limited, moderate, relatively significant or significant) and supporting text for each Cambridge Green Belt Purpose:

- Cambridge Purpose 1 (to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre) – for land to contribute to this purpose it needs to be located in the immediate vicinity of Cambridge (see Paragraphs 3.28 and 3.67 - 3.73 in the main report).
- Cambridge Purpose 2 (to maintain and enhance the quality of Cambridge's setting) - a two-element approach was taken considering: 1) the extent to which land constitutes countryside (that is to say has a rural character) based on its usage and distinction from an inset settlement; and 2) the extent to which land forms or contains other features or aspects that contribute to the quality of Cambridge's setting (see Paragraphs 3.29 and 3.74 - 3.102 in the main report).
- Cambridge Purpose 3 (to prevent communities in the environs of Cambridge from merging into one another and with the city) – an analysis was undertaken of the distribution of villages in and around the Green Belt and the physical features that separate and/or connect them from each other or from Cambridge, in order to determine the fragility of each settlement gap (see Paragraphs 3.30-3.35 and 3.103 - 3.110 in the main report).

Impact on contribution of adjacent Green Belt

This covers Step 5 in the assessment process (see Paragraphs 3.111-3.124 in the main report). It considers the potential impact on the adjacent Green Belt of the release of land as an expansion of the adjacent inset settlement. If release of part of a parcel would result in a lower harm rating than release of the parcel as a whole, a separate analysis is given for each scenario.

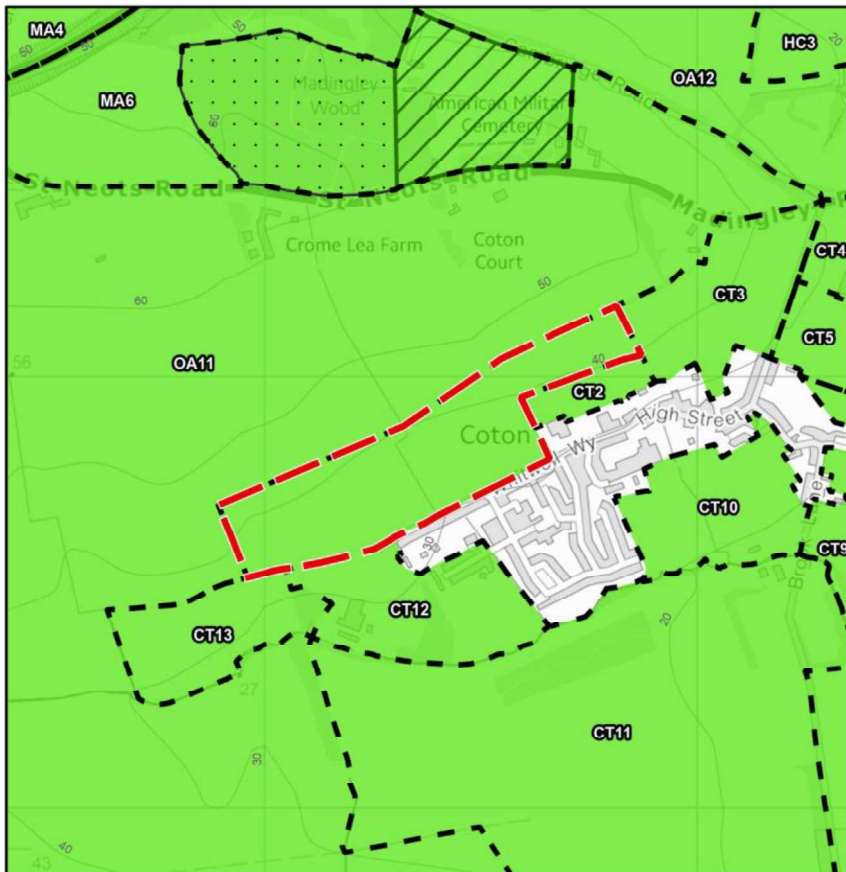
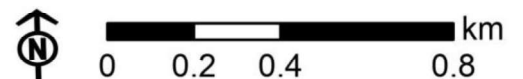
Overall harm of Green Belt release

This covers Step 6 in the assessment process (see Paragraphs 3.125-3.131 in the main report). It combines consideration of the loss of contribution of land to the Green Belt purposes (Step 4) with any additional harm resulting from the weakening of remaining Green Belt land (Step 5), to determine an overall rating of the harm of releasing land from the Green Belt. Green Belt harm was rated using a 5-point scale (low, moderate, moderate-high, high and very high harm). If release of part of a parcel would result in a lower harm rating than release of the parcel as a whole, a separate rating and conclusion is given for each scenario.

CT1



- CT1
- Neighbouring parcel
- Green Belt
- Site of Special Scientific Interest
- Registered park & garden



CT1

Parcel location and openness

Parcel size: 19.94ha

The parcel is located to the northwest of Coton and contains agricultural fields. Whitwell Way forms most of the southern edge of the parcel.

Land is open. There is no development that has an impact on Green Belt openness.

Distinction between parcel and inset area

The parcel extends a significant distance from Coton and is not contained by inset development. Whitwell Way to the south and the tree line to the east are moderate boundary features between the parcel and Coton. The sloping landform within the parcel provides some additional distinction from Coton, particularly the higher ground within the north of the parcel, although there is some urbanising visual influence from the south on this elevated ground. Overall, there is strong distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

The parcel forms the lower slopes of a gault clay ridge, a key topographical feature that lies to the west of Cambridge. This contrasts with the low 'bowl' within which Cambridge lies and therefore allows an appreciation of the wider topographical framework of the city. The slightly elevated topography also means there is some direct visual inter-relationship with Cambridge, with land forming a rural backdrop in views out of the city to the west and in views across the city from the southeast (including from the Gog Magog Hills). It also affords some views towards Cambridge (particularly from the PRoW between Madingley Road and Whitwell Way) across a largely rural landscape interspersed with villages, including Coton, Barton and Grantchester. This allows an appreciation of the scale, separate identity and rural setting of the Green Belt villages, as well as the wider rural setting of Cambridge itself. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a moderate gap between Coton and Madingley, but there are some significant separating features including Madingley Woods SSSI and the A428. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

CT1

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The release and development of land within this parcel would significantly weaken the strong boundary distinction and increase urbanising visual impact on land to the north from the settlement.

The release of the parcel would partially restrict elevated views towards Cambridge from land to north and northwest, which would diminish its role in regard to Cambridge Purpose 2.

