Greater Cambridge Housing Trajectory and Housing Land Supply Report

April 2026

GREATER CAMBRIDGE
SHARED PLANNING

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Notes

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 5.6 years of housing land supply for 2026-2031**. Therefore, from the date of this report (April 2026), policies in the adopted Cambridge and South Cambridgeshire Local Plans (2018) are not deemed out of date through the operation of footnote 8 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in December 2024).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 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. 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 2026, 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 2026-2031 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 2026-2031 (as set out in this report) should be used when making planning decisions from the date of publication of this report (April 2026).

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 2011-2025

8. The total net self-contained dwellings completions by year between 1 April 2011 and 31 March 2025 for Cambridge and South Cambridgeshire are shown in the Greater Cambridge housing trajectory (see Figure 1). Additionally, the total net completions from dwelling equivalents for student or older peoples bedspaces for Cambridge and South Cambridgeshire for 1 April 2024 to 31 March 2025 are shown.

Housing Completions 2025-2026

9. At the time of preparing this report, the Councils do not know the actual total housing completions for 2025-2026 in terms of self-contained dwellings or dwelling equivalents for student or older peoples bedspaces. This information will only be known later in 2026, once the results of a comprehensive survey of all extant planning permissions has been undertaken in spring 2026.

10. As the housing trajectory (that is set out in this report) will take into account anticipated completions for 2025-2026, the Councils need to consider what dwellings or dwelling equivalents they know have been completed between 1 April 2025 and 31 March 2026, and also make assumptions on what other dwellings or dwelling equivalents will be completed before 31 March 2026.

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 or dwelling equivalents completed between 1 April 2025 and 31 March 2026 (where this is known) or record the anticipated number that will be completed between 1 April 2025 and 31 March 2026 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 where dwellings could be completed in 2025-2026, officers have asked the developer, housebuilder, landowner or agent for each of these sites for information on actual completions to 31 December 2025 and anticipated completions between 1 January and 31 March 2026. Where a response has not been provided, officers have estimated the number of completions based on Council Tax records and site visits. The housing trajectory (see Figure 1) therefore records the anticipated completions for 2025-2026 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 2025 than recorded by the housebuilder, developer, landowner or agent, and therefore the number of dwellings recorded as completed between 1 April and 31 December 2025 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 2025-2026, 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 2025) 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 other communal accommodation (including 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 2025 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 2025 from new builds, conversions, changes of use and demolitions.

22. The Councils have included within both the actual dwelling completions to 31 March 2025 and the anticipated dwelling completions from 1 April 2025 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 2025). 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 or February 2026 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 some sites, the questions were initially generated using an automated process via Microsoft Copilot, however, all questions were checked by a human, and where necessary amended, before being included in the email sent to the housebuilder, developer, landowner or agent.

27. 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.

28. 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 Greater Cambridge Housing Delivery Study Addendum (October 2025), 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

29. 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 2025 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.

    The housing trajectory also records actual annual net completions from dwelling equivalents for student or older peoples bedspaces for Cambridge and South Cambridgeshire for 1 April 2024 to 31 March 2025 from new builds, conversions, changes of use and demolitions.

30. 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.

31. An email was sent in January or February 2026 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.

32. For some sites, the questions were initially generated using an automated process via Microsoft Copilot, however, all questions were checked by a human, and where necessary amended, before being included in the email sent to the housebuilder, developer, landowner or agent.

33. Any calculations within this report that relate to delivery against the Councils' adopted housing requirements do not include actual or anticipated annual net

completions from dwelling equivalents for student or older peoples bedspaces. This is because these housing requirements were calculated based on a methodology that considered communal accommodation separately. However, as the Councils' housing land supply is being calculated using the local housing requirement based on the government's standard method (see paragraphs 45-49 in Section 4, below), it is now consistent with national planning policy and guidance to include such accommodation within the housing land supply calculations.

Assessment of deliverability and / or developability

34. 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 2025 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.

35. The information provided by the developer, agent, landowner or housebuilder in their response is therefore not the only evidence used by the Councils 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.

36. 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.

37. 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.

38. 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

39. 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

40. 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.

41. 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 2025 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 2025 from new builds, conversions, changes of use and demolitions.

42. 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 2025 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.

    The housing trajectory also records actual annual net dwelling equivalent completions for Cambridge and South Cambridgeshire for 1 April 2024 to 31 March 2025 from new builds, conversions, changes of use and demolitions. 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.

43. 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 Draft Greater Cambridge Local Plan (December 2025), 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 2023/2024 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 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, C1b, SC1a and SC1b 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: 2026-2031
Historic Completions																										
Cambridge	D	Table C1b	513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	513	0
Cambridge	DE	Table C1b	-9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-9	0
South Cambridgeshire	D	Table SC1b	1,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,665	0
South Cambridgeshire	DE	Table SC1b	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 Cambridge Urban Area																										
Cambridge - allocations	D	Table C2a	-	0	194	-19	25	99	20	24	211	0	0	75	75	0	0	0	0	0	0	0	0	0	704	319
Cambridge - allocations	DE	Table C2b	-	0	0	5	0	0	0	0	52	50	0	0	0	0	0	0	0	0	0	0	0	0	107	5
South Cambridgeshire - allocations	D	Table SC2a	-	0	0	0	0	425	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	58	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	-	313	640	713	270	661	101	143	116	17	0	0	0	0	0	0	0	0	0	0	0	0	2,974	2,385
Cambridge - allocations	DE	Table C3b	-	0	0	0	0	0	0	35	42	0	200	200	200	98	0	0	0	0	0	0	0	0	775	0
South Cambridgeshire - allocations	D	Table SC3a	-	317	289	124	452	392	858	245	181	156	80	80	0	0	0	0	0	0	0	0	0	0	3,174	2,115
South Cambridgeshire - allocations	DE	Table SC3b	-	0	0	0	0	0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	39	0
Allocations of New Settlements																										
South Cambridgeshire - allocations	D	Table SC4a	-	239	348	798	1,310	1,596	1,113	710	721	720	900	900	900	900	900	900	900	900	900	770	746	7,546	17,171	5,165
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
Allocations in Rural Area																										
South Cambridgeshire - allocations	D	Table SC5	-	39	158	110	59	35	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	442	362
Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																										
Cambridge	D	Table C4a	-	25	141	116	74	17	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	375	350
Cambridge	DE	Table C4b	-	-1	72	87	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	165	159
South Cambridgeshire	D	Table SC6a	-	298	304	372	394	186	16	150	150	150	150	150	150	150	100	17	0	0	0	0	0	0	2,737	1,272
South Cambridgeshire	DE	Table SC6b	-	1	0	-1	38	0	50	0	50	0	50	0	19	0	0	0	0	0	0	0	0	0	207	87
Windfall Allowance																										
Cambridge	D	Table C4a	-	0	0	0	0	168	183	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	2,941	351
South Cambridgeshire	D	Table SC6a	-	0	0	0	0	137	224	240	240	240	240	240	240	240	240	240	240	240	240	240	240	0	3,721	361
Totals			2,169	1,231	2,204	2,305	2,622	3,716	2,567	1,732	1,996	1,518	1,805	1,830	1,769	1,612	1,425	1,342	1,325	1,325	1,325	1,195	1,171	7,546	38,184	13,414
Cambridge	D and DE	-	504	337	1,047	902	369	945	306	387	613	252	385	460	460	283	185	185	185	185	185	185	185	0	8,545	3,569
South Cambridgeshire	D and DE	-	1,665	894	1,157	1,403	2,253	2,771	2,261	1,345	1,383	1,266	1,420	1,370	1,309	1,329	1,240	1,157	1,140	1,140	1,140	1,010	986	7,546	29,639	9,845

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: 2026-2031
Historic Completions																								
Completions	504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	504	0
Allocations - Cambridge Urban Area																								
Cambridge Urban Area	-	0	194	-14	25	99	20	24	263	50	0	75	75	0	0	0	0	0	0	0	0	0	811	324
Allocations - Cambridge Fringe Sites																								
North-West Cambridge (University Site, Eddington)	-	69	46	43	47	231	0	48	0	0	200	200	200	98	0	0	0	0	0	0	0	0	1,182	367
NIAB (Darwin Green)	-	231	386	264	60	351	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,322	1,091
Cambridge East - north of Cherry Hinton	-	8	66	186	100	79	71	130	116	17	0	0	0	0	0	0	0	0	0	0	0	0	773	502
Land north of Worts' Causeway	-	5	87	54	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	195
Land south of Worts' Causeway	-	0	55	166	9	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	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Unallocated Sites																								
Unallocated Sites with Planning Permission	-	24	213	203	74	17	2	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	540	509
Unallocated Sites with Resolution to Grant Planning Permission	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfalls																								
Windfall Allowance	-	0	0	0	0	168	183	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	2,941	351
Totals	504	337	1,047	902	369	945	306	387	613	252	385	460	460	283	185	185	185	185	185	185	185	0	8,545	3,569

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 - Dwellings	353	479	1,325	724	922	1,205	1,127	884	475	406	614	834	238	513	-	-	-	-	-	-	-
Actual Completions - Dwelling Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-9	-	-	-	-	-	-	-
Predicted Completions - Dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	338	975	810	369	945	306	-
Predicted Completions - Dwelling Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-1	72	92	0	0	0	-
Cumulative Completions - Dwellings	353	832	2,157	2,881	3,803	5,008	6,135	7,019	7,494	7,900	8,514	9,348	9,586	10,099	10,437	11,412	12,222	12,591	13,536	13,842	**13,842**
Annualised Housing Target over Plan Period (Dwellings)	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 (Dwellings)	718	732	697	695	680	642	605	582	591	610	610	582	631	650	713	647	593	705	464	158	-
Comparison of Actual / Predicted Completions against Annualised Housing Target (Dwellings	-347	-221	625	24	222	505	427	184	-225	-294	-86	134	-462	-187	-362	275	110	-331	245	-394	-

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: 2026-2031
Historic Completions																								
Completions	1,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,665	0
Allocations - Cambridge Urban Area																								
North East Cambridge - Land north of Cambridge North Station	-	0	0	0	0	425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	425
Orchard Park - parcel Com 4	-	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)	-	189	0	0	293	0	604	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	1,125	897
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	-	0	0	0	100	140	180	140	140	140	80	80	0	0	0	0	0	0	0	0	0	0	1,000	420
Cambridge East - north of Newmarket Road	-	69	181	79	59	189	68	105	35	0	0	0	0	0	0	0	0	0	0	0	0	0	785	576
Cambridge East - north of Cherry Hinton	-	59	108	45	0	63	6	0	6	16	0	0	0	0	0	0	0	0	0	0	0	0	303	222
Allocations - New Settlements																								
Northstowe	-	72	109	343	488	550	518	300	300	300	300	300	300	300	300	300	300	300	300	250	271	2,292	6,201	2,008
Waterbeach New Town	-	36	53	126	394	539	281	300	300	300	300	300	300	300	300	300	300	300	300	300	300	5,254	5,629	1,393
Bourn Airfield New Village	-	0	0	25	100	250	125	0	0	0	250	255	300	300	300	300	300	300	300	220	175	0	3,500	500
Cambourne West	-	131	186	304	328	257	189	110	121	120	50	45	0	0	0	0	0	0	0	0	0	0	1,841	1,264
Allocations - Rural Area																								
Fulbourn & Ida Darwin Hospitals	-	0	40	40	40	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	155	155
Papworth West Central	-	0	0	10	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
Land south of Babraham Road, Sawston	-	39	80	60	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	159
Land at Bennell Farm, West Street, Comberton	-	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0
Histon & Impington Station Area	-	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	-	299	304	371	414	166	66	150	200	150	200	150	169	150	100	17	0	0	0	0	0	0	2,906	1,321
Unallocated Sites with Resolution to Grant Planning Permission	-	0	0	0	18	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38
Windfalls																								
Windfall Allowance	-	0	0	0	0	137	224	240	240	240	240	240	240	240	240	240	240	240	240	240	240	0	3,721	361
Totals	1,665	894	1,157	1,403	2,253	2,771	2,261	1,345	1,383	1,266	1,420	1,370	1,309	1,329	1,240	1,157	1,140	1,140	1,140	1,010	986	7,546	29,639	9,845

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 - Dwellings	691	557	629	867	667	548	737	1,140	1,053	1,317	1,193	1,441	1,159	1,665	-	-	-	-	-	-	-
Actual Completions - Dwelling Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	0							-
Predicted Completions - Dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	893	1,099	1,404	2,215	2,771	2,211	-
Predicted Completions - Dwelling Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	58	-1	38	0	50	-
Cumulative Completions - Dwellings	691	1,248	1,877	2,744	3,411	3,959	4,696	5,836	6,889	8,206	9,399	10,840	11,999	13,664	14,557	15,656	17,060	19,275	22,046	24,257	**24,257**
Annualised Housing Target over Plan Period (Dwellings)	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	**19,500**
Annualised Housing Target taking Account of Actual / Predicted Completions (Dwelli	990	1,014	1,037	1,047	1,073	1,110	1,139	1,139	1,146	1,129	1,122	1,083	1,072	973	989	961	813	113	-2,546	-4,757	-
Comparison of Actual / Predicted Completions against Annualised Housing Target (D	-284	-418	-346	-108	-308	-427	-238	165	78	342	218	466	184	690	-82	124	429	1,240	1,796	1,236	-

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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**
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**	**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**
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**	**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**	**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**	**0**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**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**	**25**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**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**
Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk	Abbey	Cambridge Local Plan 2018 - Site R5 (35 dwellings) and 23/04380/FUL (appeal lodged, 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**
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**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**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**	**0**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**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**	**20**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**	**40**	**40**
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**	**0**	**0**	**75**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**150**	**0**
82-88 Hills Road and 57-63 Bateman Street	Trumpington	Cambridge Local Plan 2018 - Site M5 (20 dwellings)	0.50	**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**
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**	**54**	**-18**	**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**	**0**	**24**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**0**
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**
Old Press / Mill Lane, Cambridge	Market	Cambridge Local Plan 2018 - Policy 43 / Site U1 (350 student rooms) and 25/01903/FUL (change of use from office/meeting rooms and a House in Multiple Occupation to 13 student bedrooms)	2.00	**-1**	**0**	**-1**	**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 - Allocations within Cambridge Urban Area				**1,692**	**35**	**1,657**	**0**	**194**	**-19**	**25**	**99**	**20**	**24**	**211**	**0**	**0**	**75**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**319**	**704**	**319**

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 31.03.25)	Outstanding Dwelling Equivalents (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
Old Press / Mill Lane, Cambridge	Market	Cambridge Local Plan 2018 - Policy 43 / Site U1 (350 student rooms), 18/1930/FUL (redevelopment including 94 student rooms) and 25/01903/FUL (change of use from office/meeting rooms and a House in Multiple Occupation to 13 student bedrooms)	2.00	**350**	**146**	**39**	**107**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**52**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**107**	**5**
Total - Allocations within Cambridge Urban Area				**350**	**146**	**39**	**107**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**52**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**107**	**5**

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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**	**425**	**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**	**425**	**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 31.03.25)	Outstanding Dwelling Equivalents (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**	**58**	**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**	**58**	**0**	**58**	**0**	**58**	**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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**
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**
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**
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**
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**
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**	**37**	**69**	**69**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**69**	**69**	**0**
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**	**46**	**43**	**47**	**24**	**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**
North-West Cambridge (Eddington) - Future Lots	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 25/03746/OUT (pending, residential uses)	70.41	**255**	**0**	**255**	**0**	**0**	**0**	**0**	**207**	**0**	**48**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**207**	**255**	**207**
Total - North West Cambridge (University Site)			**1,514**	**1,030**	**484**	**69**	**46**	**43**	**47**	**231**	**0**	**48**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**436**	**484**	**367**
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**
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**
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**	**93**	**230**	**40**	**129**	**61**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**230**	**230**	**190**
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**	**60**	**60**	**60**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**210**	**210**	**210**
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**	**107**	**148**	**87**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**342**	**342**	**235**
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**	**162**	**249**	**84**	**109**	**56**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**249**	**249**	**165**
Total - Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green)			**1,573**	**542**	**1,031**	**231**	**386**	**264**	**60**	**60**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,031**	**1,031**	**800**
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**	**291**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**291**	**291**	**291**
Total - Land between Huntingdon Road and Histon Road: Land at NIAB, Huntingdon Road			**291**	**0**	**291**	**0**	**0**	**0**	**0**	**291**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**291**	**291**	**291**
Total - Land between Huntingdon Road and Histon Road			**1,864**	**542**	**1,322**	**231**	**386**	**264**	**60**	**351**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,322**	**1,322**	**1,091**