The adjoining land to the east and to the southwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

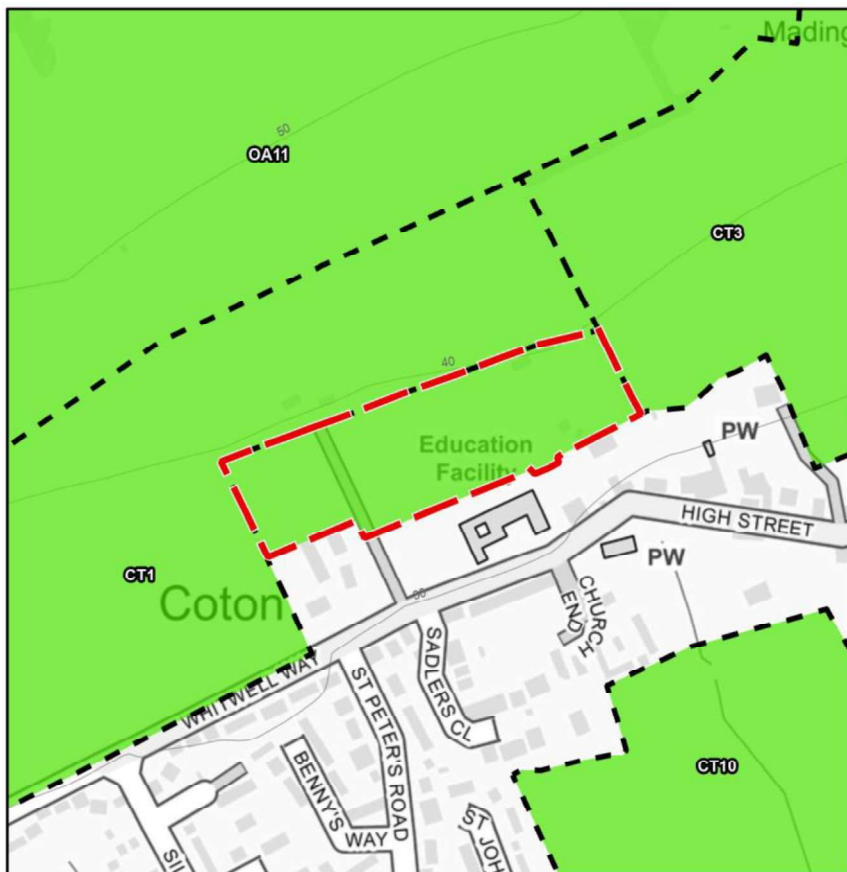
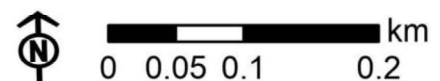
- Parcel CT1 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be Very High.

Very High

CT2



-  CT2
-  Neighbouring parcel
-  Green Belt



CT2

Parcel location and openness

Parcel size: 2.44ha

The parcel is located to the north of Coton and contains grassland associated with commercial buildings to the west and, towards the east, an area of agricultural field, primary school recreational grounds, and residential gardens.

Land is open. There is no development that has an impact on Green Belt openness.

Distinction between parcel and inset area

Although the parcel is not contained by inset development, it is in close proximity to Coton and there is no boundary feature to create separation between the parcel and the inset area. As such, there is some urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Coton. Overall, there is moderate distinction between the parcel and the inset area.

CT2

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively limited

Land has a moderate distinction from the edge of Coton, meaning it has some relationship with the inset area. However, it is largely open and land use is not associated with the inset area, and therefore has some rural character. Overall the parcel makes a relatively limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a moderate gap between Coton and Madingley, but there are some significant separating features including Madingley Woods SSSI and the A428. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

CT2

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor

The release and development of land within this parcel would weaken the boundary distinction of land to the west from the settlement.

The release would not have an impact on the contribution of land to the east to Green Belt purposes.

Overall harm of Green Belt release

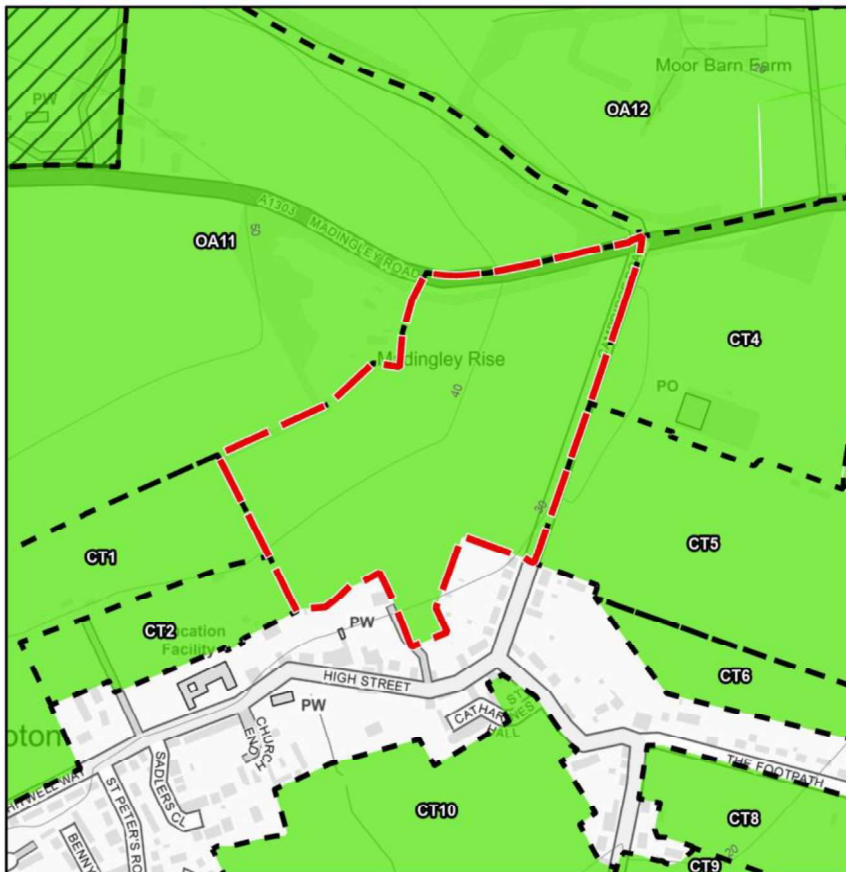
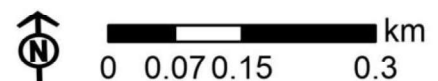
- Parcel CT2 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Coton, would be Moderate High.

Moderate High

CT3



- ▬ CT3
- ▬ Neighbouring parcel
- ▬ Green Belt
- ▬ Registered park & garden



CT3

Parcel location and openness

Parcel size: 10.9ha

The parcel is located to the north of Coton and is comprised of agricultural fields. Cambridge Road forms the eastern edge of the parcel, while St Neots Road is located to the north.

Land is open. There is no development that has an impact on Green Belt openness.

Distinction between parcel and inset area

The garden hedgerow boundaries to the south create little separation between the parcel and Coton so there is some urbanising visual influence. However, the parcel extends a significant distance from Coton and is not contained by inset development. In addition, the rising landform within the parcel provides some distinction from Coton. Overall, there is strong distinction between the parcel and the inset area.

CT3

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

The parcel comprises open farmland that has a strong distinction from the edge of Coton, meaning it has a strong rural character. This contributes to a rural landscape setting experienced on approach Cambridge from the west along Madingley Road and Cambridge Road, creating positive perceptions of the city on arrival. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a moderate gap between Coton and Madingley, but there are some significant separating features including Madingley Woods SSSI and the A428. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

CT3

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The substantial release and development of land within the eastern field of this parcel would weaken the settlement gap between Coton and Cambridge as perceived from the connecting A1303 road.

The release would also increase urbanising containment of land to the southeast from the settlement.

The partial release of only the smaller western field within the parcel would reduce the additional impact on the settlement gap between Coton and Cambridge but would still have a minor-moderate additional impact on the contribution of land within the remainder of the parcel due to increased urbanising visual impact and containment by the inset edge and the A1303.

The release would not have an impact on the contribution of land to the west, north or northeast to Green Belt purposes due to separation retained by vegetation, the A1303 and Cambridge Road, respectively.

The adjoining land to the southwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

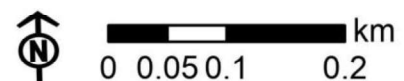
- Parcel CT3 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be High.

High

CT4



-  CT4
-  Neighbouring parcel
-  Green Belt



CT4

Parcel location and openness

Parcel size: 7.88ha

The parcel is located to the northeast of Coton and contains Coton Orchard Garden Centre and the associated grounds. The A1303 forms the northern edge of the parcel.

Land is open. There is no development of a scale, character or form that has an impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is not contained by inset development and extends a significant distance from Coton, with no urbanising visual influence. The tree lines to the south are a moderate boundary feature between the parcel and Coton and the sloping landform and tree cover within the parcel provides some additional distinction from the inset settlement. Overall, there is strong distinction between the parcel and the inset area.

CT4

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

The parcel forms part of an agricultural landscape partially visible on the edge of the city in key views from elevated claylands to the west, including from Madingley Rise and Madingley Road. This allows an appreciation of the separate identity of Coton (from Cambridge) and its rural setting, as well as the wider rural setting of Cambridge. Land also contributes to the rural landscape setting experienced in proximity to the city edge when approaching towards the historic core along the A1303 (Madingley Road) from the west. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Significant

Land is open and is peripheral to a very narrow gap between Coton and Cambridge (High Cross). There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

CT4

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The release and development of land within this parcel would leave the A1303 adjacent to the settlement edge and weaken the very narrow gap between Coton and Cambridge (High Cross) as perceived from the A1303 road connecting the two settlements.

The release would not have an impact on the contribution of land to the north to Green Belt purposes due to separation retained by the A1303 and associated tree lines.

The adjoining land to the south, east and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

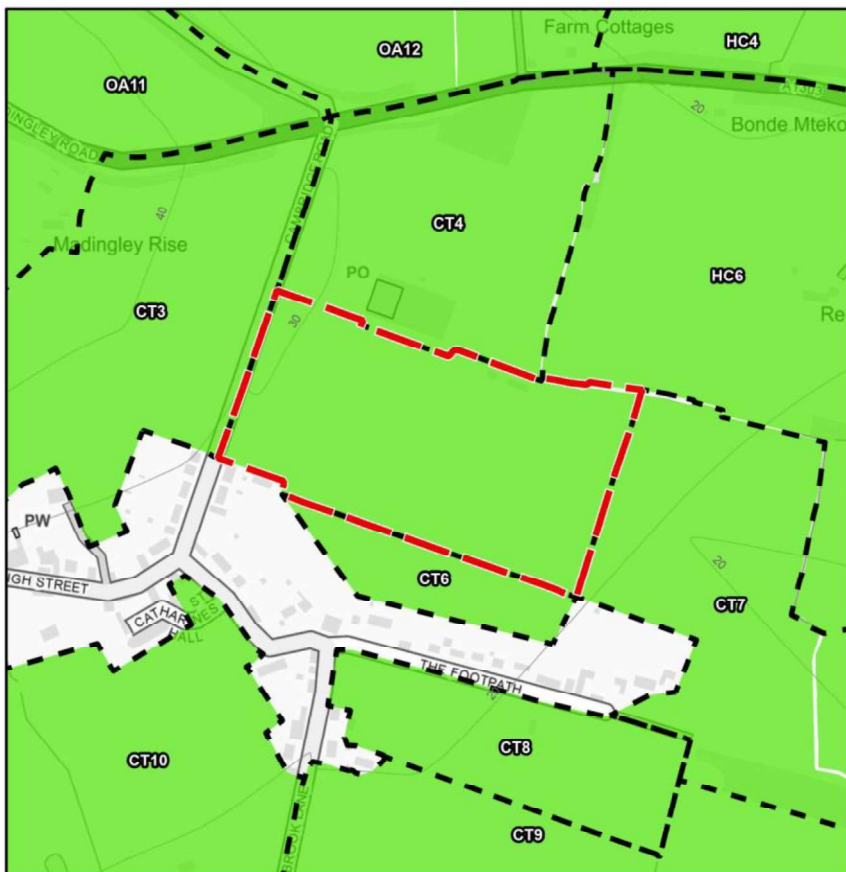
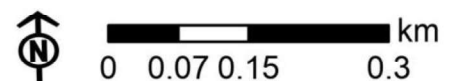
- Parcel CT4 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be Very High.

Very High

CT5



-  CT5
-  Neighbouring parcel
-  Green Belt



CT5

Parcel location and openness

Parcel size: 8.36ha

The parcel is located to the northeast of Coton and contains an orchard. Cambridge Road forms the western edge of the parcel.

Land is open. There is no development that has an impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is not contained by inset development and the tree line to the south is a moderate boundary feature between the parcel and Coton. As such, there is no urbanising visual influence. The sloping landform and tree cover within the parcel provides some additional distinction from Coton and, overall, there is strong distinction between the parcel and the inset area.

CT5

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

The parcel comprises open agricultural fields and orchards that have a strong distinction from the edge of Coton, and as such its rural character contributes to the quality of Cambridge's setting. Land is partially visible in key views from elevated claylands to the west (including from Madingley Rise and Madingley Road), which allows an appreciation of the separate identity of Coton (from Cambridge) and its rural setting, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Significant

Land is open and is peripheral to a very narrow gap between Coton and Cambridge (High Cross). There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

CT5

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor

The release and development of land within this parcel would leave land to the north more closely contained between the inset edge and the A1303 further north, which separates it from the wider Green Belt.

The release would not have an impact on the contribution of land to the east or northeast to Green Belt purposes due to separation retained by vegetation.

The adjoining land to the south and to the west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

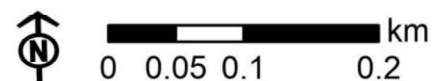
- Parcel CT5 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Coton, would be High.

High

CT6



-  CT6
-  Neighbouring parcel
-  Green Belt



CT6

Parcel location and openness

Parcel size: 1.86ha

The parcel is located to the northeast of Coton and is comprised predominantly of allotments.

Land is open. There is no development that has an impact on Green Belt openness.

Distinction between parcel and inset area

Although the parcel is not contained by inset development, it is in close proximity to Coton and the garden hedgerow boundary to the south creates little separation between the parcel and the inset settlement. Therefore, there is some urbanising visual influence. Neither the landform nor land cover within the parcel create any additional distinction from Coton. Overall, there is moderate distinction between the parcel and the inset area.

CT6

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Limited/No contribution

Land has a moderate distinction from the edge of Coton, meaning it has some relationship with the inset area. Whilst it is open, the land has a use (allotments) that weakens its rural character. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and is peripheral to a very narrow gap between Coton and Cambridge (High Cross). The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

CT6

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Negligible

The release would not have an impact on the contribution of land to the north to Green Belt purposes due to separation retained by vegetation.