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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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, 95 dwellings within Cambridge)	2.18	**95**	**71**	**24**	**8**	**4**	**0**	**0**	**0**	**0**	**0**	**6**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**24**	**4**
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**	**31**	**105**	**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: third phase (RMA5)	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), 18/0481/OUT (maximum of 1,200 dwellings) and 25/01098/REM (292 dwellings, 223 dwellings within Cambridge)	5.02	**223**	**0**	**223**	**0**	**31**	**81**	**91**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**223**	**223**	**223**
Cambridge East - north of Cherry Hinton: remainder, including RMA6	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings) and 18/0481/OUT (maximum of 1,200 dwellings)	44.57	**421**	**0**	**421**	**0**	**0**	**0**	**9**	**59**	**71**	**95**	**110**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**139**	**355**	**139**
Total - Cambridge East - north of Cherry Hinton			**875**	**71**	**804**	**8**	**66**	**186**	**100**	**79**	**71**	**95**	**116**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**510**	**738**	**502**
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**	**5**	**87**	**54**	**54**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**200**	**195**
Total - Land north of Worts' Causeway			**200**	**0**	**200**	**5**	**87**	**54**	**54**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**200**	**195**
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**	**4**	**71**	**5**	**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**	**51**	**95**	**4**	**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**	**55**	**166**	**9**	**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			**4,683**	**1,643**	**3,040**	**313**	**640**	**713**	**270**	**661**	**101**	**143**	**116**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,698**	**2,974**	**2,385**

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 31.03.25)	Outstanding Dwelling Equivalents (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
North West Cambridge (Eddington) - student accommodation	11/1114/OUT (up to 2,000 student bedspaces), 13/1400/REM (325 student bedspaces) and 25/03746/OUT (pending, student accommodation)	**2,000**	**833**	**135**	**698**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**200**	**200**	**98**	**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**	**0**	**0**	**0**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**0**
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**	**0**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**42**	**0**
Total - Allocations on Cambridge Fringe		**2,190**	**922**	**135**	**787**	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**42**	**0**	**200**	**200**	**200**	**98**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**775**	**0**

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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**
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**	**184**	**189**	**189**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**189**	**189**	**0**
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**	**88**	**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), S/1886/11 (up to 3,000 dwellings) and 25/03753/OUT (pending, residential uses)	141.98	**897**	**0**	**897**	**0**	**0**	**0**	**293**	**0**	**604**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**897**	**897**	**897**
Total - North West Cambridge (University Site)			**1,486**	**400**	**1,086**	**189**	**0**	**0**	**293**	**0**	**604**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,086**	**1,086**	**897**
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**	**100**	**140**	**180**	**140**	**140**	**140**	**80**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**420**	**1,000**	**420**
Total - Land between Huntingdon Road, Histon Road & A14			**1,000**	**0**	**1,000**	**0**	**0**	**0**	**100**	**140**	**180**	**140**	**140**	**140**	**80**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**420**	**1,000**	**420**
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 20/02569/REM (308 dwellings)	29.49	**547**	**393**	**154**	**12**	**65**	**70**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**154**	**154**	**142**
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**	**213**	**208**	**57**	**116**	**0**	**0**	**0**	**0**	**0**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**173**	**208**	**116**
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 (332 dwellings) and 23/04936/FUL (91 dwellings)	11.59	**423**	**0**	**423**	**0**	**0**	**9**	**52**	**189**	**68**	**105**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**318**	**423**	**318**
Total - Cambridge East - north of Newmarket Road: Marleigh			**1,391**	**606**	**785**	**69**	**181**	**79**	**59**	**189**	**68**	**105**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**645**	**785**	**576**
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, 256 dwellings within South Cambridgeshire)	6.53	**256**	**22**	**234**	**59**	**108**	**45**	**0**	**0**	**0**	**0**	**6**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**212**	**234**	**153**
Cambridge East - north of Cherry Hinton: third phase (RMA5)	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings), S/1231/18/OL (maximum of 1,200 dwellings) and 25/01059/REM (292 dwellings, 69 dwellings within South Cambridgeshire)	1.74	**69**	**0**	**69**	**0**	**0**	**0**	**0**	**63**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**69**	**69**	**69**
Total - Cambridge East - north of Cherry Hinton			**325**	**22**	**303**	**59**	**108**	**45**	**0**	**63**	**6**	**0**	**6**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**281**	**303**	**222**
Total - Cambridge East (all phases)			**1,716**	**628**	**1,088**	**128**	**289**	**124**	**59**	**252**	**74**	**105**	**41**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**926**	**1,088**	**798**
Total - Allocations on Cambridge Fringe			**4,202**	**1,028**	**3,174**	**317**	**289**	**124**	**452**	**392**	**858**	**245**	**181**	**156**	**80**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,432**	**3,174**	**2,115**

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 31.03.25)	Outstanding Dwelling Equivalents (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
North West Cambridge (Eddington) - older peoples accommodation	S/1886/11 (up to 6,500 sqm of senior living) and 25/03753/OUT (pending, senior living)	75	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	39	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	0	0	0	0	0	39	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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**
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**
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**	**40**	**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 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**
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**	**202**	**38**	**24**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**14**
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**
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**
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**
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**
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**
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**
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**	**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**
Total - Northstowe (phase 1)			**1,500**	**1,462**	**38**	**24**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**14**
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 (406 dwellings)	10.54	**406**	**43**	**363**	**0**	**0**	**72**	**144**	**74**	**44**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**334**	**334**	**334**
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 (300 dwellings)	7.82	**300**	**156**	**144**	**48**	**96**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**144**	**144**	**96**
Northstowe - phase 2: parcel 2D1	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and 25/04485/REM (pending, 145 dwellings)	2.53	**145**	**0**	**145**	**0**	**0**	**73**	**64**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**145**	**145**	**145**
Northstowe - phase 2: remaining parcels, including 2C, TC1, C2 and 2F	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) and S/0390/12 (site wide masterplan)	117.74	**2,649**	**0**	**2,649**	**0**	**0**	**148**	**150**	**290**	**254**	**140**	**135**	**140**	**135**	**80**	**100**	**150**	**150**	**150**	**150**	**150**	**150**	**100**	**77**	**0**	**842**	**2,649**	**842**
Total - Northstowe (phase 2)			**3,500**	**199**	**3,301**	**48**	**96**	**293**	**358**	**372**	**298**	**140**	**135**	**140**	**135**	**80**	**100**	**150**	**150**	**150**	**150**	**150**	**150**	**100**	**77**	**0**	**1,465**	**3,272**	**1,417**
Northstowe - phase 3A	Northstowe AAP, S/0390/12 (site wide masterplan) and 20/02171/OUT (phase 3A, up to 4,000 dwellings)	194.93	**4,000**	**0**	**4,000**	**0**	**0**	**0**	**0**	**24**	**90**	**50**	**50**	**50**	**50**	**50**	**100**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**194**	**2,292**	**114**	**1,708**	**114**
Northstowe - phase 3B	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan) and 20/02142/OUT (phase 3B, up to 1,000 dwellings)	48.07	**1,000**	**0**	**1,000**	**0**	**0**	**0**	**80**	**100**	**100**	**110**	**115**	**110**	**115**	**170**	**100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**280**	**1,000**	**280**
Total - Northstowe (phase 3)			**5,000**	**0**	**5,000**	**0**	**0**	**0**	**80**	**124**	**190**	**160**	**165**	**160**	**165**	**220**	**200**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**194**	**2,292**	**394**	**2,708**	**394**
Northstowe - Land west of Station Road	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan), 20/03598/OUT (up to 107 dwellings and demolition of existing dwelling) and 25/00887/REM (104 dwellings and demolition of existing)	4.45	**103**	**0**	**103**	**0**	**-1**	**50**	**50**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**103**	**103**	**103**
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**	**0**	**0**	**50**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**	**80**	**80**
Total - Northstowe (all phases)			**10,183**	**1,661**	**8,522**	**72**	**109**	**343**	**488**	**550**	**518**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**250**	**271**	**2,292**	**2,080**	**6,201**	**2,008**

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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
Waterbeach New Town - West: parcel P1	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings), 21/02400/REM (89 dwellings) and 25/02921/REM (pending, revised design, increase of 3 dwellings)	1.69	**89**	**59**	**30**	**10**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**30**	**20**
Waterbeach New Town - West: Parcel P2.1	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**	**58**	**53**	**26**	**27**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**53**	**53**	**27**
Waterbeach New Town - West: Parcels P2.2 and P3.2	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 25/01318/REM (198 dwellings)	3.38	**198**	**0**	**198**	**0**	**6**	**36**	**36**	**69**	**48**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**195**	**198**	**195**
Waterbeach New Town - West: Parcels P4 and P4.3	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 25/04170/REM (pending, 176 dwellings)	2.61	**176**	**0**	**176**	**0**	**0**	**22**	**76**	**78**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**176**	**176**	**176**
Waterbeach New Town - West: Parcels P5.1, P5.2 and P5.3	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 25/01016/REM (90 dwellings)	1.76	**90**	**0**	**90**	**0**	**0**	**48**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**90**	**90**	**90**
Waterbeach New Town - West: Parcel P5.4	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 26/00534/REM (pending, 15 dwellings)	0.30	**17**	**0**	**17**	**0**	**0**	**0**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**17**	**17**	**17**
Waterbeach New Town - West: remaining parcels, including P3.1, P6.1, P6.2, P7.1, P7.2, P8.1, P8.2, P8.3, P9.1, P9.2, P10.1, P10.2, P11 and KP2	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/0559/17/OL (up to 6,500 dwellings)	281.52	**5,819**	**0**	**5,819**	**0**	**0**	**20**	**240**	**300**	**158**	**197**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**2,304**	**718**	**3,515**	**718**
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**	**2,950**	**150**	**1,550**	**150**
Total - Waterbeach New Town (all phases)			**11,000**	**117**	**10,883**	**36**	**53**	**126**	**394**	**539**	**281**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**5,254**	**1,429**	**5,629**	**1,393**
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**	**25**	**100**	**250**	**125**	**0**	**0**	**0**	**250**	**255**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**220**	**175**	**0**	**500**	**3,500**	**500**
Total - Bourn Airfield New Village			**3,500**	**0**	**3,500**	**0**	**0**	**25**	**100**	**250**	**125**	**0**	**0**	**0**	**250**	**255**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**220**	**175**	**0**	**500**	**3,500**	**500**
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**	**170**	**30**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**30**	**0**
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**	**150**	**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**
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), 20/01640/REM (286 dwellings) and 24/04845/S73 (revised design, decrease of 8 dwellings)	4.50	**278**	**185**	**93**	**24**	**45**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**93**	**93**	**69**
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**	**182**	**8**	**4**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**4**
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**	**33**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**41**	**41**	**8**
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**	**78**	**40**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**	**40**	**0**
Cambourne West (land north west of Lower Cambourne) - Parcel 2.2a (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 25/04934/REM (pending, 86 dwellings)	2.33	**86**	**0**	**86**	**0**	**0**	**19**	**60**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**86**	**86**	**86**
Cambourne West (land north west of Lower Cambourne) - Parcel 2.2b (north) (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 26/00594/REM (pending, 156 dwellings)	4.14	**156**	**0**	**156**	**0**	**0**	**0**	**0**	**30**	**60**	**50**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**90**	**156**	**90**
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**	**25**	**57**	**38**	**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 2.3 (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 25/00192/REM (203 dwellings)	6.57	**203**	**0**	**203**	**0**	**5**	**60**	**61**	**56**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**203**	**203**	**203**

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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
Cambourne West (land north west of Lower Cambourne) - Parcel 3.2a (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 25/00126/REM (111 dwellings)	3.56	111	0	111	0	38	49	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111	111	111
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 (122 dwellings)	3.31	122	0	122	0	0	0	25	49	48	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	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings) and S/2903/14/OL (up to 2,350 dwellings)	99.43	575	0	575	0	0	40	35	60	60	60	105	120	50	45	0	0	0	0	0	0	0	0	0	0	0	195	575	195
Total - Cambourne West (land north west of Lower Cambourne)			2,350	765	1,585	131	121	249	247	202	189	110	121	120	50	45	0	0	0	0	0	0	0	0	0	0	1,139	1,585	1,008
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	65	55	81	55	0	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	65	55	81	55	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	765	1,841	131	186	304	328	257	189	110	121	120	50	45	0	0	0	0	0	0	0	0	0	0	1,395	1,841	1,264
Total - Allocations at New Settlements			27,289	2,543	24,746	239	348	798	1,310	1,596	1,113	710	721	720	900	900	900	900	900	900	900	900	900	770	746	7,546	5,404	17,171	5,165

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 31.03.25)	Outstanding Dwelling Equivalents (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**	**0**	**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**
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**	**0**	**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**
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**
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**	**0**	**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**
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**	**0**	**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**
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**
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**	**0**	**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**
Total - Bourn Airfield New Village		**250**	**not known**	**0**	**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**
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**

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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**	**48**	**155**	**0**	**40**	**40**	**40**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**155**	**155**	**155**
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**
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**
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**	**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**
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**	**82**	**198**	**39**	**80**	**60**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**198**	**198**	**159**
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**
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**	**0**	**0**	**0**	**0**	**0**	**41**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**41**	**0**
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**	**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**
Total - Allocations in the Rural Area				**939**	**297**	**642**	**39**	**158**	**110**	**59**	**35**	**0**	**0**	**41**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**401**	**442**	**362**

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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**	**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**	**-3**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**9**	**9**
212-214 Newmarket Road, Cambridge	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**	**13**	**13**	**13**
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**	**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**
Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge	Castle	23/02696/FUL (redevelopment to provide postgraduate accommodation)	0.84	**-6**	**-1**	**-5**	**0**	**0**	**-5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-5**	**-5**	**-5**
Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge	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**
12-34 Fanshawe Road, Cambridge	Coleridge	23/04686/FUL (demolition of 30 dwellings and 84 new dwellings)	1.20	**54**	**-30**	**84**	**8**	**76**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**84**	**84**	**76**
6A Chapel Street, Cambridge	East Chesterton	23/00064/FUL (13 dwellings)	0.05	**13**	**0**	**13**	**0**	**0**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**	**13**	**13**
19-35 Regent Street, Cambridge	Market	23/04952/FUL (redevelopment including student accommodation)	0.03	**-4**	**0**	**-4**	**0**	**0**	**-4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-4**	**-4**	**-4**
Ravenscroft House, 59-61 Regent Street, Cambridge	Market	25/02412/PRIOR (change of use to 12 dwellings)	0.03	**12**	**0**	**12**	**0**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**	**12**
Dukes Court, 54-62 Newmarket Road, Cambridge	Market	24/04000/PRIOR (change of use to 23 dwellings) and 25/04918/PRIOR (change of use to 29 dwellings)	0.17	**29**	**0**	**29**	**0**	**0**	**0**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29**	**29**	**29**
Wesley House, Jesus Lane, Cambridge	Market	25/02388/FUL (change of use of Principals Lodge to 8 bed student accommodation)	0.04	**-1**	**0**	**-1**	**-1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-1**	**-1**	**0**
Stanton House, Christchurch Street, Cambridge	Market	25/02139/PRIOR (demolition of sheltered housing scheme comprising of 33 flats and former wardens house)	0.09	**-34**	**0**	**-34**	**-34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-34**	**-34**	**0**
Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College, Cambridge	Newnham	24/01985/FUL (refurbishment of coach houses to create 2 flats)	0.12	**2**	**0**	**2**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**	**2**
102-108 Shelford Road, Cambridge	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**
Land off Sandy Lane, Cambridge	West Chesterton	21/01065/FUL (26 dwellings)	0.90	**26**	**0**	**26**	**0**	**0**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**26**	**26**	**26**
121-125 Chesterton Road, Cambridge	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**
35 Milton Road, Cambridge	West Chesterton	23/03579/FUL (demolition of 2 dwellings and 11 new dwellings)	0.13	**9**	**0**	**9**	**0**	**-2**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**9**	**9**
Small Sites (9 dwellings or less) already Under Construction at 31 March 2025	various	-	-	-	-	**54**	**41**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**54**	**54**	**13**
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2025	various	-	-	-	-	**114**	**11**	**29**	**40**	**23**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**114**	**114**	**103**
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2025	various	-	-	-	-	28	0	3	7	10	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28	28
Total - Unallocated Sites with Planning Permission				**181**	**-30**	**416**	**25**	**141**	**116**	**74**	**17**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**375**	**375**	**350**
Windfall Allowance	various	-	-	-	-	-	**0**	**0**	**0**	**0**	**168**	**183**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**351**	**2,941**	**351**
Total - Unallocated Sites and Windfall Allowance				**181**	**-30**	**416**	**25**	**141**	**116**	**74**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**726**	**3,316**	**701**

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 31.03.25)	Outstanding Dwelling Equivalents (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**	**58**	**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**	**-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**
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**	**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**	**7**	**0**	**0**	**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**	**-15**	**57**	**0**	**0**	**57**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**57**	**57**	**57**
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**	**11**	**11**	**11**
Wesley House, Jesus Lane, Cambridge	Market	25/02388/FUL (change of use of Principals Lodge to 8 bed student accommodation)	0.04	**8**	**3**	**0**	**3**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**0**
64 & 65 Bridge Street, Cambridge	Market	24/01788/FUL (change of use from 13 student bedrooms to offices)	0.02	**-13**	**-5**	**0**	**-5**	**-5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-5**	**-5**	**0**
Downing College, Regent Street, Cambridge	Market	24/04271/FUL (conversion of roofspace to 6 student bedrooms)	0.05	**6**	**3**	**0**	**3**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**2**
Owlstone Croft, Cambridge	Newnham	22/02066/FUL (loss of 15 student bedrooms and 60 new postgraduate bedrooms)	1.06	**45**	**19**	**0**	**19**	**0**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**	**19**	**19**
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**	**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				**343**	**142**	**-23**	**165**	**-1**	**72**	**87**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**158**	**165**	**159**

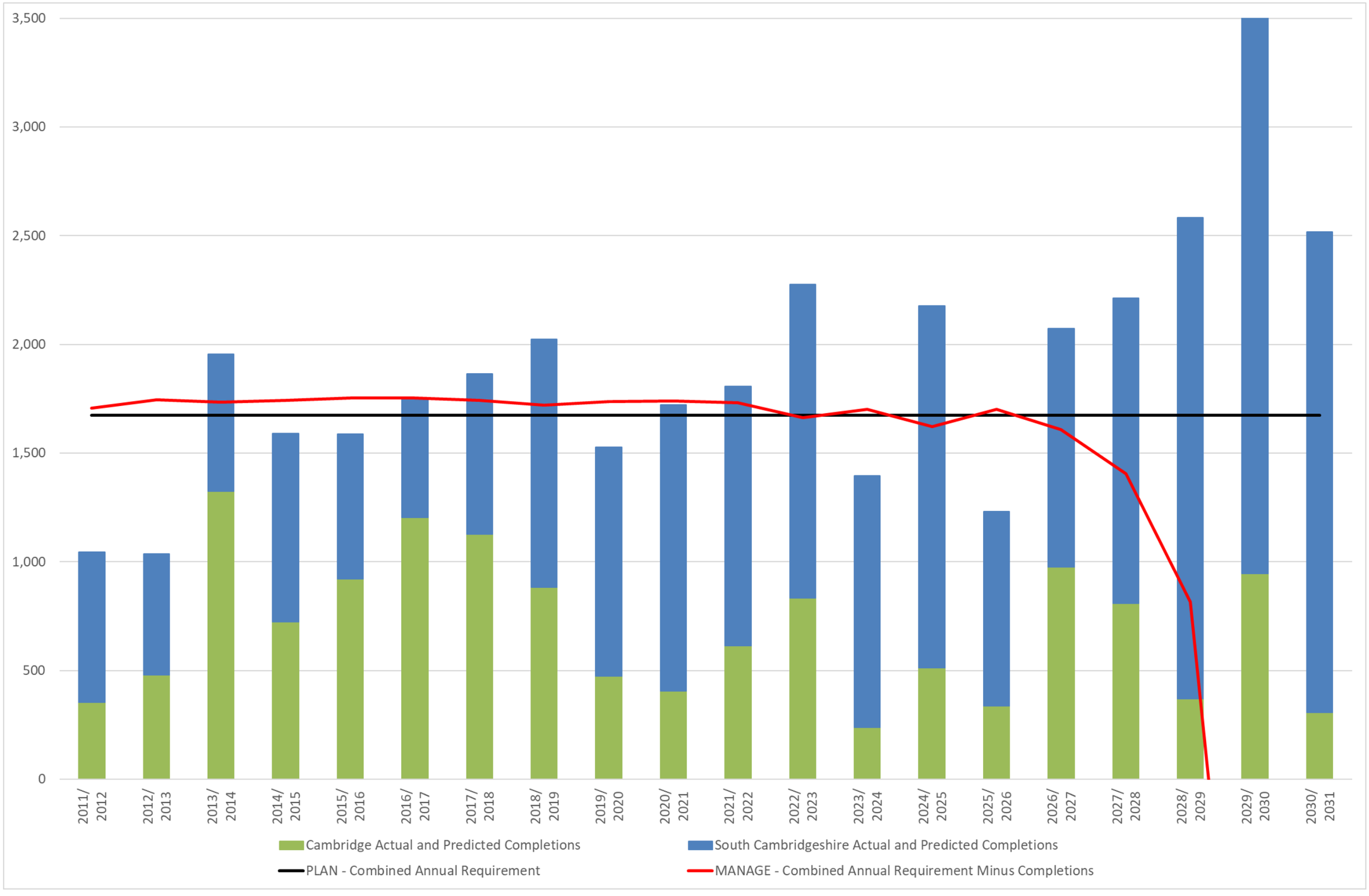
Table SC6a: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

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 31.03.25)	Outstanding Dwellings (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
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**	**166**	**94**	**51**	**35**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**94**	**94**	**43**
26 South End, Bassingbourn	Bassingbourn cum Kneesworth	S/0331/15/FL (demolition of existing dwelling and 10 new dwellings), 22/00943/FUL (Plot 1B, 1 dwelling) and 24/04781/FUL (Plot 9A, 1 dwelling)	0.87	**11**	**2**	**9**	**1**	**6**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**9**	**8**
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**	**5**	**5**	**2**
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**	**36**	**104**	**10**	**40**	**40**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**104**	**104**	**94**
Rear of 38 Histon Road, Cottenham	Cottenham	20/04906/OUT (34 affordable dwellings) and 25/00054/REM (34 affordable dwellings)	0.83	**34**	**0**	**34**	**0**	**17**	**17**	**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**	**9**	**3**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**3**
Land at Teversham Road, Fulbourn *	Fulbourn	S/0202/17/OL (up to 110 dwellings) and S/3290/19/RM (110 dwellings)	6.83	**110**	**68**	**42**	**20**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**42**	**42**	**22**
Telford House, 76 Cow Lane, Fulbourn	Fulbourn	22/03530/PRIOR (change of use to 11 dwellings)	0.38	**11**	**0**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
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**	**0**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29**	**29**	**29**
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**
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**	**150**	**100**	**0**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**100**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**333**	**1,500**	**333**
Land adjacent to School Hill, Histon	Histon & Impington	23/04537/FUL (extensions to provide 15 dwellings)	0.40	**15**	**0**	**15**	**0**	**0**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**	**15**
135 Station Road, Impington	Histon & Impington	25/00514/PRIOR (change of use to 11 dwellings)	0.18	**11**	**0**	**11**	**0**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	**11**	**11**
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**	**32**	**10**	**7**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**3**
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**	**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**	**129**	**18**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18**	**18**	**0**
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**	**25**	**45**	**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**	**-1**	**8**	**40**	**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**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**26**	**26**	**0**
Small Sites (9 dwellings or less) already Under Construction at 31 March 2025	various	-	-	-	-	**171**	**128**	**43**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**171**	**171**	**43**
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2025	various	-	-	-	-	**335**	**34**	**84**	**117**	**67**	**33**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**335**	**335**	**301**
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2025	various	-	-	-	-	**166**	**0**	**17**	**42**	**58**	**33**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**166**	**166**	**166**
Total - Unallocated Sites with Planning Permission				**2,577**	**507**	**2,742**	**298**	**304**	**372**	**376**	**166**	**16**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**100**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**1,532**	**2,699**	**1,234**
Land to the south of North End, Meldreth	Meldreth	25/00566/OUT (resolution to grant, up to 38 dwellings)	2.39	**38**	**0**	**38**	**0**	**0**	**0**	**18**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**38**
Total - Unallocated Sites with Resolution to Grant Planning Permission				**38**	**0**	**38**	**0**	**0**	**0**	**18**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**38**
Windfall Allowance	various	-	-	-	-	-	**0**	**0**	**0**	**0**	**137**	**224**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**0**	**361**	**3,721**	**361**
Total - Unallocated Sites and Windfall Allowance				**2,615**	**507**	**2,780**	**298**	**304**	**372**	**394**	**323**	**240**	**390**	**390**	**390**	**390**	**390**	**390**	**390**	**340**	**257**	**240**	**240**	**240**	**240**	**240**	**0**	**1,931**	**6,458**	**1,633**

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 31.03.25)	Outstanding Dwelling Equivalents (net)	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: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
Gracefield Nursing Home, St Neots Road, Caldecote	Caldecote	25/00524/FUL (extension including 2 additional bedrooms)	0.63	**2**	**1**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**
Former Hotel Felix, Whitehouse Lane, Cambridge	Girton	21/00953/FUL (demolition of buildings and new 80 bed care home) and 25/03681/S73 (pending, revised design, new 72 bed care home)	1.39	**80**	**42**	**0**	**42**	**0**	**0**	**0**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**38**
Girton College, Huntingdon Road, Girton	Girton	22/00887/OUT (student residential accommodation)	19.19	**405**	**169**	**0**	**169**	**0**	**0**	**0**	**0**	**0**	**50**	**0**	**50**	**0**	**50**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**169**	**50**
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**	**-1**	**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				**485**	**211**	**0**	**211**	**1**	**0**	**-1**	**38**	**0**	**50**	**0**	**50**	**0**	**50**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**88**	**207**	**87**

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



Housing Land Supply Calculations for Greater Cambridge

44. 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 (unless the adopted housing requirement has been reviewed and been found not to need updating).

Housing Requirement

45. 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."

46. As the Local Plans were adopted in autumn 2018, their strategic policies are now more than five years old. All policies in the two adopted Local Plans were reviewed in June 2023, and again in January 2025, and these reviews both recognised that the housing requirements set out in the adopted policies need updating. Therefore, the local housing need (from the standard method) should be used to calculate the housing land supply.

47. 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.

48. 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".

49. The five year supply requirement for Greater Cambridge is therefore calculated using a combined local housing need annual requirement of 2,296 dwellings, as the annual local housing need for Cambridge is 1,103 dwellings and the annual local housing need for South Cambridgeshire is 1,193 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 February 2025), using the dwellings stock estimates for 2024 (published in May 2025) and affordability ratios for 2020-2024 (released in March 2025).

50. The Councils have started preparing a new Greater Cambridge Local Plan, and have undertaken three rounds of public consultation on the issues and options (Greater Cambridge Local Plan – First Conversation, Regulation 18), the preferred approach (Greater Cambridge Local Plan – First Proposals, Regulation 18) and the Draft Greater Cambridge Local Plan (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

51. 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."

52. 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.

53. 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".

54. 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".

55. The five year supply requirement for Greater Cambridge is therefore calculated as being 11,480 dwellings, which is five years at the combined local housing need annual requirement of 2,296 dwellings (as set out in paragraph 49, above).

Buffer

56. 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.

57. 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%".

58. 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.

59. 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.

60. 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

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

61. Paragraph 78c of the NPPF (December 2024) also sets out that, from 1 July 2026 and for the purposes of decision-making only, a 20% buffer should be applied in specific circumstances to housing requirements adopted in the last five years. As the Local Plans were adopted in autumn 2018, they are already more than five years old, and therefore this consideration does not apply to Greater Cambridge.

62. It is therefore appropriate to apply a 5% buffer to the 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 12,054 dwellings, as set out in Figure 4 (below).

Housing Land Supply Calculations for Greater Cambridge

63. Figure 4 (below) sets out the housing land supply calculations for Greater Cambridge for 2026-2031.

Figure 4: Housing Land Supply Position for 2026-2031

Stages in Calculating the Housing Land Supply / Area	Greater Cambridge
(a) Annual local housing requirement using standard method	2,296
(b) Five year supply requirement (= a x 5)	11,480
(c) 5% buffer to be added to the five year supply requirement (= b x 0.05)	574
(d) Five year supply requirement with 5% buffer (= b + c)	12,054
(e) Number of dwellings predicted to be completed in the five year period (1 April 2026 to 31 March 2031)	13,414
(f) Five year supply (= e ÷ d x 5)	5.6

64. 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	2027-2032	2028-2033
Greater Cambridge	5.4	5.2

65. It is anticipated that the housing requirement set out in the Greater Cambridge Local Plan will be used for the five year periods from 2029-2034 onwards.

5. Conclusions

Meeting the Housing Requirement

66. 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. Against the Cambridge Local Plan 2018, the Greater Cambridge housing trajectory published in this report shows that 13,842 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.

67. Although this housing trajectory anticipates that housing delivery in Cambridge will be less than the housing requirement for 2011 to 2031 included in the adopted Cambridge Local Plan 2018, the Council has already started preparing a new Greater Cambridge Local Plan, and as part of this 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.

68. 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. Against the South Cambridgeshire Local Plan 2018, the Greater Cambridge housing trajectory published in this report shows that 24,257 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.

69. 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 38,099 dwellings are expected to be delivered between 2011 and 2031.

Housing Land Supply

70. 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).

71. 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 the housing land supply using a 20% buffer given the change in approach in the revised NPPF (see paragraphs 56-62 in Section 4, above). Based on paragraph 78 and footnote 40 of the NPPF (published in

December 2024), it is appropriate to apply a 5% buffer to the five year housing land supply calculations, in accordance with paragraph 78 of the NPPF (published in December 2024).

72. Collectively for Greater Cambridge, as required by paragraph 78 of the NPPF (published in December 2024), the Councils jointly have 5.6 years of housing land supply for 2026-2031. This housing land supply for 2026-2031 should be used when making planning decisions from the date of publication of this report (April 2026).

Implications for Decision Making

73. 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)).

74. 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 2026), 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), Housing Delivery Study Addendum (December 2022) and the Housing Delivery Study Addendum (October 2025).

A.3. AECOM (on behalf of the Councils) through the Housing Delivery Study have undertaken a review of the housing market by using secondary data sources on lead-in times and build out rates, by looking at actual delivery of a variety of sites within Greater Cambridge and across the OxCam Arc, by considering evidence from housebuilders annual reports, and by taking account of national planning policy. AECOM sense checked their early research and interim assumptions with developers and agents operating within Greater Cambridge.

A.4. From this, AECOM have set 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. They have also highlighted 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 considered the representations received in relation to their 'typical assumptions' for lead-in times and build out rates and confirmed in the Housing Delivery Study Addendum (December 2022) and the Housing Delivery Study Addendum (October 2025) that their recommendations included in the Housing Delivery Study 2021 on lead-in times and build out rates are robust, reliable and realistic for the Councils to use as they reflect the strength of the housing market without being overly optimistic. The Housing Delivery Study sets out that these recommendations can be used both as part of the plan making process, and where necessary, as part of demonstrating a five year housing land supply. The Councils therefore consider it appropriate to continue to use the recommendations on lead-in times and build out rates from the Housing Delivery Study.

A.6. For **strategic sites** (assumed to be 200 dwellings or more), the Housing Delivery Study 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 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). The Housing Delivery 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.

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. For **non-strategic sites** (assumed to be less than 200 dwellings), the Housing Delivery Study 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 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.8. Where the Councils have used these typical assumptions for either strategic sites or non-strategic sites included in the Greater Cambridge housing trajectory, this is set out in the relevant site assessment in Appendix C.

A.9. 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.10. 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.11. 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.12. 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.13. 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 2025 without having been implemented. Alongside this, the Councils have calculated the number of dwellings permitted between 1 April 2018 and 31 March 2025.

A.14. 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.15. The individual results for Cambridge and South Cambridgeshire for 1 April 2014 to 31 March 2025 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 2025

Year	**2014-2015**	**2015-2016**	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**	**2023-2024**	**2024-2025**
Number of dwellings permitted	186	279	242	227	145	257	136	53	105	116	92
Number of dwellings on planning permissions that have lapsed	5	17	14	7	14	35	30	27	32	38	12
Lapse rate	3%	6%	6%	3%	10%	14%	22%	51%	30%	33%	13%

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 2025

Year	**2014-2015**	**2015-2016**	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**	**2023-2024**	**2024-2025**
Number of dwellings permitted	247	199	236	282	374	239	208	262	196	253	294
Number of dwellings on planning permissions that have lapsed	25	11	10	20	16	26	24	35	26	46	60
Lapse rate	10%	6%	4%	7%	4%	11%	12%	13%	13%	18%	20%

A.16. The data shows that in more recent 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 14% for Cambridge and 11% for South Cambridgeshire.

A.17. 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.18. 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.19. 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.20. The Councils' latest published evidence on windfalls is included in the Greater Cambridge Housing Delivery Study Addendum (October 2025). As part of this Addendum, AECOM (on behalf of the Councils) undertook a review of housing completions on windfall sites, and report that an average of 470 dwellings a year have been delivered on windfall sites between 2006 and 2024. 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 both Cambridge and South Cambridgeshire. AECOM recommend that a justified and realistic windfall allowance for Greater Cambridge is 425 dwellings a year, consisting of 185 dwellings a year in Cambridge and 240 dwellings a year in South Cambridgeshire.