Overall harm of Green Belt release

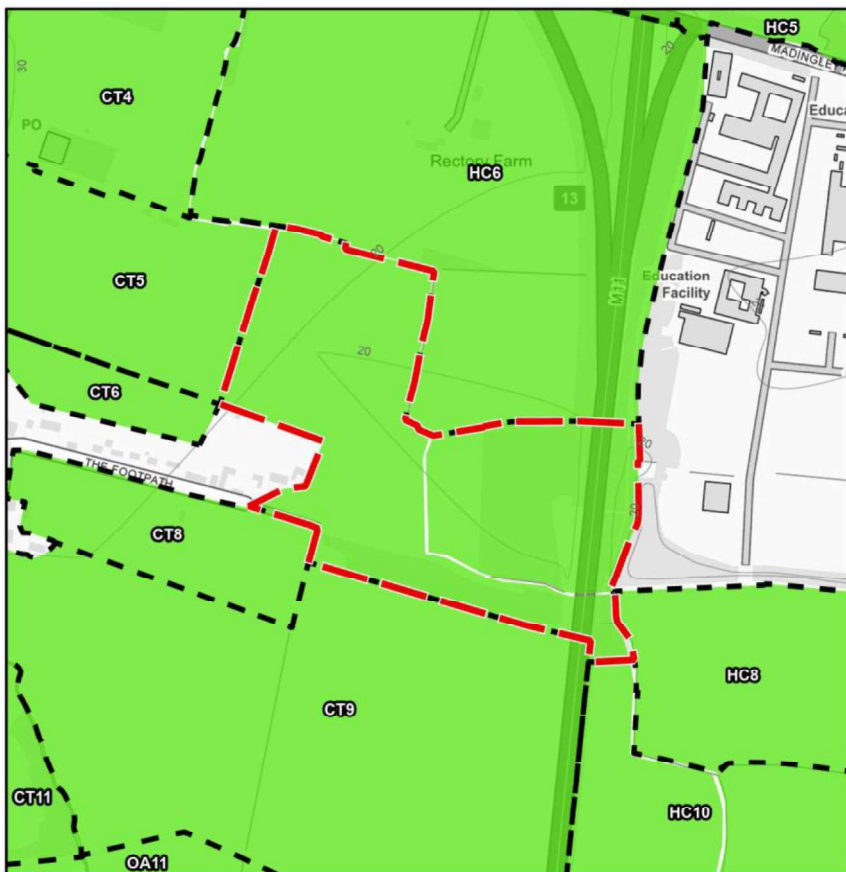
- Parcel CT6 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Coton, would be Moderate.

Moderate

CT7



-  CT7
-  Neighbouring parcel
-  Green Belt



CT7

Parcel location and openness

Parcel size: 14.16ha

The parcel is located to the east of Coton and is dominated by orchards. It is contained by the M11 motorway to the east, which separates it from the main urban area of Cambridge.

Land is open. There is no development that has an impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is not contained by inset development and the vegetation to the west is a moderate boundary feature between the parcel and Coton. As such, there is no urbanising visual influence. The tree cover associated with the orchards within the parcel is very prominent, creating additional distinction from Coton. Overall, there is strong distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Relatively significant

Land is open and has a relationship with the main urban area of Cambridge due to its close proximity. It has strong distinction from the inset area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

Land forms part of an agricultural landscape visible on the edge of the Cambridge in key views from elevated claylands to the west, including from Madingley Hill and Madingley Rise. This allows an appreciation of the separate identity of Coton (from Cambridge) and its rural setting, as well as the wider rural setting of Cambridge. Land also contributes to the rural landscape setting experienced in proximity to the city edge when approaching the historic core along PRow from the west, including the Harcamlow Way and the Wimpole Way. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Significant

Land is open and lies in a gap which is very narrow but which maintains clear separation between Coton and Cambridge (High Cross). There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

CT7

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The release and development of land within this parcel would weaken the strong boundary distinction of land to the north and would increase urbanising containment of land within the field to the north east, although this impact is confined to this area.

Any release of land within this parcel would significantly weaken the very narrow gap between Coton and Cambridge (High Cross).

Although it is adjacent to Cambridge, the lack of road connectivity and separation retained by the M11 motorway and associated tree lines means that a separate identity would be maintained.

The adjoining land to the west, south and southwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CT7 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, a relatively significant contribution to preserving Cambridge's compact character, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate.

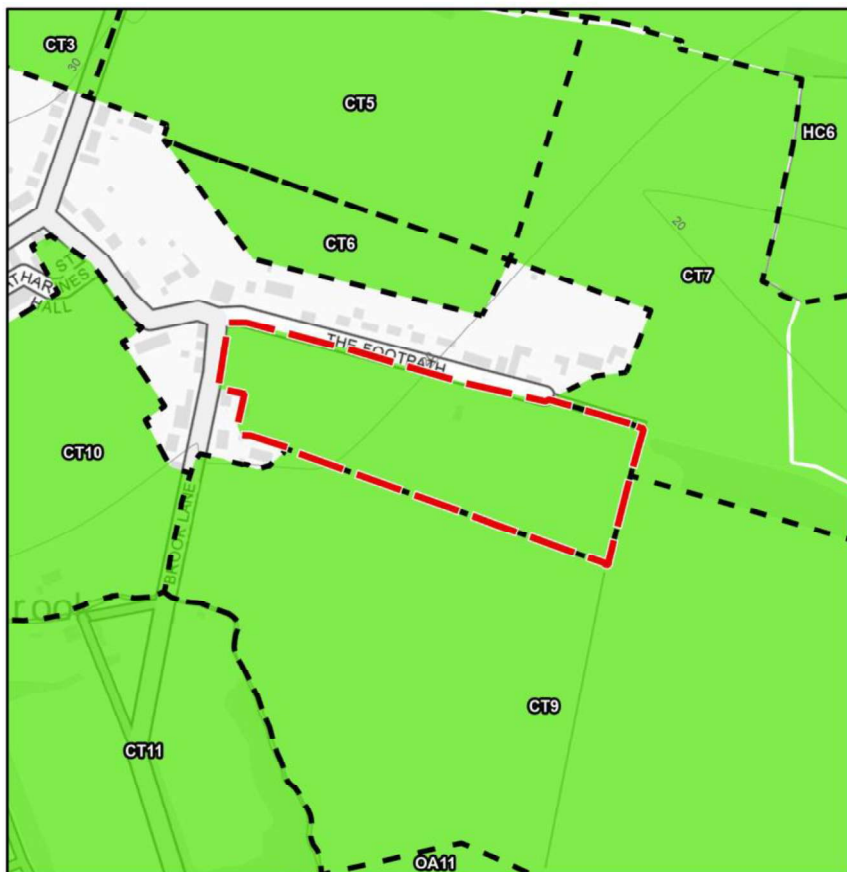
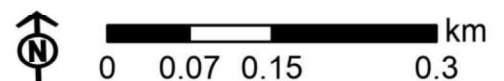
Therefore, the harm resulting from its release, as an expansion of Coton, would be Very High.

Very High

CT8



-  CT8
-  Neighbouring parcel
-  Green Belt



CT8

Parcel location and openness

Parcel size: 4.24ha

The parcel is located to the east of Coton and contains Coton Football Club and associated sports grounds. It is contained by small roads to the north and west.

Land is open. There is no development of a scale, character or form that has an impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is in close proximity to Coton and is not contained by inset development. The hedgerows and lanes to the north and west create little boundary separation between the parcel and residential development in Coton, which has urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Coton. Overall, there is weak distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Limited/No contribution

Land has a weak distinction from the edge of Coton, meaning it has a strong relationship with the inset area. Whilst it is open, the land has a use (sports pitches/recreation ground) that weakens its rural character. Overall the parcel makes a limited contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land is open and is peripheral to a very narrow gap between Coton and Cambridge (High Cross). There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

CT8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor

The release and development of land within this parcel would increase urbanising visual impact on land to the south from the settlement.