A.21. 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 Email with Questions

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 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 2026.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. To demonstrate deliverability, 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, and
- that where a site is allocated, has outline planning permission, has a permission in principle, or has a resolution to grant planning permission, the Councils need to have clear evidence that housing completions will begin on site within five years.

National planning guidance sets out the types of evidence that the Councils can use to demonstrate the deliverability of a site.

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, bedspaces for students, and bedspaces for 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]

Bedspaces for students

[questions]

Bedspaces for older people

[questions]

These questions take account of the information that you provided to us in early 2025 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 2025) – 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 approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to not carry forward this allocation into the new Greater Cambridge Local Plan, as it is considered more appropriate to retain the site for the existing uses rather than it being redeveloped for alternative 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. A hybrid planning application (24/04859/FUL) for the redevelopment of the site for research and development and office uses was approved in November 2025. 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 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 is 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 Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to include this allocation within the larger North East Cambridge allocation. If the North East Cambridge allocation is not included in the proposed submission version of the Greater Cambridge Local Plan, the Councils will need to consider if this site warrants a standalone allocation. 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.8. The developer (Brockton Everlast) has advised that initial design work for the redevelopment of this site indicates that the site can accommodate at least 95 dwellings, with detailed assessment and design expected to inform the final number (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 2027/2028, that construction will start on the first dwelling(s) in 2030/2031 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.9. 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 2027/2028, the developer has advised that they will bring forward the delivery of the redevelopment of the site themselves, the developer anticipates that construction will start on the first dwelling(s) in 2030/2031, 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.10. 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.11. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to not carry forward this allocation into the new Greater Cambridge Local Plan, as the site is currently in operational use and there is no evidence that the redevelopment of the site for housing is deliverable and / or developable. 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.12. 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.13. 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.14. 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.15. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward the two undeveloped parts of this allocation (137 and 143 Histon Road) into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this revised allocation of 100 dwellings to take account of various factors including making best use of land in a highly sustainable location. 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.16. 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.17. 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.18. The site has full planning permission (24/01354/FUL) for the erection of 70 dwellings, which was approved in March 2025. At March 2025, all 70 dwellings had not been started.

C.19. The developer (Hill, on behalf of Cambridge Investment Partnership) is marketing the development as Fitzwilliam Gate. The developer has advised that construction has started on the first dwellings, with some dwellings up to roof trusses (see Response 4 in Appendix D). The developer anticipates that the development will be completed in March 2027 (see Response 4 in Appendix D).

C.20. 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 has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the developer has advised that development is under construction, and the developer anticipates that the development will be completed in March 2027. There is no evidence that the site will not be delivered within five years.

Travis Perkins, Devonshire Road, Cambridge

C.21. 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 2025, construction had started on site, however all 70 dwellings had not been started.

C.22. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 70 dwellings to take account of the approved full planning permission. 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.23. The developer (Socius) is marketing the development as Mill Yard. The developer has advised that construction has started on all buildings (see Response 5 in Appendix D). The developer anticipates that block A (27 dwellings) will be completed in November 2026 and that blocks F & G (43 dwellings) will be completed in February 2027 (see Response 5 in Appendix D).

C.24. 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 has full planning permission, the site in ownership of a developer (Socius), the developer has advised that construction has started on all buildings, and the developer anticipates that block A (27 dwellings) will be completed in November 2026 and that blocks F & G (43 dwellings) will be completed in February 2027. There is no evidence that the site will not be delivered within five years.

Police Station, Parkside, Cambridge

C.25. 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.26. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan continues to set an indicative capacity for this site of 50 dwellings to take account of various factors including preserving and enhancing heritage assets. 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.27. 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, and at February 2026 its construction is nearing completion.

C.28. The landowner (Cambridgeshire Constabulary) 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 the site is being prepared for marketing, that an initial discussion has been undertaken with the Greater Cambridge Shared Planning Service about the allocation and any restrictions, and that the site will be sold to a developer for its redevelopment (see Response 6 in Appendix D). The landowner anticipates that a planning application will be submitted in autumn 2026, but has advised that the timings for delivery of housing on the site will be determined by the developer (see Response 6 in Appendix D).

C.29. There are still issues to be resolved regarding the development of this site, including its sale to a developer, and the timing of the delivery of housing on the site through its redevelopment. 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.30. 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 (nearing completion) to allow the existing uses on the site to be relocated, the landowner has advised that this site will become available in spring 2026, the landowner has advised that the site is being prepared for marketing, the landowner has advised that the site will be sold to a developer for its redevelopment, and the landowner anticipates that a planning application will be submitted in autumn 2026. 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.31. 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.32. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward the Henry Giles House part of this

allocation into the new Greater Cambridge Local Plan, and to not carry forward the Carlyle House part of this allocation into the new Greater Cambridge Local Plan as future development potential is uncertain. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for the revised allocation of 50 dwellings to take account of various factors including the importance of maintaining views and the site having a positive contribution to townscape character. 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.33. 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 a massing assessment has been undertaken which identifies a capacity of 95 dwellings for the Henry Giles House part of the allocation (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 2027, that construction will start on the first dwelling(s) in 2027/2028, that the first dwelling(s) will be completed in 2028/2029, and that the development will be completed in 2030 (see Response 7a in Appendix D).

C.34. 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 proportionally this equates to 38 dwellings. In comparison, the agent has advised that this site could accommodate 95 dwellings, but this capacity has not yet been assessed through pre-application discussions and / or a planning application. The Council's latest consideration of the capacity of this site is that it could accommodate approximately 50 dwellings, as published in the Draft Greater Cambridge Local Plan. 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 the adopted allocation (48 dwellings).

C.35. 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 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 2028/2029, 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.36. 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. Carlyle House is currently occupied by SpaMedica.

C.37. The landowner (Waymade Capital) has advised that they have no intention of pursuing residential development on this site for at least 10 years (see Response 7b in Appendix D). Given that there is uncertainty regarding whether this site will be redeveloped 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.38. 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.

Betjeman House, Hills Road, Cambridge

C.39. 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.40. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation for mixed use development 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.41. 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 previously advised that this alternative planning permission is being delivered, and therefore that the site is no longer available for housing. At February 2026, the site has been cleared (excluding the Flying Pig) and construction has started on the new commercial buildings. Given that this alternative proposal for non-residential development is being delivered, the Council has made no allowance for housing on this site by 2045 in this housing trajectory.

C.42. 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.43. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R5) for 35 dwellings.

C.44. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to not carry forward this allocation into the new Greater Cambridge Local Plan, as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable. 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.45. 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 was refused in July 2025, and an appeal has been lodged. The reasons for refusal include that there has been insufficient information submitted regarding the potential harm to the future occupants of the dwellings in relation to the neighbouring oil depot.

C.46. The agent (on behalf of This Land) has advised that it is not possible to comment on the anticipated construction and delivery dates until the outcome of the appeal is known (see Response 8a in Appendix D). Given that there is uncertainty regarding whether this site can be developed for housing while the adjoining oil depot is in operation, until the outcome of the appeal is known the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2045.

C.47. 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, a full planning application has been refused and an appeal has been lodged, and there is uncertainty regarding whether this site can be developed for housing while the adjoining oil depot is in operation.

Oil Depot

C.48. The landowner (Motor Fuel Group) has advised that the site is currently leased until 2036 (see Response 8b 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.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, 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.50. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R8) for 33 dwellings.

C.51. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to not carry forward this allocation into the new Greater Cambridge Local Plan, as 149 Cherry Hinton Road has recently been redeveloped for employment uses and the Telephone Exchange is not available until after 2031 as it is currently in operational use, and it is not considered necessary to include a site-specific allocation as should the site come forward for redevelopment during the plan period its policy requirements would be addressed through other theme based policies. 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.52. The agent (on behalf of GCR CamProp Ten Ltd) has previously advised that a redevelopment of the site for employment purposes has 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.53. 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.54. 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. However, the agent previously advised that the site is not available until after 2031, as the current lease runs into the early 2030s. 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.55. 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.

Horizon Resource Centre, 285 Coldham's Lane, Cambridge

C.56. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R11) for 40 dwellings.

C.57. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan continues to set an indicative capacity for this site of 40 dwellings to take account of various factors including the local townscape context and limiting the impact on the setting of designated assets and sites. 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.58. The landowner (Cambridgeshire County Council) has advised that no progress has been made towards the delivery of dwellings on this site (see Response 10 in Appendix D). The landowner has also advised that the site will only be made available once declared surplus to operational requirements, and that the operational service delivery requirements for this site still need to be reviewed (see Response 10 in Appendix D). The landowner has advised that the delivery timetable for the redevelopment of this site for residential development is unknown at present (see Response 10 in Appendix D).

C.59. There are still issues to be resolved regarding the redevelopment of this site for residential uses, including confirming exactly when the site will become available. 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.60. 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 the site will become available once the site has been declared surplus to operational requirements. 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.61. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R16) for 67 dwellings. 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 was approved in February 2021, and planning permission (CCC/25/110/FUL) for the

continuation of this temporary use until February 2028 was approved in January 2026.

C.62. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 40 dwellings to take account of identified constraints. 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.63. The landowner (Cambridgeshire County Council) has advised that the site has been offered to Cambridge City Council, as Cambridge City Council has indicated an interest in acquiring the site for residential development (see Response 11a in Appendix D). The landowner has advised the site has been identified for disposal and that Cambridgeshire County Council's occupation of the site will cease in autumn 2026 (see Response 11a in Appendix D).

C.64. Cambridge City Council (the prospective buyer) has advised that they have included the site in their modelling of delivery of council homes over the next 30 years (see Response 11b in Appendix D). The prospective buyer has advised that if the site is purchased it will be developed by Cambridge Investment Partnership (see Response 11b in Appendix D). The prospective buyer anticipates that the site could deliver 70-100 dwellings (see Response 11b in Appendix D). The prospective buyer anticipates that a planning application will be submitted in September 2027 and that construction will start on first dwelling(s) in September 2028, if the site is purchased by September 2026 (see Response 11b in Appendix D). The prospective buyer anticipates that the first dwelling(s) will be completed in September 2029 and that the development will be completed in September 2030 (see Response 11b in Appendix D).

C.65. The principle of residential development on this site has been agreed through its inclusion as an allocation in the Cambridge Local Plan 2018. The allocation is identified as having a capacity of approximately 67 dwellings, however the Council's latest consideration of the capacity of this site is that it could accommodate approximately 40 dwellings, as published in the Draft Greater Cambridge Local Plan. For the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 40 dwellings.

C.66. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) this site falls within part (b) of the definition of deliverable. The site is considered deliverable as:

- the site is allocated in the Cambridge Local Plan 2018,

- the landowner has advised that the site has been identified for disposal,
- the landowner has advised that Cambridgeshire County Council's occupation of the site will cease in autumn 2026,
- the landowner has advised that the site has been offered to Cambridge City Council and they have expressed an interest in acquiring the site for residential development,
- the prospective buyer has advised that they have included the site in their modelling of delivery of council homes over the next 30 years,
- the prospective buyer has advised that if the site is purchased it will be developed by Cambridge Investment Partnership,
- the prospective buyer anticipates that a planning application will be submitted in September 2027,
- the prospective buyer anticipates that construction will start on first dwelling(s) in September 2028,
- the prospective buyer anticipates that the first dwelling(s) will be completed in September 2029, and
- the prospective buyer anticipates that the development will be completed in September 2030.

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

Clifton Road Area, Cambridge

C.67. 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.68. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward the Clifton Road Industrial Estate, Royal Mail Sorting Office and Unit 2 parts of this allocation into the new Greater Cambridge Local Plan, and to not carry forward the Clifton Court part of this allocation into the new Greater Cambridge Local Plan as there is no evidence that the development of this area is deliverable and / or developable. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for the revised Clifton Road Area allocation of 200 dwellings and the revised Cambridge Junction / Cambridge Leisure allocation of 100 dwellings to take account of evidence studies including the Heritage Impact Assessment. 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.69. 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 12a in Appendix D).

C.70. 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 12a 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 12a in Appendix D). The agent has advised that an initial site assessment has been undertaken, that presentations have been made to the local planning authority and that a more detailed assessment is underway (see Response 12a in Appendix D). The agent anticipates that a hybrid planning application will be submitted in 2027 (see Response 12a in Appendix D).

C.71. The agent anticipates that 150 dwellings for rental accommodation could be provided on this part of the site, as part of a comprehensive mixed use development (see Response 12a in Appendix D). The agent anticipates a build out rate of 50-100 dwellings per year (see Response 12a in Appendix D). The agent anticipates that the residential uses will be in the later phases of the development and that the dwellings will be completed between 2035 and 2040 (see Response 12a in Appendix D). For the purposes of this housing trajectory, the Council has assumed delivery of 150 dwellings on this part of the site and has used its typical assumptions for the build out rate for a non-strategic site in the suburban area, therefore up to 75 dwellings a year (see Appendix A).

C.72. 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 an initial site assessment has been undertaken and that a more detailed site assessment is underway, the agent anticipates that a hybrid planning application will be submitted in 2027, the agent anticipates a build out rate of 50-100 dwellings per year, and the agent anticipates that the dwellings will be completed between 2035 and 2040. 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.73. 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 is well let, with a programme of on-going investment in modernisation and improvements (see Response 12b 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.74. 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.75. This part of the site is owned by the Royal Mail Group. The landowner has advised that the site remains unavailable for redevelopment and that they have no future plans to relocate from the site (see Response 12c 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.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 landowner is intending to make the site available for residential development by 2045.

Unit 2, Clifton Way

C.77. This part of the site is owned by Landsec / U+I and is leased to Pickfords. It is unclear exactly when the development will be started and completed as the landowner has not provided a response. The landowner has previously advised that they are continuing to explore opportunities to incorporate residential uses within the wider masterplan for the redevelopment of the Cambridge Leisure site as a whole, which includes this site. However, the landowner has also previously advised that they are not currently considering this site for residential uses.

C.78. As 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.79. 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.80. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site M5) for 20 dwellings and employment uses.

C.81. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to not carry forward this allocation into the new Greater Cambridge Local Plan, as it is considered more appropriate to retain the site for the existing uses rather than it being redeveloped for alternative uses, and it is not considered necessary to include a site-specific allocation as should the site come forward for redevelopment during the plan period its policy requirements would be addressed through other theme based policies. 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.82. The agent (on behalf of Trinity Hall) has advised that they are intending to seek pre-application advice in relation to a proposal for the redevelopment of the site (excluding land occupied by Sanction Wood School) for commercial uses (see Response 13 in Appendix D). The agent has also advised that the land occupied by Sanction Wood School is subject to a long lease and therefore that it is not expected that this land will become available in the short or medium term (see Response 13 in Appendix D). The agent has advised that at this time there are no intentions to deliver residential uses on the land that is available for redevelopment (see Response 13 in Appendix D). The Council has therefore made no allowance for housing on this 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 site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the agent has advised that at this time there are no intentions to deliver residential uses on the land that is available for redevelopment.

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

C.84. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R6) for 75 dwellings.

C.85. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward the 636-656 Newmarket Road, East Barnwell Community Centre, 1-6 The Green, and Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall parts of this allocation along with additional land at the local centre and bowls club into the new Greater Cambridge Local Plan. The Council's approach is to not carry forward the Cambridge Spiritualist Centre part of this allocation into the new Greater Cambridge Local Plan, as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 172 dwellings (or 154 dwellings net) to take account of the approved full planning permission and the need to avoid building heights that would impact on views. 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.86. 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. 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). At March 2025, construction works had started on the bowls club parcel, however all 54 new dwellings had not been started, and no construction works had started on 634-656 Newmarket Road and the local centre.

C.87. The landowner anticipates that all 54 dwellings on phase 1 will be completed in March 2027 (see Response 14a in Appendix D). The landowner anticipates that demolition of the existing buildings on phase 2 will start in autumn 2027

(see Response 14a in Appendix D). The landowner anticipates that all 66 dwellings on phase 2 will be completed in autumn 2029 (see Response 14a in Appendix D).

C.88. 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, construction works have started on the bowls club parcel, the landowner anticipates that all 54 dwellings on phase 1 will be completed in March 2027, the landowner anticipates that demolition of the existing buildings on phase 2 will start in autumn 2027, and the landowner anticipates that all 66 dwellings on phase 2 will be completed in autumn 2029. There is no evidence that the development will not be delivered within five years.

East Barnwell Community Centre

C.89. Cambridgeshire County Council (with Cambridge City Council and other partners) are working to redevelop East Barnwell Community Centre. The landowner anticipates that the East Barnwell Community Centre site will become available in 2027, when the community centre operators relocate to phase 1 (the bowls club site) (see Response 14a in Appendix D). The landowner has advised that design work is underway and that site assessments will begin shortly (see Response 14a in Appendix D). The landowner has also advised that the capacity is not yet confirmed (see Response 14a in Appendix D). The landowner anticipates that a planning application will be submitted in 2026-2027, that construction will start on the first dwelling(s) in 2029-2030, and that all dwellings on this site will be completed in 2031-2032 (see Response 14a in Appendix D).

C.90. 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 proportionally this equates to 24 new dwellings. 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 the adopted allocation (75 new dwellings).

C.91. 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 anticipates that the site will become available in 2027, the landowner has advised that design work is underway and that site assessments will begin shortly, the landowner anticipates that a planning application will be submitted in 2026-2027, the landowner anticipates that construction will start on the first dwelling(s) in 2029-2030, and the landowner anticipates that all dwellings on this site will be completed in 2031-2032. The site is in a suitable location housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

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

C.92. The Churches Trust own Christ the Redeemer / Meadowlands Methodist Church and Holy Cross Church Hall. It is unclear exactly when this development will be started and completed as the landowner has not provided a response, however, the landowner previously advised that feasibility studies were being undertaken.

C.93. 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 proportionally this equates to 26 new dwellings. 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 the adopted allocation (75 new dwellings).

C.94. There are issues to be resolved regarding the redevelopment of this site, including the timing of the delivery of housing on the site through its redevelopment. 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.95. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the redevelopment of this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, and the landowner previously advised that feasibility studies were being undertaken.

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

1-6 The Green, Newmarket Road

C.96. 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.97. It is unclear exactly when the development will be started and completed as the landowner (Cambridge Spiritualist Church and Centre) has not provided a response. However, the landowner has previously advised that they are happy as they are and do not wish to be part of any redevelopment proposals in this area. As the landowner previously 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.98. 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 previously 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.99. 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.100. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to not carry forward the land for student accommodation into the new Greater Cambridge Local Plan as the development is completed, and to re-allocate the remainder of the site for medical or healthcare 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.101. The landowner (Cambridgeshire Community Services NHS Trust) has advised that it is unlikely that the site will come forward for redevelopment for housing in the foreseeable future, as there are a number of obstacles that would restrict development and there is a lack of funds available to enable the NHS to reconfigure and / or re-provide health space elsewhere within Cambridge (see Response 15 in Appendix D). As the landowner has advised that they are not intending to bring forward the site for redevelopment for housing in the foreseeable future, the Council has made no allowance for housing on this 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 site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that it is unlikely that the site will come forward for redevelopment for housing in the foreseeable future.

Old Press / Mill Lane, Cambridge

C.103. 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.104. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward the northern part of this allocation into the new Greater Cambridge Local Plan, and to not carry forward the southern part of this allocation into the new Greater Cambridge Local Plan as the development has been completed. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 256 student bedrooms. 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. **Land south of Mill Lane** 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. The development of 94 student bedrooms (or 39

dwellings based on the ratio of 2.4 bedspaces to a dwelling) was completed in 2024-2025.

C.106. Buildings at **12 & 13 Mill Lane** have full planning permission (25/01903/FUL) for change of use from office/meeting rooms and a House in Multiple Occupation (HMO) to student accommodation, which was approved in November 2025. A condition on the planning permission requires that the development begins within three years from the date of the permission. The development will provide 13 student bedrooms, and this equates to 5 dwellings based on the ratio of 2.4 bedspaces to a dwelling.

C.107. It is unclear exactly when the development will be started or completed as the agent (on behalf of Pembroke College) has not provided a response. However, a Discharge of Conditions application (25/01903/CONDA) was submitted in December 2025 and is being considered by the Council. 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 student bedrooms on the site within the next five years. As the proposed development is a change of use, officers have assumed that this development will be completed in 2027-2028.

C.108. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the loss of a HMO and 13 new student bedrooms on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, a Discharge of Conditions application is being considered by the Council, 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.

C.109. For the **remainder** of the site, it is unclear exactly when the development will be started or completed as the landowner (University of Cambridge) has not provided a response. However, the landowner previously advised that they were in discussions concerning the site with expectations of site disposal to a college, and that this was likely to result in a development including new student accommodation. 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.110. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the redevelopment of this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, and the landowner previously advised that they were in discussions concerning the site with expectations of site disposal to a college, and that this was likely to result

in a development including new student accommodation. 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.111. 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.112. The Councils also have a Proposed Submission North East Cambridge Area Action Plan (January 2022). The Councils' approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to continue to allocate this site for mixed use development, taking account of the vision and objectives developed through the North East Cambridge Area Action Plan process. However, the Councils also set out in the Draft Greater Cambridge Local Plan that delivery of this allocation and vision is subject to alternative funding being found to enable the relocation of the Cambridge Waste Water Treatment Plant. The Councils will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Land north of Cambridge North Station

C.113. 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.114. The agent (on behalf of blocwork LLP, a joint venture between Network Rail Property and developer bloc) has advised that a Planning Performance Agreement has been agreed and pre-application discussions are on-going (see Response 17 in Appendix D). The agent anticipates that a reserved matters planning application for housing will be submitted in Q2 2026 (see Response 17 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q4 2026 / Q1 2027 and that the development will be completed in Q1 2030 (see Response 17 in Appendix D).

C.115. The Planning Performance Agreement (PPA) with blocwork LLP relates to enabling the implementation of the outline planning permission for 425 dwellings and sets out that this will be achieved via an agreed programme that includes pre-application advice, discharge of related planning conditions and Section 106 obligations, and determination of the reserved matters application. The PPA identifies an agreed programme to achieve the timely determination of the related planning applications.

C.116. 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,
- a Planning Performance Agreement has been agreed that will enable the implementation of the outline planning permission for 425 dwellings and sets out that this will be achieved via an agreed programme that includes pre-application advice, discharge of related planning conditions and Section 106 obligations, and determination of the reserved matters application,
- a development partner (bloc) has been selected for the residential phase of this development,
- pre-application discussions are on-going,
- the agent anticipates that a reserved matters planning application for housing will be submitted in Q2 2026,
- the agent anticipates that construction will start on the first dwelling(s) in Q4 2026 / Q1 2027, and
- the agent anticipates that the development will also be completed in Q1 2030.

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

Orchard Park

C.117. 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).

C.118. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward the allocation of the eastern part of parcel Com4 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.119. The site has full planning permission (S/4243/19/FL) for the erection of two new private residential blocks with a 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. At March 2025, all 138 student bedrooms were under construction.

C.120. The agent (on behalf of Weston Homes) anticipates that the development will be completed in June 2026, to allow first occupations at the start of the academic year i.e. September 2026 (see Response 18 in Appendix D).

C.121. 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 development is under construction, and the agent 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.122. 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.123. 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.124. The Councils' approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 5,500 dwellings. This takes account of there being the potential to increase the capacity of this site to optimise the efficient use of land in a sustainable location, whilst maintaining appropriate building heights and scale transitions, and not unduly impacting on local and strategic views. The Councils will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

C.125. 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.126. Lot 1 (117 dwellings in Cambridge), lot 2 (264 dwellings in Cambridge), lot 3 (232 dwellings in Cambridge), lot 4 (88 dwellings in South Cambridgeshire), 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.127. 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.128. 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	Dwellings completed in 2024-2025	Total
1	117	Cambridge	0	117	0	0	0	0	0	0	0	**117**
2	264	Cambridge	0	0	264	0	0	0	0	0	0	**264**
3	232	Cambridge	0	232	0	0	0	0	0	0	0	**232**
4	88	South Cambridgeshire	0	0	0	0	0	0	0	0	88	**88**
8	73	Cambridge	73	0	0	0	0	0	0	0	0	**73**
M1 & M2	121	Cambridge	0	3	109	7	2	0	0	0	0	**121**
M1 & M2	128	South Cambridgeshire	0	1	36	15	33	0	0	43	0	**128**
M3	106	Cambridge	0	0	0	0	0	0	0	0	37	**37**
M4 & M5	160	Cambridge	0	0	0	0	0	0	0	0	0	**0**
S1 & S2	373	South Cambridgeshire	0	0	0	0	0	0	0	0	184	**184**
S3	186	Cambridge	0	0	0	0	0	0	142	44	0	**186**
Total	**-**	**-**	**73**	**353**	**409**	**22**	**35**	**0**	**142**	**87**	**309**	**1,430**

C.129. **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 2025, 37 dwellings had been completed and 69 dwellings were under construction.

C.130. The housebuilder (Hill) is marketing the development as The Icon. Officers understand that the development was completed by January 2026.

C.131. **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 2025, all 160 dwellings had not been started.

C.132. The housebuilder (Durkan Homes) is advertising the development as Lumo. The housebuilder has advised that the access road has been completed and that construction has started on the first dwellings (see Response 19b in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in April 2026, and that lots M4 & M5 will be completed in April 2029 (see Response 19b in Appendix D).

C.133. 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 has advised that construction has started on the first dwellings, 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 April 2029. There is no evidence that lots M4 & M5 will not be delivered within five years.

C.134. **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 2025, 184 dwellings had been completed and 189 dwellings were under construction.

C.135. The developer (Present Made) is marketing the development. The agent has advised that the development was completed by January 2026 (see Response 19c in Appendix D).

C.136. 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.137. New outline planning applications (25/03746/OUT and 25/03753/OUT) for a phased mixed use development, comprising: residential uses (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), co-living (Sui Generis) and senior living (Class C2), flexible employment floorspace (Class E(g) / Sui Generis research uses), academic floorspace (Class F1), and floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) - E (f)), public open space, sports facilities, amenity space, outdoor play, and allotments were submitted in September 2025. The Planning Statement submitted with the outline planning applications, sets out that the development will include approximately 1,800 student rooms, 1,800 co-living units and 6,500 square metres of senior living space (equivalent to a 75 bedroom care home).

C.138. Pre-application discussions were undertaken ahead of the submission of the outline planning applications. The outline planning applications are anticipated to be determined and the Section 106 agreement signed by the end of 2026.

C.139. The landowner (University of Cambridge) anticipates that, subject to outline planning permission being approved in 2026, construction of infrastructure will start in Q4 2026/Q1 2027 and that construction will start on the first dwelling(s) in 2027 (see Response 19d in Appendix D). The landowner anticipates that Phase 2A will be completed in 2029 and that the development will be completed in 2037 (see Response 19d in Appendix D). Officers understand that the University of Cambridge is in discussions with delivery partners.

C.140. The Environmental Statement: Volume 1 (Chapter 5: Enabling, Demolition and Construction) submitted with the outline planning applications being considered sets out that enabling, demolition and construction works are anticipated to be delivered in phases over a 10-year period, and the following indicative development trajectory is provided:

- Site wide infrastructure: Q4 2026 to Q1 2033
- Phase 2A (plots G, F2 and F3): Q2 2027 to Q2 2029
- Phase 2B (plots F1, E1 and E2): Q4 2028 to Q1 2032
- Phase 2C (plots C1, D1 and D2): Q4 2030 to Q4 2033
- Phase 3 (A, B1, B2 and C2): Q4 2032 to Q1 2035
- Phase 4 (H1, H2, H3 and J): Q3 2032 to Q1 2037

C.141. The Councils have a Planning Performance Agreement (PPA) with the University of Cambridge which relates to the Phase 2 outline proposals for a mixed-use development including residential, student, senior living, commercial and academic floorspace. The PPA's vision and objectives includes to work proactively and collaboratively to support the timely approval of planning permissions and delivery of new housing and other development to meet the needs of the University and the wider community. The PPA includes a detailed

programme for pre-application advice, submission of the outline planning applications, their processing and determination, completion of the Section 106 agreement, and approval of details set out in conditions. The PPA states that decisions will be made within the statutory timeframes.

C.142. 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. The Councils' latest consideration of the capacity of this site is that it could accommodate approximately 5,500 dwellings, as published in the Draft Greater Cambridge Local Plan. Although the Councils consider that this site can accommodate more than 3,000 dwellings, 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.

C.143. 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,
- new outline planning applications have been submitted and are being considered by the Councils,
- pre-application discussions were undertaken ahead of the submission of the outline planning applications,
- the outline planning applications are anticipated to be determined and the Section 106 agreement signed by the end of 2026,
- a Planning Performance Agreement has been agreed that relates to the Phase 2 outline proposals for a mixed-use development including residential, student, senior living, commercial and academic floorspace,
- the landowner anticipates that construction of infrastructure will start in Q4 2026/Q1 2027,
- the landowner anticipates that construction will start on the first dwelling(s) in 2027, and
- the landowner anticipates that the development will be completed in 2037.

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

C.144. **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.145. 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.146. New outline planning applications (25/03746/OUT and 25/03753/OUT) for a phased mixed use development, including student accommodation were submitted in September 2025. The Planning Statement submitted with the outline planning applications, sets out that the development will include approximately 1,800 student rooms. Based on a ratio of 2.4 bedspaces to a dwelling, this would equate to 750 dwellings.

C.147. The landowner (University of Cambridge) has advised that they will not be bringing forward any more student accommodation under the existing outline planning permissions and that student accommodation will come forward under future reserved matters applications once new outline permissions have been secured (see Response 19d in Appendix D). The landowner has advised that there is interest from Colleges for student accommodation and that the delivery of student bedrooms will react to demand (see Response 19d in Appendix D).

C.148. The landowner anticipates that the student bedrooms will be delivered as part of Phase 4 of the development, with completion by 2037 (see Response 19d in Appendix D). However, the landowner has advised that the delivery of student accommodation could be brought forward if a College partner(s) is secured earlier (see Response 19d in Appendix D). The Councils have taken a conservative approach to delivery of student accommodation on this site by making no allowance for student bedrooms within the five year period; however it is anticipated that the development will come forward by 2045.

C.149. The principle of student accommodation at Eddington has been agreed through its inclusion in the North West Cambridge Area Action Plan, and the existing outline planning permissions. The allocation is identified as having a capacity of approximately 2,000 student bedrooms, and the existing outline planning permissions are for up to 2,000 student bedspaces. 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 2,000 student bedrooms.

C.150. 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, new outline planning applications have been submitted and are being considered by the Councils, and the landowner anticipates that the student bedrooms will be completed by 2037. 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.151. **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.152. New outline planning applications (25/03746/OUT and 25/03753/OUT) for a phased mixed use development, including senior living accommodation were submitted in September 2025. The Planning Statement submitted with the outline planning applications, sets out that the development will include 6,500 square metres of senior living space (equivalent to a 75 bedroom care home).

C.153. The landowner (University of Cambridge) has advised that the delivery of older peoples bedrooms is dependent on finding a suitable partner to deliver the facility, which is, in turn, dependent on market conditions (see Response 19d in Appendix D). The landowner has also advised that they do not currently have a programme for the delivery of the older peoples accommodation (see Response 19d in Appendix D). The Councils have therefore taken a conservative approach to delivery of older peoples bedrooms on this site by making no allowance for older peoples bedrooms within the five year period; however it is anticipated that the development will come forward by 2045.

C.154. 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, and new outline planning applications (including senior living accommodation) have been submitted and are being considered by the Councils. 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.155. 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.156. The Councils' approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward the NIAB Frontage, NIAB Main and NIAB 2 & 3 parts of the allocations into the new Greater Cambridge Local Plan, and to not carry forward the land at NIAB part of the allocation into the new Greater Cambridge Local Plan as there is no evidence that the development of the site is deliverable and / or developable. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 2,700 dwellings to take account of the approved planning permissions. The Councils will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

NIAB Frontage

C.157. 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.158. 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.159. 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	Dwellings completed in 2024-2025	Total
Local Centre	114	0	0	45	0	69	0	0	**114**
BDW1	173	15	100	58	0	0	0	0	**173**
BDW2	323	0	0	0	0	10	-8	91	**93**
BDW3	210	0	0	0	0	0	0	0	**0**
BDW4	342	0	0	0	0	0	0	0	**0**
BDW5 & BDW6	411	0	0	0	0	7	35	120	**162**
Total	**1,573**	**15**	**100**	**103**	**0**	**86**	**27**	**211**	**542**

NOTE: Some of the new homes within parcel BDW2 had to be demolished in 2023-2024 as a result of faults being found within the foundation slabs.

C.160. **Parcel BDW2** (21/04431/REM) has detailed planning permission for 323 dwellings and public open space, which was approved in July 2022. At March 2025, 93 dwellings had been completed, 166 dwellings were under construction and 64 dwellings had not been started.

C.161. The housebuilder (Barratts / David Wilson Homes) has advised that a total of 119 dwellings had been completed by 31 December 2025 and anticipates a further 14 dwellings will be completed between 1 January and 31 March 2026 (see Response 20a in Appendix D). This results in 40 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that parcel BDW2 will be completed in March 2028 (see Response 20a in Appendix D).

C.162. In accordance with the definition of deliverable 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 as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the parcel is under construction, and the housebuilder anticipates that the parcel will be completed in March 2028. There is no evidence that parcel BDW2 will not be delivered within five years.