The release would not have an impact on the contribution of land to the northeast to Green Belt purposes due to separation retained by vegetation.

Overall harm of Green Belt release

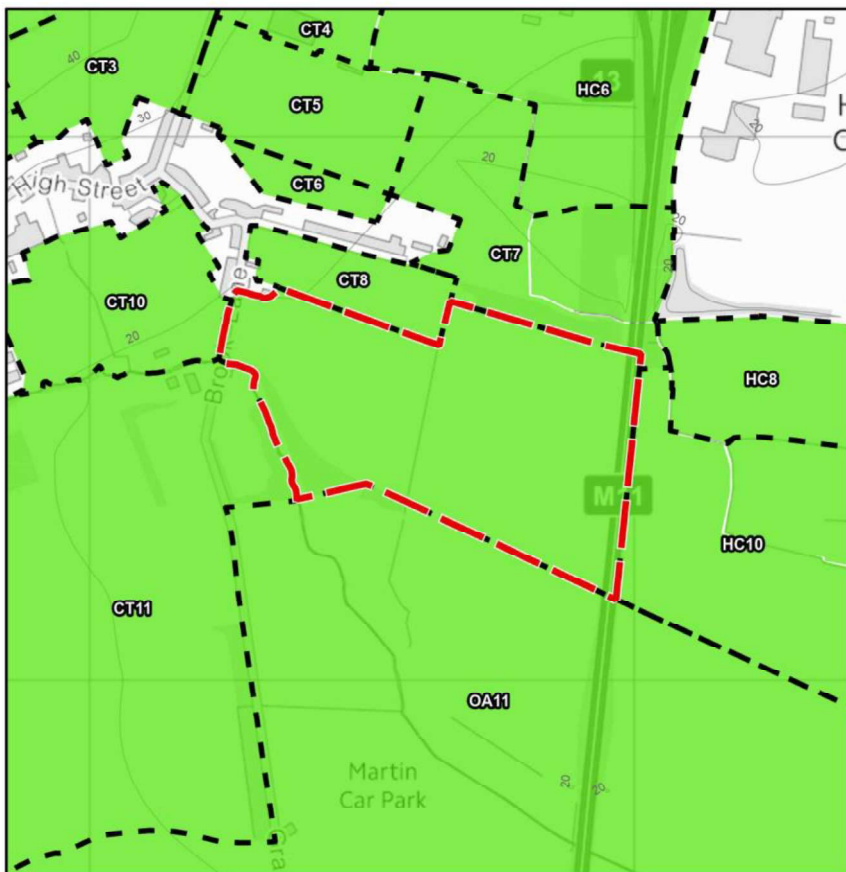
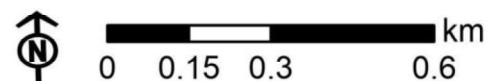
- Parcel CT8 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Coton, would be Moderate.

Moderate

CT9



-  CT9
-  Neighbouring parcel
-  Green Belt



CT9

Parcel location and openness

Parcel size: 26.21ha

The parcel is located to the southeast of Coton and is comprised of agricultural fields. The M11 motorway forms the eastern edge of the parcel.

Land is open. There is no development that has an impact on Green Belt openness.

Distinction between parcel and inset area

The parcel extends a significant distance to the southeast from Coton and is not contained by inset development. The tree lines to the northwest are a moderate boundary feature between the parcel and Coton and so there is no urbanising visual influence. The landform and land cover within the parcel do not create any additional distinction from Coton. Overall, there is strong distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

The parcel lies within Coton Country Park and comprises open farmland that has a strong distinction from the edge of Coton, and as such it contributes to the quality of Cambridge's wider setting. Land is partially visible in the middle ground of key views towards the historic core of Cambridge from elevated claylands to the west, including from Madingley Hill. This also allows an appreciation of the rural setting of the city as well as the scale, separate identity (from Cambridge) and rural setting of Coton. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Significant

Land is open and is peripheral to a very narrow gap between Coton and Cambridge (High Cross). There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a significant contribution to Cambridge Purpose 3.

CT9

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

Although the M11 motorway would maintain some separation, the release of land within this parcel including the eastern field would remove the settlement gap between Coton and Cambridge (High Cross) and significantly weaken separation.

The partial release of only the western field within the parcel would reduce the additional impact on the settlement gap between Coton and Cambridge (High Cross) but would still weaken the strong boundary distinction and increase urbanising visual impact on land to the southwest from the settlement and would leave the land within these smaller fields more closely contained by the inset edge and Bin Brook to the south.

The release would not have an impact on the contribution of land to the east or the northeast to Green Belt purposes due to separation retained by the M11 motorway and vegetation, respectively.

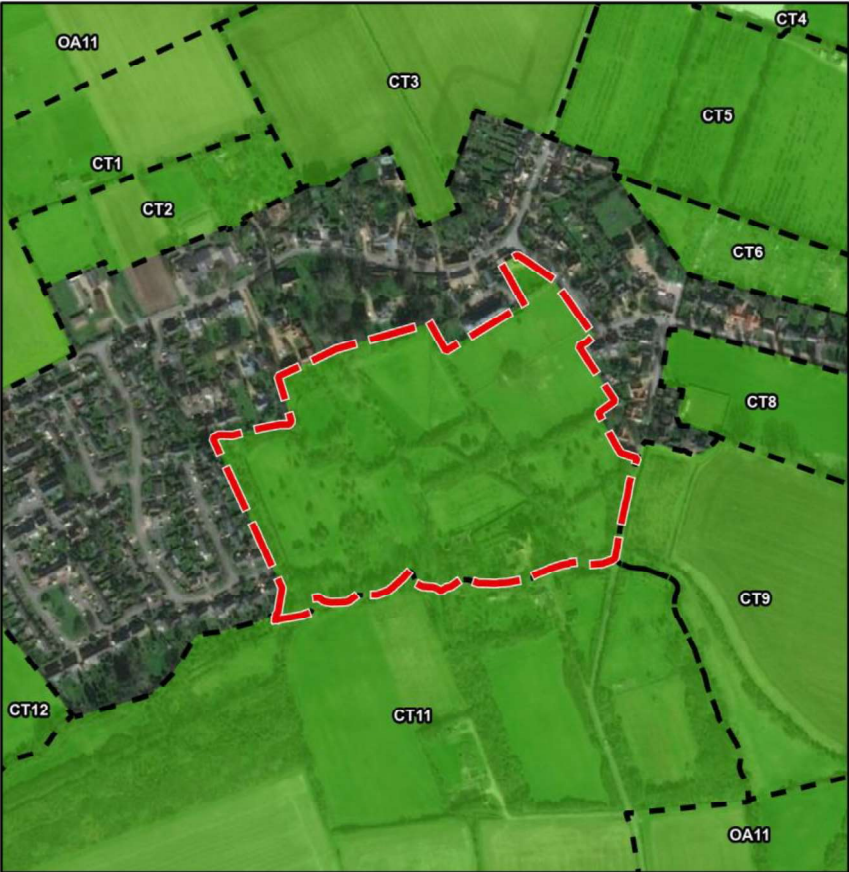
The adjoining land to the west, northwest and southwest does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