C.163. **Parcel BDW3** (21/05434/REM) has detailed planning permission for 210 dwellings and public open space, which was approved in April 2023. At March 2025, all 210 dwellings had not been started.

C.164. The housebuilder (Barratts / David Wilson Homes) anticipates that construction will start on the first dwelling(s) in May 2026 (see Response 20b in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in 2027-2028 and that parcel BDW3 will be completed in 2031 (see Response 20b in Appendix D).

C.165. In accordance with the definition of deliverable 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 as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the housebuilder anticipates that construction will start on the first dwelling(s) in May 2026, and the housebuilder anticipates that parcel BDW3 will be completed in 2031. There is no evidence that parcel BDW3 will not be delivered within five years.

C.166. **Parcel BDW4** (21/05433/REM) has detailed planning permission for 342 dwellings and public open space, which was approved in December 2022. At March 2025, 249 dwellings were under construction and 93 dwellings had not been started.

C.167. The housebuilder (Barratts / David Wilson Homes) has advised that a total of 62 dwellings had been completed by 31 December 2025 and anticipates a further 45 dwellings will be completed between 1 January and 31 March 2026 (see Response 20c in Appendix D). This results in 107 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that parcel BDW4 will be completed in March 2028 (see Response 20c in Appendix D).

C.168. In accordance with the definition of deliverable 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 as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the parcel is under construction, the housebuilder has advised that the first dwellings have been completed, and the housebuilder anticipates that parcel BDW4 will be completed in March 2028. There is no evidence that parcel BDW4 will not be delivered within five years.

C.169. **Parcels BDW5 & BDW6** (21/03619/REM) have reserved matters 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 2025, 162 dwellings had been completed, 105 dwellings were under construction, and 144 dwellings had not been started.

C.170. The housebuilder (Barratts / David Wilson Homes) is marketing the development as Franklin Gardens. The housebuilder has advised that a total of 211 dwellings had been completed by 31 December 2025 and anticipates that a further 35 dwellings will be completed between 1 January and 31 March 2026 (see Response 20d in Appendix D). This results in 84 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that parcels BDW5 & BDW6 will be completed in December 2027 (see Response 20d in Appendix D).

C.171. 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 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 parcels BDW5 & BDW6 will be completed in December 2027. There is no evidence that parcels BDW5 & BDW6 will not be delivered within five years.

Land at NIAB, Huntingdon Road

C.172. 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 2025, no construction works had started on site.

C.173. 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.174. The agent (on behalf of Vertex Living) has advised that Vertex Living will not be implementing the extant planning permission for Build to Rent units and an apart-hotel with associated facilities (see Response 21 in Appendix D). However, the agent has advised that pre-application discussions are being undertaken for an alternative residential scheme comprising 375 Build to Rent apartments and 240 Large Scale Purpose Built Shared Living apartments (also known as co-living) (see Response 21 in Appendix D). The agent anticipates that a full planning application for this alternative residential proposal will be submitted in April 2026 and will be determined by August 2026 (see Response 21 in Appendix D). If the proposal is approved in August 2026, the agent anticipates that construction will start on site in autumn 2026 and that all units will be completed in a single phase at the end of 2029 (see Response 21 in Appendix D).

C.175. The principle of residential development on this site has been agreed through the extant permission for Build to Rent units and an apart-hotel with associated facilities. Although the agent has advised that Vertex Living will not be implementing this extant planning permission, Vertex Living is intending to develop this site for residential uses and through an agreed Planning Performance Agreement pre-application discussions are being undertaken for an alternative residential scheme including 375 Build to Rent apartments. For the purposes of this housing trajectory, and until planning permission is granted for an alternative residential proposal, the Council is

only relying on this site to provide 291 Build to Rent units as approved through the extant planning permission.

C.176. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) this site falls within part (a) of the definition of deliverable. This site is considered deliverable as:

- the site has full planning permission for 291 Build to Rent units and an apart-hotel with associated facilities,
- the agent has advised that Vertex Living is intending to develop this site for residential uses and pre-application discussions are being undertaken (through an agreed Planning Performance Agreement) for an alternative residential scheme including 375 Build to Rent apartments,
- the agent anticipates that a full planning application for an alternative residential proposal will be submitted in April 2026 and that it will be determined by August 2026,
- the agent anticipates that construction will start on the first Build to Rent units in autumn 2026, and
- the agent anticipates that all dwellings will be completed in a single phase at the end of 2029.

There is no evidence that housing will not be delivered on this site within five years.

NIAB 2 & 3 (Darwin Green 2 & 3)

C.177. 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.178. The Council has a Planning Performance Agreement (PPA) with Barratts / David Wilson Homes which relates to the implementation stages of the outline planning permission, including pre-application advice and determination of outline discharge of conditions applications, reserved matters applications, and s106 agreement requirements. The PPA states that decisions will be made within the statutory timeframes for the discharge of planning conditions and determining of planning applications unless otherwise agreed through reasoned justification.

C.179. The first two Discharge of Conditions applications for Condition 10 – Youth and Play Strategy and Condition 8 – Phasing Strategy (22/02528/COND8) have been agreed. The agreed Phasing Strategy sets out that the

development will be divided into an infrastructure phase and 4 key development phases, and that the development phases will be split into further smaller parcels. It also sets out that it is intended that the key phases will be commenced in sequence, with the smaller parcels coming forward in parallel or overlapping due to market conditions and/or the need to meet the conditions and terms set out within the decision notice and Section 106 agreement. The phasing programme anticipates that the infrastructure will be delivered between autumn 2026 and spring 2028, that phase 1 (280 dwellings) will be delivered between autumn 2027 and winter 2029, phase 2 (253 dwellings) will be delivered between autumn 2029 and winter 2031, phase 3 (207 dwellings) will be delivered between autumn 2031 and winter 2033, and phase 4 (260 dwellings) will be delivered between autumn 2033 and spring 2036.

C.180. The agent (on behalf of Barratts / David Wilson Homes) has advised that at this stage they are only able to provide anticipated completions for the next five years (see Response 22 in Appendix D). Officers have anticipated completions on this development based on the agreed Phasing Strategy and the anticipated completions provided by the agent.

C.181. 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,
- a Planning Performance Agreement has been agreed that relates 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 first two Discharge of Conditions applications have been agreed, including the Phasing Strategy,
- the phasing programme (within the Phasing Strategy) anticipates that the infrastructure will be delivered between autumn 2026 and spring 2028,
- the phasing programme (within the Phasing Strategy) anticipates that the residential parcels will be delivered between autumn 2027 and spring 2036, and
- the agent anticipates the first dwelling(s) will be completed in 2028-2029.

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

Cambridge East

C.182. 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.183. 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.184. The Councils' approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan and to allocate the safeguarded land for development. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan continues to set an indicative capacity for land north of Newmarket Road of 1,300 dwellings and for land north of Cherry Hinton of 1,200 dwellings including a retirement living facility of up to 90 bedrooms. These indicative capacities take account of approved planning permissions. The Councils will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

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

C.185. 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, which was approved in November 2016. The developer (Hill Marshall LLP) is marketing the development as Marleigh Park.

C.186. 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	Dwellings completed in 2024-2025	Total
1a	239	62	81	44	0	31	**218**
1b	308	0	3	47	91	34	**141**
2	421	0	0	17	38	158	**213**
3	423	0	0	0	0	0	**0**
Total	**1,391**	**62**	**84**	**108**	**129**	**223**	**606**

C.187. **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 2025, 218 dwellings had been completed, 17 dwellings were under construction and 4 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 2025, 175 dwellings had been completed, 29 dwellings were under construction and 104 dwellings had not been started.

C.188. The housebuilder (Hill) has advised that a total of 396 dwellings had been completed on phases 1a and 1b at 31 December 2025 and anticipates that a further 9 dwellings will be completed between 1 January and 31 March 2026 (see Response 23a in Appendix D). This results in 12 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that phases 1a and 1b will be completed in 2028-2029 (see Response 23a in Appendix D).

C.189. 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 these phases will be completed in 2028-2029. There is no evidence that Phases 1a and 1b will not be delivered within five years.

C.190. **Phase 2** (21/02450/REM) has detailed planning permission for 421 dwellings and open space, which was approved in November 2021. At March 2025, 213 dwellings had been completed, 169 dwellings were under construction, and 39 dwellings had not been started.

C.191. The housebuilder (Hill) has advised that at total of 260 dwellings had been completed at 31 December 2025 and anticipates that a further 10 dwellings will be completed between 1 January and 31 March 2026 (see Response 23b in Appendix D). This results in 57 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that the majority of phase 2 will be completed by March 2027, and that the final 35 dwellings on phase 2 will be completed in 2032-2033 (see Response 23b in Appendix D). These final 35 dwellings will be on the area currently occupied by the sales and marketing suite.

C.192. 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 the majority of the dwellings on phase 2 will be completed by March 2027, and the housebuilder anticipates that phase 2 will be completed in 2032-2033. There is no evidence that the majority of Phase 2 will not be delivered within five years.

C.193. **Phase 3** (23/04930/REM and 23/04936/FUL) has detailed planning permissions for 423 dwellings and commercial space, which were approved in July 2025. For the reserved matters permission, 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 phase. For the full planning permission, a condition requires that the development begins within three years from the date of the permission.

C.194. The housebuilder (Hill) has advised that demolition, remediation and enabling works are being undertaken (see Response 23c in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in Q2 2026 (see Response 23c in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in 2027 and that phase 3 will be completed in 2032 (see Response 23c in Appendix D).

C.195. 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 (a) of the definition of deliverable. Phase 3 is considered deliverable and developable as:

- the phase has detailed planning permissions,
- the phase is in the ownership of a housebuilder (Hill),
- the housebuilder has advised that demolition, remediation and enabling works are being undertaken,
- the housebuilder anticipates that construction will start on the first dwelling(s) in Q2 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 no evidence that the majority of phase 3 will not be delivered within five years.

Land north of Cherry Hinton

C.196. 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. The Cambridge East – North of Cherry Hinton Supplementary Planning Document was adopted by both Councils in November 2018.

C.197. 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.198. The housebuilder (Bellway Homes and Latimer) 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.199. **First phase (known as RMA3)**: has reserved matters planning permissions (22/05018/REM and 22/05037/REM) for 351 dwellings which were approved in April 2023, with 95 dwellings in Cambridge and 256 dwellings in South Cambridgeshire. At March 2025, 71 dwellings had been completed in Cambridge, 22 dwellings had been completed in South Cambridgeshire, 119 dwellings were under construction in South Cambridgeshire, 24 dwellings had not been started in Cambridge and 115 dwellings had not been started in South Cambridgeshire.

C.200. The housebuilder (Bellway Homes and Latimer) anticipates that a total of 160 dwellings will be completed by 31 March 2026 (see Response 24a in Appendix D). This results in 67 dwellings anticipated to be completed in 2025-2026. The agent anticipates that the majority of the phase will be completed by March 2028 (see Response 24a 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 in 2032-2034 (see Response 24a in Appendix D).

C.201. 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, the housebuilder anticipates that the majority of the phase will be completed by March 2028, and the housebuilder anticipates that the final dwellings on this first phase will be completed in 2032-2034. There is no evidence that the majority of the dwellings on the first phase will not be delivered within five years.

C.202. **Second phase (known as RMA4)**: has reserved matters planning permission (23/03347/REM) for 136 dwellings which was approved in April 2024, with all dwellings in Cambridge. At March 2025, all 136 dwellings had not been started.

C.203. The housebuilder (Bellway Homes and Latimer) has advised that construction started on the first dwelling(s) on this second phase in November 2025 (see Response 24b in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in November 2026, and that this second phase will be completed in March/April 2028 (see Response 24b in Appendix D).

C.204. 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 housebuilder has advised that construction started on the first dwelling(s) on this second phase in November 2025, the housebuilder anticipates that the first dwelling(s) will be completed on this phase in November 2026, and the housebuilder anticipates that this second phase of the development will be completed in March/April 2028. There is no evidence that the second phase will not be delivered within five years.

C.205. **Third phase (known as RMA5)**: has reserved matters planning permission (25/01098/REM and 25/01059/REM) for 292 dwellings and the local centre which were approved in September 2025, with 223 dwellings in Cambridge and 69 dwellings in South Cambridgeshire.

C.206. Officers understand that construction has started on the first dwelling(s) on this third phase. The agent anticipates that the first dwelling(s) on this third phase will be completed in 2026-2027, and that the third phase will be completed in 2030-2031 (see Response 24c in Appendix D).

C.207. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 292 dwellings on the third phase fall within part (a) of the definition of deliverable. The third phase is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), officers understand that construction has started on the first dwelling(s) on this third phase, the housebuilder anticipates that the first dwelling(s) will be completed on this phase in 2026-2027, and the housebuilder anticipates that this third phase will be completed in 2030-2031. There is no evidence that the third phase will not be delivered within five years.

C.208. **Remainder of the site** (approximately 421 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. Pre-application discussions have been undertaken on the **fourth phase (known as RMA6)** and officers anticipate that the reserved matters application will be submitted in early 2026. Officers understand that all dwellings on the fourth phase will be within Cambridge. The housebuilder (Bellway Homes and Latimer) anticipates that this fourth phase will include 355 dwellings (see Response 24d in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in 2028-2029, and that this fourth phase will be completed in 2033-2034 (see Response 24d in Appendix D).

C.210. The Councils have a Planning Performance Agreement (PPA) with Bellway Homes and Latimer which relates to the delivery of RMA6. This includes a detailed programme relating to the pre-application discussions, and application submission and determination periods. It also includes the discharge of pre-commencement planning conditions. The PPA includes a commitment to joint working and compliance with the obligations (including key milestones) under the agreement.

C.211. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the fourth phase falls within part (b) of the definition of deliverable. The fourth phase 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), a Planning Performance Agreement has been agreed that relates to the delivery of RMA6, pre-application discussions have been undertaken

and officers anticipate that the reserved matters application will be submitted in early 2026, the housebuilder anticipates that the first dwelling(s) on this phase will be completed in 2028-2029, and the housebuilder anticipates that this fourth phase of the development will be completed in 2033-2034. There is clear evidence that housing completions will begin on the fourth phase within five years.

C.212. **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.213. Some initial discussions have been undertaken on the proposed care home, and officers have received a request for a Planning Performance Agreement (PPA) from a care home provider for pre-application advice and determination of a reserved matters application for a 66 bedroom care home. The housebuilder anticipates that the 66 bedrooms will be completed in 2030-2032 (see Response 24d in Appendix D). A retirement living facility of 66 bedrooms would equate to 35 dwellings based on the ratio of 1.9 bedspaces to a dwelling. Officers understand that the proposed retirement living facility will be within Cambridge.

C.214. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the care home (66 bedrooms, which equate to 35 dwellings) is considered developable as: the site has outline planning permission, some initial discussions have been undertaken on the proposed care home, officers have received a request for a Planning Performance Agreement (PPA) from a care home provider for pre-application advice and determination of a reserved matters application, and the housebuilder anticipates that the 66 bedrooms will be completed in 2030-2032. The site is in a suitable location for older peoples bedrooms with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

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.215. 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. At March 2025, 95 dwellings were under construction and 105 dwellings had not been started.

C.216. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan continues to set an indicative capacity for this site of 200 dwellings. 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.217. The housebuilder (Cala Homes) has advised that a total of 4 dwellings had been completed by 31 December 2025 and anticipates a further dwelling will be completed between 1 January and 31 March 2026 (see Response 25 in Appendix D). This results in 5 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that the development will be completed in December 2028 (see Response 25 in Appendix D).

C.218. 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 has full planning permission, the site is in the ownership of a housebuilder (Cala Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in December 2028. There is no evidence that the site will not be delivered within five years.

Land south of Worts' Causeway

C.219. 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.220. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan continues to set an indicative capacity for this site of 230 dwellings. 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. **First housing phase**: has detailed planning permission (22/02646/REM) for 80 dwellings, which was approved in August 2023. At March 2025, some construction works had started on this parcel, however all 80 dwellings had not been started.

C.222. The developer (This Land) is marketing the development as Eddeva Park. The developer anticipates that construction will start on the first dwelling(s) in May 2026 (see Response 26a in Appendix D). The developer anticipates that the first dwelling(s) will be completed in January 2027 and that this phase will be completed in July 2028 (see Response 26a in Appendix D).

C.223. 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), the developer anticipates that construction will start on the first dwelling(s) in May 2026, the developer anticipates that the first dwelling(s) will be completed in January 2027, and the developer anticipates that this first phase will be completed in July 2028. There is no evidence that the first phase will not be delivered within five years.

C.224. **Second housing phase**: has detailed planning permission (24/01531/REM) for 150 dwellings, which was approved in December 2024. At March 2025, some construction works had started on this parcel, however all 150 dwellings had not been started.

C.225. The developer (Hill, on behalf of Cambridge Investment Partnership) has advised that construction started on the first dwellings in March 2025 (see Response 26b in Appendix D). The developer has advised that sales on this development are due to be launched in March 2026 (see Response 26b in Appendix D). The developer anticipates that the first dwelling(s) will be completed in June 2026 and that this second phase will be completed in April 2028 (see Response 26b in Appendix D).

C.226. 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 phase has detailed planning permission, the phase is in the ownership of a developer (Cambridge Investment Partnership), the developer has advised that construction started on the first dwellings in March 2025, and the developer anticipates that this second phase will be completed in April 2028. There is no evidence that the second phase will not be delivered within five years.

Bell School

C.227. 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 2025, no construction works 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.228. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward the student accommodation part of this allocation into the new Greater Cambridge Local Plan, and to not carry forward the housing part of this allocation into the new Greater Cambridge

Local Plan as the development is completed. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan continues to set an indicative capacity for this revised allocation of 100 student bedrooms to take account of the approved full planning permission. 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.229. The landowner (Bell Educational Trust Limited) has advised that they remain committed to the delivery of the 100 student bedrooms or an alternative form of residential accommodation on this site in the medium term (see Response 27 in Appendix D). The landowner expects to be able to provide more detail on their plans by the time the Housing Trajectory is updated next year (see Response 27 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.230. 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 or an alternative form of residential accommodation on this site in the medium term. 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.

Allocations at New Settlements

C.231. 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.232. 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.233. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 10,180 dwellings including 1,050 units of specialist accommodation, to take account of approved planning applications. 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.234. 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.235. Phase 1 is being delivered by five housebuilders. **Parcel H1** (92 dwellings, Bloor Homes), **Parcel H2** (135 dwellings, Barratts / David Wilson Homes), **Parcel H3** (40 dwellings, Taylor Wimpey), **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), **Parcel H12** (271 dwellings, Linden Homes) and **Parcel H13** (92 dwellings, Taylor Wimpey) have been completed.

C.236. 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	Dwellings completed in 2024-2025	Total
H1	92	Bloor Homes	13	44	35	0	0	0	0	0	0	**92**
H2	135	Barratts / David Wilson Homes	0	11	59	49	16	0	0	0	0	**135**
H3	40	Taylor Wimpey	0	24	9	0	0	0	0	0	7	**40**
H4	84	Bovis Homes	0	29	49	6	0	0	0	0	0	**84**
H5 & H6	240	Bovis Homes	0	0	0	52	43	18	54	0	35	**202**
H7	115	Barratts / David Wilson Homes	0	0	5	32	75	0	0	3	0	**115**
H8	73	Barratts / David Wilson Homes	0	0	0	0	34	22	17	0	0	**73**
H9	130	Barratts / David Wilson Homes	0	0	0	0	0	68	62	0	0	**130**
H10	76	Taylor Wimpey	0	0	0	0	26	41	9	0	0	**76**
H11	152	Taylor Wimpey	0	4	62	56	30	0	0	0	0	**152**
H12	271	Linden Homes	0	28	59	48	32	29	40	35	0	**271**
H13	92	Taylor Wimpey	0	0	0	0	0	0	55	18	19	**92**
Total	**1,500**	**-**	**13**	**140**	**278**	**243**	**256**	**178**	**237**	**56**	**61**	**1,462**

C.237. **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 2025, all 167 dwellings had been completed on parcel H6, 35 dwellings had been completed on parcel H5, 25 dwellings were under construction on parcel H5, and 13 dwellings had not been started on parcel H5.

C.238. The housebuilder is marketing these parcels. It is unclear exactly when these parcels will be completed as the housebuilder (Bovis Homes, part of Vistry Group) has not provided a response. However, at the Northstowe Community Forum in February 2026, it was reported that there were 1,486 occupations on phase 1, which means that only 14 dwellings on phase 1 were not yet occupied at that point. Parcels H5 & H6 are the final parcels on phase 1, and therefore the 14 unoccupied dwellings / plots are within these parcels. Based on this information, a total of 226 dwellings have been completed on these parcels, and therefore this results in 24 dwellings anticipated to be completed in 2025-2026. Officers have assumed the remaining 14 dwellings will be completed in 2026-2027.

C.239. 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), and the parcels are under construction. There is no evidence that parcels H5 & H6 will not be delivered within five years.

Phase 2

C.240. 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.241. 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.242. 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	Dwellings completed in 2024-2025	Total
2A	406	Urban Splash / to be confirmed	2	41	0	0	0	**43**
2B	300	Keepmoat Homes	0	0	0	36	120	**156**
Total	**706**	**-**	**2**	**41**	**0**	**36**	**120**	**199**

C.243. The Council has a Planning Performance Agreement (PPA) with Homes England for Phase 2, which relates to the implementation stages of the outline planning permission, including pre-application advice and determination of outline discharge of conditions applications, reserved matters applications, and s106 agreement requirements. The PPA provides for regular project meetings, where the detailed programme for all workstreams is discussed and updated. The PPA states that decisions will be made within the statutory timeframes for the discharge of planning conditions and determining of planning applications unless otherwise agreed through reasoned justification.

C.244. **Parcel 2A**: has detailed planning permission (S/3499/19/RM) for 406 dwellings, non-residential floorspace and open space, which was approved in February 2020. At March 2025, 43 dwellings had been completed and 363 dwellings had not been started.

C.245. Urban Splash are no longer delivering parcel 2A. The master developer (Homes England) has advised that they are in contractual negotiations to secure a new development partner and that this is likely to result in the site being replanned (see Response 29a in Appendix D). The master developer anticipates that a reserved matters planning application for 334 dwellings on parcel 2A will be submitted in summer 2026 (see Response 29a in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) on the remainder of this parcel in February 2027, that the first dwelling(s) on the remainder of this parcel will be completed in 2027, and that parcel 2A will be completed in 2030 (see Response 29a in Appendix D).

C.246. As the master developer anticipates that parcel 2A will only accommodate 377 dwellings in total, rather than 406 dwellings in total as agreed through the extant reserved matters planning permission, the Council has taken a conservative approach to the delivery of this parcel. For the purposes of this housing trajectory, the Council is only relying on parcel 2A to deliver an additional 334 dwellings as anticipated by the master developer.

C.247. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) parcel 2A falls 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 master developer (Homes England),
- a Planning Performance Agreement has been agreed with the master developer that relates 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 master developer has advised that they are in contractual negotiations to secure a new development partner,
- the master developer anticipates that a reserved matters planning application will be submitted in summer 2026,
- the master developer anticipates that construction will start on the first dwelling(s) on the remainder of parcel 2A in February 2027,
- the master developer anticipates that the first dwelling(s) on the remainder of parcel 2A will be completed in 2027, and
- the master developer anticipates that parcel 2A will be completed in 2030.

There is no evidence that the majority of dwellings on phase 2A will not be delivered within five years.

C.248. **Parcel 2B**: has detailed planning permission (Keepmoat Homes, 21/02310/REM) for 300 dwellings, non-residential floorspace and open space, which was approved in October 2021. At March 2025, 156 dwellings had been completed, 38 dwellings were under construction and 106 dwellings had not been started. The housebuilder is marketing Parcel 2b as Stirling Fields.

C.249. The housebuilder (Keepmoat Homes) has advised that a total of 170 dwellings had been completed by 31 December 2025 and anticipates that a further 34 dwellings will be completed between 1 January and 31 March 2026 (see Response 29b in Appendix D). This results in 48 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that all dwellings in Parcel 2b will be completed by March 2027 (see Response 29b in Appendix D).

C.250. 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 housebuilder anticipates that all dwellings in Parcel 2b will be completed by March 2027. There is no evidence that Parcel 2b will not be delivered within five years.

C.251. **Parcel 2D1**: has outline planning permission, and a reserved matters planning application (TOWN and Hill Group, 25/04485/REM) for 145 dwellings was submitted in November 2025 and is being considered by the Council. The agent (on behalf of Homes England) has advised that a joint venture of TOWN and Hill will be delivering the scheme (see Response 29c in Appendix D). The agent has also advised that Hill, who will be delivering the scheme, has been involved throughout the process to ensure the buildability and deliverability of the scheme design (see Response 29c in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in summer 2026 (see Response 29c in Appendix D). The agent anticipates that the first dwelling(s)

will be completed in 2027, and that the parcel will be completed in 2029 (see Response 29c in Appendix D).

C.252. 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 agent has advised that a joint venture of TOWN and Hill will be delivering the scheme,
- the agent has also advised that Hill, who will be delivering the scheme, has been involved throughout the process to ensure the buildability and deliverability of the scheme design,
- a Planning Performance Agreement has been agreed with the master developer that relates 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 agent anticipates that construction will start on the first dwelling(s) in summer 2026,
- the agent anticipates that the first dwelling(s) will be completed in 2027, and
- the agent anticipates that the parcel will be completed in 2029.

There is clear evidence that housing completions will begin on parcel 2D1 within five years.

C.253. 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 strategic collaboration agreement has been signed with Keepmoat and Capital & Centric for the delivery of the remainder of Phase 2 (see Response 29d in Appendix D).

C.254. The master developer anticipates that a reserved matters planning application for 409 dwellings on **parcel 2C** will be submitted in February 2026 (see Response 29d in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) on parcel 2C in November 2026, that the first dwelling(s) will be completed on this parcel in 2027, and that parcel 2C will be completed in 2033 (see Response 29d in Appendix D).

C.255. In accordance with the definitions of deliverable and developable 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 and developable as:

- the parcel has outline planning permission,
- the parcel is in the ownership of a master developer (Homes England),
- a Planning Performance Agreement has been agreed with the master developer that relates 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 master developer anticipates that a reserved matters planning application for parcel 2C will be submitted in February 2026,
- the master developer anticipates that construction will start on the first dwelling(s) on parcel 2C in November 2026,
- 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 2033.

There is clear evidence that housing completions will begin on parcel 2C within five years.

C.256. The master developer has advised that they are in contractual negotiations to secure a development partner for **parcel TC1** (see Response 29d in Appendix D). The master developer anticipates that a reserved matters planning application for 374 dwellings on parcel TC1 will be submitted in summer 2026 (see Response 29d in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) on parcel TC1 in February 2027, that the first dwelling(s) will be completed on this parcel in 2027, and that parcel TC1 will be completed in 2031 (see Response 29d in Appendix D).

C.257. 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),
- a Planning Performance Agreement has been agreed with the master developer that relates 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 master developer has advised that they are in contractual negotiations to secure a development partner,
- the master developer anticipates that a reserved matters planning application for parcel TC1 will be submitted in summer 2026,

- the master developer anticipates that construction will start on the first dwelling(s) on parcel TC1 in February 2027,
- 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 2031.

There is clear evidence that housing completions will begin on parcel TC1 within five years.

C.258. The master developer has advised that future parcels include **parcel C2** for approximately 130 dwellings and **parcel 2F** for approximately 70 dwellings (see Response 29d in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) on these parcels in 2028/2029 and that the first dwelling(s) will be completed in 2029 (see Response 29d in Appendix D).

C.259. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) parcels C2 and 2F fall within part (b) of the definition of deliverable. These parcels are considered deliverable as:

- the parcels have outline planning permission,
- the parcels are in the ownership of a master developer (Homes England),
- the master developer has advised that a strategic collaboration agreement has been signed with Keepmoat and Capital & Centric for the delivery of the remainder of Phase 2,
- a Planning Performance Agreement has been agreed with the master developer that relates 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 master developer anticipates that construction will start on the first dwelling(s) on these parcels in 2028/2029,
- the master developer anticipates that the first dwelling(s) on parcels C2 and 2F will be completed in 2029.

There is clear evidence that housing completions will begin on parcel C2 and parcel 2F within five years.

C.260. For the **remainder of phase 2**, the master developer has advised that the timetable for the submission of the reserved matters planning application for each parcel is still to be confirmed (see Response 29d in Appendix D). The master developer anticipates that 250-300 dwellings a year will be completed across Phase 2 (see Response 29d in Appendix D).

C.261. As the master developer has only provided detailed information on the anticipated completions from parcels 2C, TC1, C2 and 2F 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 2C, TC1, C2 and 2F) within the five year period.

C.262. 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 a strategic collaboration agreement has been signed with Keepmoat and Capital & Centric for the delivery of the remainder of Phase 2,
- a Planning Performance Agreement has been agreed with the master developer that relates 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, 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.263. **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 the delivery of residential institution use units on phase 2 is still to be confirmed and that as yet there are none permitted (see Response 29d in Appendix D).

C.264. 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.265. 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.266. 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.267. 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.268. **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.269. The Council has a Planning Performance Agreement (PPA) with Homes England for Phase 3A, which relates to the implementation stages of the outline planning permission, including pre-application advice and determination of outline discharge of conditions applications, reserved matters applications, and s106 agreement requirements. The PPA provides for regular project meetings, where the detailed programme for all workstreams is discussed and updated. The PPA states that decisions will be made within the statutory timeframes for the discharge of planning conditions and determining of planning applications unless otherwise agreed through reasoned justification.

C.270. 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 anticipates that construction will start on further infrastructure for phase 3A in 2026 and that it will be completed in 2029 (see Response 30a in Appendix D).

C.271. The master developer has advised that a design code and various site wide strategies have been approved by the local planning authority (see Response 30a in Appendix D). The master developer has advised that the process of selecting development partner(s) for phase 3A will start in 2027 (see Response 30a in Appendix D).

C.272. The master developer anticipates that a development partner for the **first parcel** of approximately 360 dwellings will be appointed in 2028 and that the reserved matters planning application for this parcel will be submitted in 2028 (see Response 30a in Appendix D). The master developer anticipates that construction will start on the first dwelling(s) on this first parcel within phase 3A in 2028/2029, that the first dwelling(s) on this parcel will be completed in 2029, and that this first parcel will be completed in 2036 (see Response 30a in Appendix D).

C.273. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the first parcel within phase 3A falls within part (b) of the definition of deliverable. The parcel is considered deliverable and developable as:

- the parcel has outline planning permission,
- the parcel is in the ownership of a master developer (Homes England),
- a Planning Performance Agreement has been agreed with the master developer that relates 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 master developer anticipates that a development partner for the first parcel will be appointed in 2028,
- the master developer anticipates that a reserved matters planning application for the first parcel will be submitted in 2028,
- the master developer anticipates that construction will start on the first dwelling(s) on the first parcel in 2028/2029,
- the master developer anticipates that the first dwelling(s) on the first parcel will be completed in 2029, and
- the master developer anticipates that the first parcel will be completed in 2036.

There is clear evidence that housing completions will begin on the first parcel within five years.

C.274. For the **remainder of phase 3A**, 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 30a in Appendix D). The master developer anticipates

that overall 225 dwellings a year will be completed on Phase 3A from three sales outlets (see Response 30a in Appendix D).

C.275. As the master developer has only provided detailed information on the anticipated completions for the first parcel in phase 3A within the next five years, the Council has taken a conservative approach to the delivery of the remainder of phase 3A. For the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on the remainder of phase 3A (excluding the first parcel) within the five year period.

C.276. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the remainder of phase 3A 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),
- a Planning Performance Agreement has been agreed with the master developer that relates 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 master developer has advised that a design code and various site wide strategies have been approved by the local planning authority,
- 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) on this second parcel will be completed in 2030, and
- the master developer anticipates that 225 dwellings a year will be completed on Phase 3A.

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.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 there are no residential institution use units planned or permitted for phase 3A (see Response 30a 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 discussions are on-going to appoint a development partner who will act as master developer for Phase 3B (see Response 30b in Appendix D). Homes England anticipate that a reserved matters planning application for the infrastructure works for the entire of phase 3B will be submitted in August 2026 (see Response 30b in Appendix D). Homes England anticipate that construction will start on the infrastructure works in January 2027 and that the infrastructure works will be completed in November 2029 (see Response 30b in Appendix D). Homes England has advised that the preferred development partner has already appointed a design team and that an initial pre-application meeting has discussed the production of the Design Code (see Response 30b in Appendix D).

C.282. A Planning Performance Agreement is currently being negotiated with Homes England's preferred development partner, relating 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.

C.283. Homes England anticipate that a reserved matters planning application for 231 dwellings on the **first parcel** will be submitted in August 2026 (see Response 30b in Appendix D). Homes England anticipate that construction will start on the first dwelling(s) on this first parcel in May 2027 and that the first dwelling(s) will be completed on this first parcel in January 2028 (see Response 30b in Appendix D).

C.284. Homes England anticipate that a reserved matters planning application for 192 dwellings on the **second parcel** will be submitted in September 2027 (see Response 30b in Appendix D). Homes England anticipate that construction will start on the first dwelling(s) on this second parcel in November 2028 and that the first dwelling(s) will be completed on this second parcel in October 2029 (see Response 30b in Appendix D).