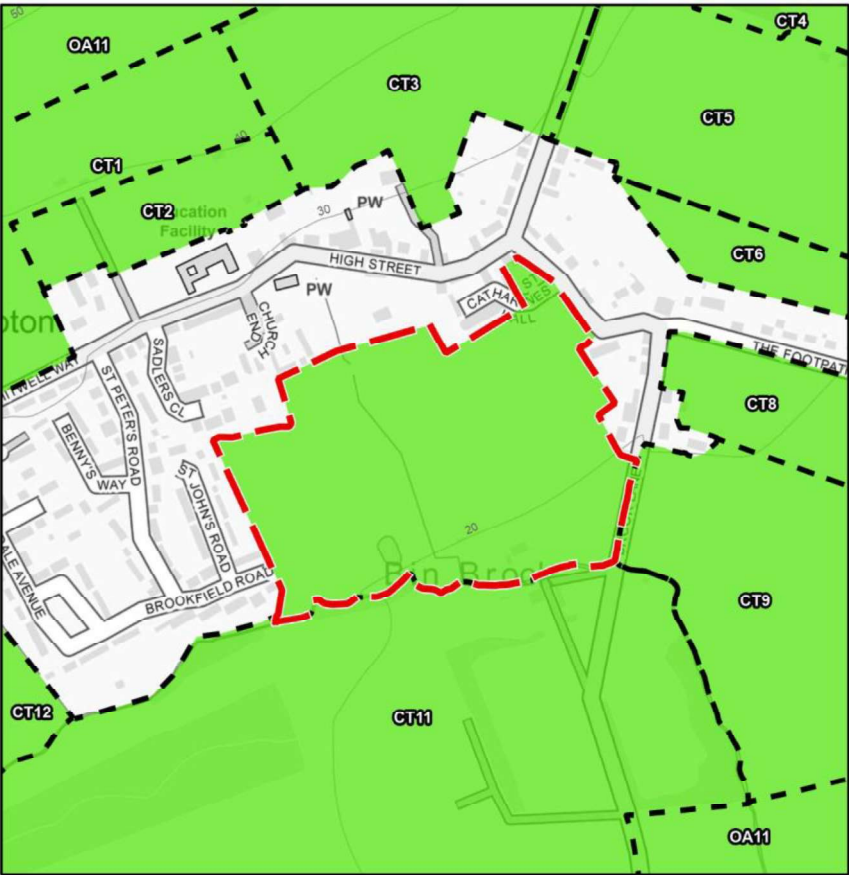
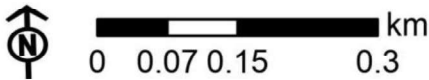
- Parcel CT9 makes a significant contribution to preventing communities in the environs of Cambridge from merging with one another, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be Very High.

Very High

CT10



- CT10
- Neighbouring parcel
- Green Belt



CT10

Parcel location and openness

Parcel size: 10.4ha

The parcel is located on the southern edge of Coton and is comprised of several paddocks and the grounds of a large country house in the south of the parcel. Bin Brook lies to the south of the parcel.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is relatively large, but is contained by inset development within the settlement of Coton to the west, north and east, which means that there is some urbanising visual influence within the parcel. The garden boundaries to the west, north and east provide little separation from the settlement. The sloping landform in the south of the parcel provides some additional distinction from the settlement of Coton. Overall, there is strong distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land has a moderate distinction from the edge of Coton, meaning it has some relationship with the inset area. However, it is open and land use is not associated with the inset area, and therefore has some rural character. The parcel also lies within Coton Conservation Area, for which it contributes to the character and special qualities. Land fronts directly on to the historic core of the village along High Street, and as such allows an appreciation of the rural character and setting of the more intact and historic parts of Coton, which in turn contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Limited/No contribution

Land is too closely contained by the settlement of Coton to contribute to its separation from any other settlement.

CT10

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Negligible

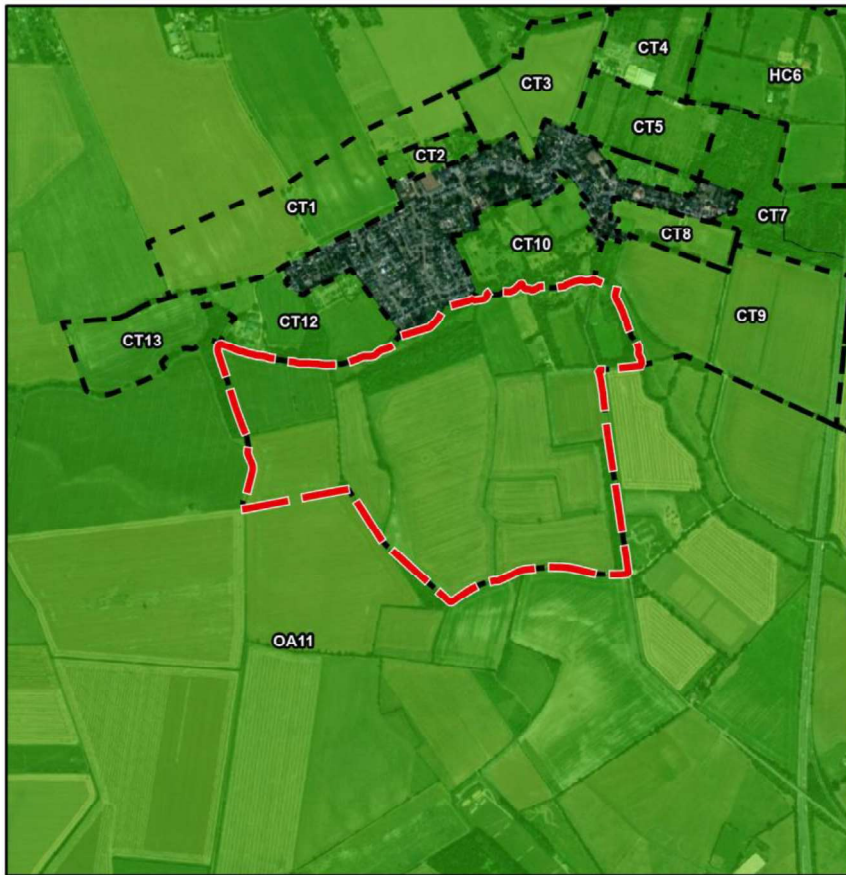
The parcel is largely contained by the settlement of Coton and there is tree cover to the south, both of which limit any impact that the release and development of this land would have on adjacent Green Belt

Overall harm of Green Belt release

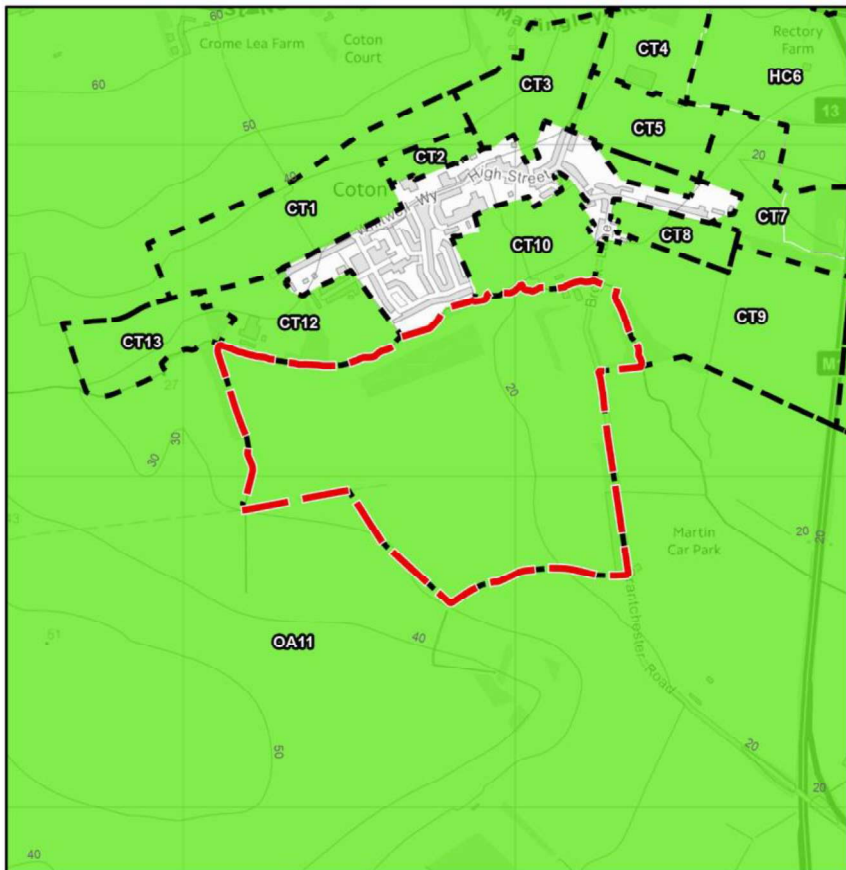
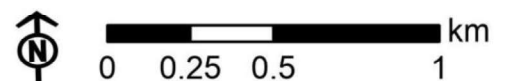
- Parcel CT10 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Coton, would be low.

Low

CT11



-  CT11
-  Neighbouring parcel
-  Green Belt



CT11

Parcel location and openness

Parcel size: 77.12ha

The parcel is located to the south and southwest of Coton and is comprised of large agricultural land. There is a residential property in the northeast of the parcel. Grantchester Road lies forms the eastern boundary of the parcel and Bin Brook lies to the north.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

Dense tree cover and Bin Brook at the inset edge of Coton to the north provide a strong degree of boundary separation between the parcel and the settlement and prevent any urbanising visual influence within the parcel. Furthermore, the parcel is not contained by inset development and it extends a significant distance from the settlement. Whilst the landform and land cover within the parcel do not create any additional distinction from Coton, overall there is strong distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

Land comprises open farmland and woodland that has a strong distinction from the edge of Coton, meaning it has a strong rural character. The western part of the parcel forms part of Coton Country Park and therefore makes some positive contribution to the character of the landscape and the setting of Cambridge. In addition, when viewed from the elevated clay ridge to the north, northwest and west (including from Madingley Road and Long Road) it allows an appreciation of the scale, separate identity (from Cambridge) and rural setting of Coton, and the wider rural setting of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land is open and lies in a wide gap between Coton and Comberton/Barton, with tree cover at the edge of Coton acting as a significant separating feature. Although the settlement gap is robust, the parcel has strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

CT11

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The release of this land would have some impact on narrowing the settlement gap between Coton and Comberton/Barton.

However, the main impact of the release would be it breaching tree cover and Bin Brook at the inset edge of Coton, which currently act a strong boundary features, and would therefore weaken the boundary separation of land to the southwest, south and southeast from the settlement. The release would also increase urbanising visual influence on these areas.

The adjoining Green Belt land to the northwest and northeast does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

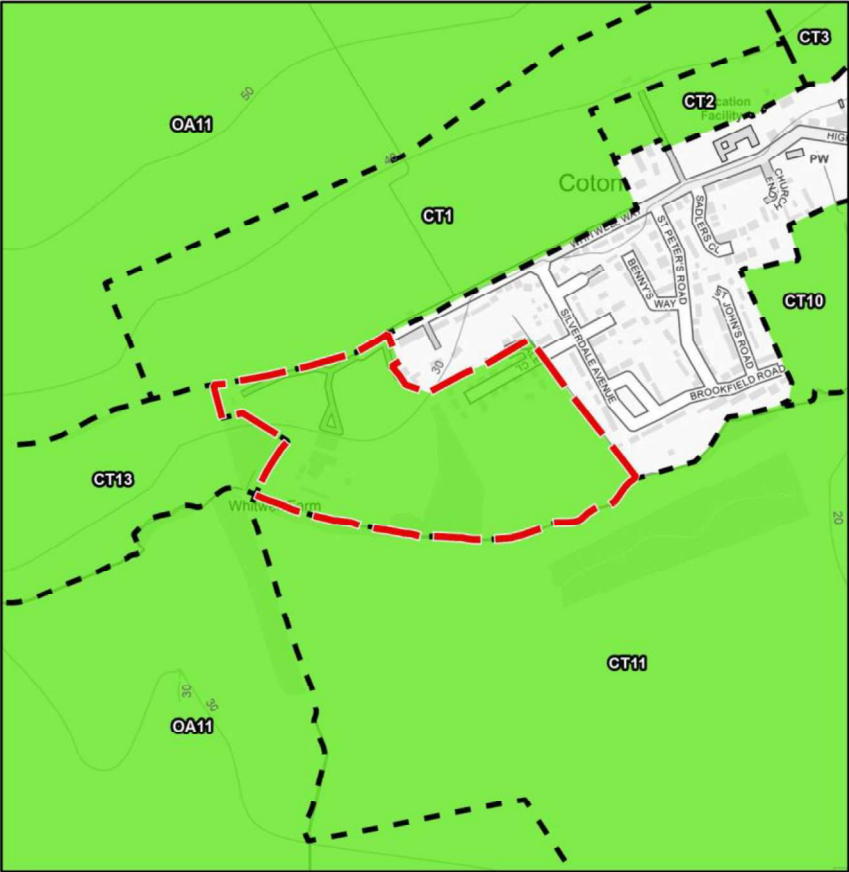
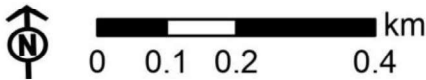
- Parcel CT11 makes a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be high.

High

CT12



-  CT12
-  Neighbouring parcel
-  Green Belt



CT12

Parcel location and openness

Parcel size: 11.49ha

The parcel is located to the west of Coton and is comprised largely of agricultural land. There are some residential properties in the northeast of the parcel and there is a farmstead in the west of the parcel. Bin Brook lies to the south of the parcel.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

The garden boundaries at the inset edge of Coton to the east provide little boundary separation between the parcel and the settlement. Furthermore, residential development has breached into the eastern part of the parcel. As a result, there is some urbanising visual influence within the parcel. However, the parcel is not contained by inset development and there are views of open countryside to the north, west and south. The landform and land cover within the parcel do not create any additional distinction from Coton. Overall, there is moderate distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land has a moderate distinction from the edge of Coton, meaning it has some relationship with the inset area. It is also open and land use is not associated with the inset area, meaning it has some rural character.

When viewed from the elevated clay ridge to the north, northwest and west (including from Madingley Road and Long Road) it allows an appreciation of the scale, separate identity (from Cambridge) and rural setting of Coton, as well as the wider rural setting of Cambridge. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively limited

Land is open and lies in a wide gap between Comberton and Coton, with elevated land between the two acting as a significant separating feature. The parcel has some relationship with the inset area, but also has a degree of distinction from it. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.

CT12

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor

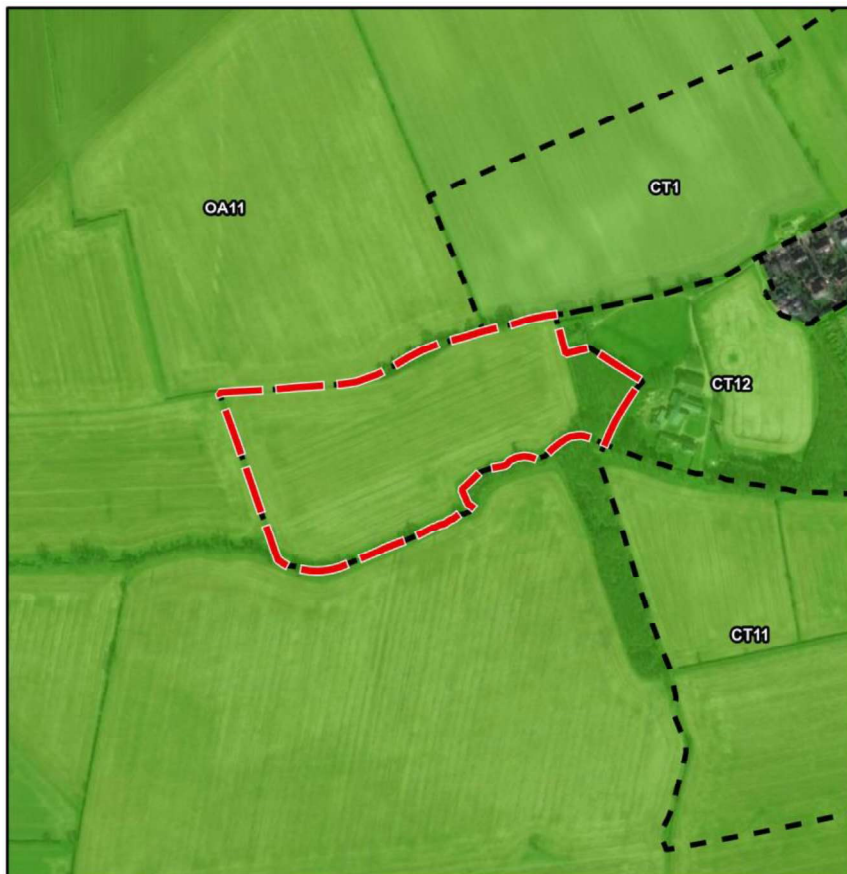
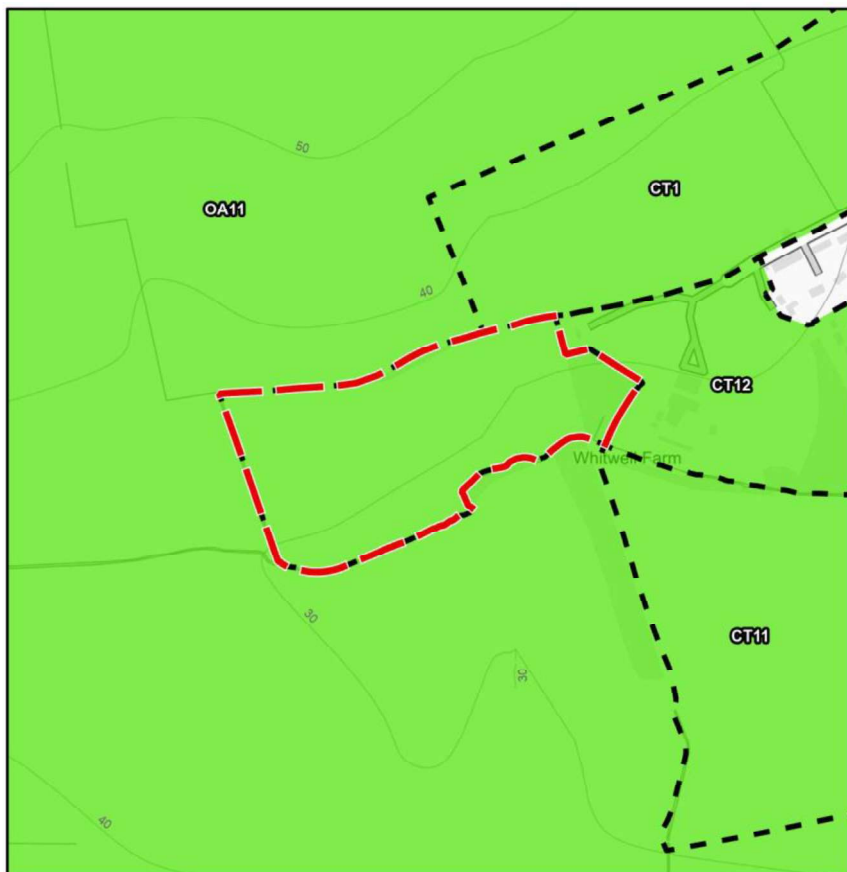
The release and development of this land would have some urbanising visual influence on land to the north. Tree cover around much of the parcel would prevent some visual impacts on land to the west and south.

Overall harm of Green Belt release

- Parcel CT12 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Coton, would be moderate.

Moderate

CT13



CT13

Parcel location and openness

Parcel size: 8.65ha

The parcel is located to the west of Coton and is comprised of agricultural land. Bin Brook lies to the south of the parcel.

Land is open. There is no development within the parcel.

Distinction between parcel and inset area

A wooded area in the east of the parcel provides a strong degree of boundary separation from the inset settlement of Coton and minimises any urbanising visual influence within the parcel. The parcel extends a significant distance from the settlement and is not contained by inset development. The upwards sloping landform to the north within the parcel provides some additional distinction from Coton. Overall, there is very strong distinction between the parcel and the inset area.

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Limited/No contribution

Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the village of Coton. It therefore makes no contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Relatively significant

Land comprises open farmland and a wooded area that has a very strong distinction from the edge of Coton, meaning it has a strong rural character. When viewed from the elevated clay ridge to the north, northwest and west (including from Madingley Road and Long Road) it allows an appreciation of the scale, separate identity (from Cambridge) and rural setting of Coton, as well as the wider rural setting of Cambridge. Overall the parcel makes a relatively significant contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Relatively significant

Land is open and lies in a wide gap between Comberton and Coton, with elevated land between the two acting as a significant separating feature. Although the settlement gap is robust, the parcel has very strong distinction from the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 3.

CT13

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Coton:

Rating: Minor-moderate

The release and development of this land would breach the woodland to the east, which currently acts as a strong boundary feature, and would therefore weaken the boundary separation of the surrounding Green Belt from the settlement of Coton. The release would also increase urbanising visual influence on land to the north, west and south.

Overall harm of Green Belt release

- Parcel CT13 makes a relatively significant contribution to preventing communities in the environs of Cambridge from merging with each other, and a relatively significant contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Coton, would be very high.

Very High