C.285. Homes England anticipate that a reserved matters planning application for 187 dwellings on the **third parcel** will be submitted in September 2027 (see Response 30b in Appendix D). Homes England anticipate that construction will start on the first dwelling(s) on this third parcel in November 2028 and that the first dwelling(s) will be completed on this third parcel in October 2029 (see Response 30b in Appendix D).

C.286. Homes England anticipate that a reserved matters planning application for 290 dwellings on the **fourth parcel** will be submitted in March 2030 (see Response 30b in Appendix D). Homes England anticipate that construction will start on the first dwelling(s) on this fourth parcel in April 2031 and that the first dwelling(s) will be completed on this fourth parcel in April 2032 (see Response 30b in Appendix D).

C.287. Homes England anticipate that an average of 112 dwellings a year will be completed on Phase 3B from two sales outlets (see Response 30b in Appendix D). Homes England has also advised that 100 dwellings within Phase 3B will be delivered by a SME developer(s) (see Response 30b in Appendix D).

C.288. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) phase 3B 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),
- a Planning Performance Agreement is currently being negotiated with Homes England's preferred development partner, relating 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,
- Homes England has advised that that discussions are on-going to appoint a development partner who will act as master developer for Phase 3B,

- Homes England anticipate that a reserved matters planning application for the infrastructure works for the entire of phase 3B will be submitted in August 2026,
- Homes England anticipate that construction will start on the infrastructure works in January 2027 and that the infrastructure works will be completed in November 2029,
- Homes England has advised that the preferred development partner has already appointed a design team and that an initial pre-application meeting has discussed the production of the Design Code,
- Homes England anticipate that a reserved matters planning application for 231 dwellings on the first parcel will be submitted in August 2026, that construction will start on the first dwelling(s) on this first parcel in May 2027, and that the first dwelling(s) will be completed on this first parcel in January 2028,
- Homes England anticipate that a reserved matters planning application for 192 dwellings on the second parcel will be submitted in September 2027, that construction will start on the first dwelling(s) on this second parcel in November 2028, and that the first dwelling(s) will be completed on this second parcel in October 2029,
- Homes England anticipate that a reserved matters planning application for 187 dwellings on the third parcel will be submitted in September 2027, that construction will start on the first dwelling(s) on this third parcel in November 2028, and that the first dwelling(s) will be completed on this third parcel in October 2029,
- Homes England anticipate that a reserved matters planning application for 290 dwellings on the fourth parcel will be submitted in March 2030, that construction will start on the first dwelling(s) on this fourth parcel in April 2031, and that the first dwelling(s) will be completed on this fourth parcel in April 2032,
- Homes England anticipate Phase 3B will have two sales outlets, and
- Homes England has advised that 100 dwellings within Phase 3B will be delivered by a SME developer(s).

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

C.289. **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. Homes England has advised that there are no residential institution use units planned or permitted for phase 3B (see Response 30b in Appendix D).

C.290. 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.291. 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 3B and whether it will be provided as bedrooms or self-contained dwellings.

Land west of Station Road

C.292. 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. Reserved matters permission (25/00887/REM) for the demolition of an existing dwelling and the erection of 104 dwellings was approved in September 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.

C.293. The remaining 3 plots are for self or custom build dwellings, and as the time limit for the submission of reserved matters applications has now expired, full planning applications will need to be submitted for these plots. A reserved matters planning application (25/02600/REM) for a commercial / community unit was submitted in July 2025 and is being considered by the Council.

C.294. It is unclear exactly when the development will be started and completed as the housebuilder (Bellway Homes) has not provided a response, however, officers understand that construction will start on site in March 2026. Although it is unclear exactly when the development will be 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 build out rates of new settlements are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A). Officers have assumed that the existing dwelling will be demolished in 2026-2027 and that the new dwellings will be completed in 2027-2030.

C.295. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 103 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 (Bellway Homes), officers understand that construction will start on site in

March 2026, and there is no known impediment to the delivery of the development. There is no evidence that the development will not be delivered within five years.

Digital Park

C.296. 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.297. Pre-application discussions on a reserved matters application are taking place. The agent (on behalf of Middlereach Ltd) has advised that some conditions on the outline planning permission were discharged in August 2024 to enable demolition of the existing buildings to commence (see Response 32 in Appendix D). The agent has advised that they are currently preparing the reserved matters planning application and anticipates that it will be submitted no later than June 2026 (see Response 32 in Appendix D). The agent has advised that the site will be delivered by a small local contractor and that they are currently liaising with a Registered Provider for the affordable housing (see Response 32 in Appendix D). The agent has advised that the delivery timetable is currently unknown (see Response 32 in Appendix D).

C.298. The Council considers that there is no impediment to the delivery of new homes on the site within the next five years. A condition on the outline planning permission requires that the development begins no later than two years from the date of approval of the reserved matters application. 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). Officers have assumed that this development will be completed in 2029-2031.

C.299. 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,
- pre-application discussions on a reserved matters application are taking place,
- the agent has advised that they are currently preparing the reserved matters planning application and anticipates that it will be submitted no later than June 2026,

- a condition on the outline planning permission requires that the development begins no later than two years from the date of approval of the reserved matters application, and
- there is no known impediment to the delivery of the development.

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

Waterbeach New Town

C.300. 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.301. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 11,000 dwellings including approximately 1,050 units of specialist accommodation (Use Class C2) to take account of approved planning permissions. The Council will continue to review through the plan making process whether or not to carry forward this allocation into the new Local Plan.

Waterbeach New Town - West

C.302. Outline planning permission 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.303. 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.

C.304. The Council has a Planning Performance Agreement (PPA) with Urban & Civic and its development partners, which relates to the implementation stages of the outline planning permission, including pre-application advice and determination of outline discharge of conditions applications, reserved matters applications, and s106 agreement requirements. The PPA states that decisions will be made within the statutory timeframes for the discharge of planning conditions and

determining of planning applications unless otherwise agreed through reasoned justification.

C.305. **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.306. **Parcel P1** (Northern Woods, Stonebond, 21/02400/REM) has detailed planning permission for 89 dwellings, which was approved in July 2021. At March 2025, 59 dwellings had been completed and 30 dwellings were under construction. A reserved matters application (25/02921/REM) for revisions to the design of this parcel, to increase the number of dwellings from 89 to 92, was submitted in July 2025 and is being considered by the Council.

C.307. The housebuilder is marketing this parcel. The housebuilder anticipates that a total of 69 dwellings will be completed by 31 March 2026 (see Response 33b in Appendix D). This results in 10 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that this parcel will be completed by April 2027 (see Response 33b in Appendix D).

C.308. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 89 dwellings on Parcel P1 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 April 2027. There is no evidence that parcel P1 will not be delivered within five years.

C.309. **Parcel P2.1** (Eastern Woods, CALA Homes, 21/03866/REM) has detailed planning permission for 111 dwellings, which was approved in December 2021. At March 2025, 58 dwellings had been completed and 53 dwellings were under construction.

C.310. The housebuilder is marketing this parcel. The housebuilder anticipates that a total of 59 dwellings will be completed by 31 March 2026, including Block B (plots 40-53) and plots 65, 67 and 69-71 (see Response 33c in Appendix D). However, at February 2026 there are published Council Tax records for 65 dwellings (with the latest record being effective from September 2025). The published Council Tax records do not include any records for Block B (plots 40-

53, 14 flats) that the housebuilder has advised were completed by 31 December 2025 or plots 65, 67 and 69-71 that are within Block C (plots 59-72, 14 flats) that the housebuilder anticipates will be completed by 31 March 2026. Taking both the information from published Council Tax records and the specific plots that the housebuilder has advised will be completed by 31 March 2026 results in a total of 84 dwellings anticipated to be completed on this parcel by 31 March 2026. This results in 26 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that this parcel will be completed in Q3 2026 (see Response 33c in Appendix D).

C.311. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 111 dwellings on Parcel P2.1 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 Q3 2026. There is no evidence that Parcel P2.1 will not be delivered within five years.

C.312. **Parcels P2.2 and P3.2** (Central Gardens and Denny Waters, Durkan Homes, 25/01318/REM) have detailed planning permission for 198 dwellings and commercial / retail space, which was approved in August 2025. A condition on the outline planning permission requires that the development begins no later than two years from the date of approval of the last of the reserved matters for the parcel.

C.313. The housebuilder (Durkan Homes) has advised that they are currently progressing through the discharge of conditions (see Response 33d in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) on these parcels in June 2026 (see Response 33d in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in January 2027 and that these parcels will be completed in April 2031 (see Response 33d in Appendix D).

C.314. 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 (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 (Durkan Homes), the housebuilder anticipates that construction will start on the first dwelling(s) on these parcels in June 2026, and the housebuilder anticipates that these parcels will be completed in April 2031. There is no evidence that the majority of dwellings on Parcels P2.2 and P3.2 will not be delivered within five years.

C.315. **Parcels P4 and P4.3** have outline planning permission, and a reserved matters application for 176 dwellings, a community building and a health centre (Northern and Central Gardens, Stonebond, 25/04170/REM) was submitted in October 2025 and is being considered by the Council.

C.316. The agent (on behalf of Stonebond) has advised that they are working with the local planning authority to resolve outstanding comments on the reserved matters application to enable approval by spring 2026 (see Response 33e in Appendix D). The agent has advised that any pre-commencement conditions will be discharged shortly after approval of the reserved matters application and that detailed construction design works are progressing in parallel with consideration of the reserved matters application (see Response 33e in Appendix D). On this basis, the agent anticipates construction will start on the first dwelling(s) in summer 2026, that the first dwelling(s) will be completed in winter 2026 to spring 2027, and that these parcels will be completed in 2030 (see Response 33e in Appendix D).

C.317. 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. These parcels are considered deliverable as: the parcels have outline planning permission, the parcels are in the ownership of a housebuilder (Stonebond), a reserved matters application is being considered by the Council, the agent has advised that they are working with the local planning authority to resolve outstanding comments on the reserved matters application to enable approval by spring 2026, the agent anticipates that construction will start on the first dwelling(s) on these parcels in summer 2026, the agent anticipates that the first dwelling(s) will be completed on these parcels in winter 2026 to spring 2027, and the agent anticipates that these parcels will be completed in 2030. There is clear evidence that housing completions will begin on Parcels P4 and P4.3 within five years.

C.318. **Parcels P5.1, P5.2 and P5.3** (Southern Gardens, Urban & Civic, 25/01016/REM) have detailed planning permission for 90 dwellings, which was approved in July 2025. A condition on the outline planning permission requires that the development begins no later than two years from the date of approval of the last of the reserved matters for the parcel.

C.319. The agent (on behalf of Urban & Civic) has advised that a delivery partner for the parcels has been appointed and that progress is being made to discharge the pre-commencement conditions (see Response 33f in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on these parcels in autumn 2026 and that the first dwelling(s) will be completed in spring 2027 (see Response 33f in Appendix D). The agent anticipates that these parcels will be completed in 2028-2029 (see Response 33f in Appendix D).

C.320. 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 (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 developer (Urban & Civic), the agent has advised that progress is being made to discharge the pre-commencement conditions, the agent anticipates that construction will start on the first dwelling(s) on these parcels in autumn 2026, and the agent anticipates that these parcels will be completed in 2028-2029. There is no evidence that Parcels P5.1, P5.2 and P5.3 will not be delivered within five years.

C.321. **Parcel P5.4** has outline planning permission, and a reserved matters application for 17 dwellings (Southern Gardens, Urban & Civic, 26/00534/REM) was submitted in February 2026 and is being considered by the Council.

C.322. The agent (on behalf of Urban & Civic) has advised that the 17 dwellings on this parcel will be delivered in conjunction with the approved dwellings on parcels P5.1, P5.2 and P5.3 (see Response 33a in Appendix D). Officers have assumed that this parcel will be delivered in 2029-2030, as the agent anticipates that parcels P5.1, P5.2 and P5.3 will be completed in 2028-2029 (see Response 33f in Appendix D).

C.323. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 17 dwellings on Parcel P5.4 fall within part (b) of the definition of deliverable. This parcel is considered deliverable as: the parcel has outline planning permission, the parcel is in the ownership of a developer (Urban & Civic), a reserved matters application is being considered by the Council, and the agent anticipates that this parcel will be delivered in conjunction with the dwellings on parcels P5.1, P5.2 and P5.3. There is clear evidence that housing completions will begin on Parcel P5.4 within five years.

C.324. The agent has advised that **parcels P6.1, P6.2, P7.1 and P7.2** have been successfully marketed and a housebuilder partner has been identified (see Response 33a in Appendix D). The agent has also advised that pre-application discussions are ongoing and anticipates that a reserved matters application will be submitted in Q2 2026 (see Response 33a in Appendix D). The agent anticipates that these parcels will include 378 dwellings (see Response 33a in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on these parcels in Q1 or Q2 2027, that the first dwelling(s) will be completed in Q3 2028 and that these parcels will be completed in Q1 or Q2 2031 (see Response 33a in Appendix D).

C.325. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 378 dwellings on Parcels P6.1, P6.2, P7.1 and P7.2 fall within part (b) of the definition of deliverable. These parcels are considered deliverable as: the parcels have outline planning permission, the parcels are in the ownership of a developer (Urban & Civic), the agent has advised that a housebuilder partner has been identified, the agent has advised that pre-application discussions are ongoing, the agent anticipates that a reserved matters application for these parcels will be submitted in Q2 2026, the agent anticipates that construction will start on the first dwelling(s) on these parcels in Q1 or Q2 2027, the agent anticipates that the first dwelling(s) will be completed on these parcels in Q3 2028, and the agent anticipates that these parcels will be completed in Q1 or Q2 2031. There is clear evidence that housing completions will begin on Parcels P6.1, P6.2, P7.1 and P7.2 within five years.

C.326. 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 has advised that construction of the strategic grey, green and blue infrastructure has started and anticipates that it will be completed in parallel with the delivery of residential parcels in KP1E (see Response 33a in Appendix D).

C.327. A housebuilder partner has been identified and the agent has advised that pre-application discussions are being undertaken for **parcels P8.1, P8.2, P8.3, P9.1 and P9.2** (see Response 33a in Appendix D). The agent anticipates that a reserved matters application for these parcels will be submitted in Q1 2026 (see Response 33a in Appendix D). The agent anticipates that these parcels will include 280 dwellings (see Response 33a in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q4 2026, that the first dwelling(s) will be completed in Q4 2027, and that these parcels will be completed in 2034 (see Response 33a in Appendix D).

C.328. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 280 dwellings on Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 fall within part (b) of the definition of deliverable. These parcels are considered deliverable and developable as: the parcels have outline planning permission, the parcels are in the ownership of a developer (Urban & Civic), a housebuilder partner has been identified, the agent anticipates that a reserved matters application for these parcels will be submitted in Q1 2026, the agent anticipates that construction will start on the first dwelling(s) on these parcels in Q4 2026, the agent anticipates that the first dwelling(s) will be completed on these parcels in Q4 2027, and the agent anticipates that these parcels will be completed in 2034. There is clear

evidence that housing completions will begin on Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 within five years.

C.329. It is anticipated that **Key Phase 2 (KP2)** will include approximately 2,300 dwellings. The agent has advised that over the past year pre-application discussions have been undertaken with officers, wider technical consultees and other stakeholders in relation to KP2 and anticipates that the KP2 Framework (including a Design Code) will be submitted by the end of Q1 2026 (see Response 33a in Appendix D). The agent anticipates that the first infrastructure reserved matters application for KP2 will be submitted in Q2 2026 and has advised that this is being twin-tracked with the KP2 Framework to allow early delivery of infrastructure (see Response 33a in Appendix D). The agent anticipates that construction of the infrastructure required to deliver KP2 parcels will start in Q1 or Q2 2027 and that the first elements will be completed in 2028 (see Response 33a in Appendix D). The agent has advised that at this stage it is not possible to provide detail on timings for appointing housebuilder partners, the number of homes, or the delivery timetable for parcels within KP2, however the agent anticipates that the first dwelling(s) on KP2 will be completed in 2028-2029 (see Response 33a in Appendix D).

C.330. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) Key Phase 2 falls within part (b) of the definition of deliverable. Key Phase 2 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 controlled by a developer (Urban & Civic),
- a Planning Performance Agreement has been agreed that relates 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 agent has advised that over the past year pre-application discussions have been undertaken with officers, wider technical consultees and other stakeholders in relation to KP2 and anticipates that the KP2 Framework (including a Design Code) will be submitted by the end of Q1 2026,
- the agent anticipates that the first infrastructure reserved matters application for KP2 will be submitted in Q2 2026,
- the agent anticipates that construction of the infrastructure required to deliver KP2 parcels will start in Q1 or Q2 2027 and that the first elements will be completed in 2028, and
- the agent anticipates that the first dwelling(s) on KP2 will be completed in 2028-2029.

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

C.331. 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.332. The agent (on behalf of Urban & Civic) has advised that Urban & Civic are working to identify a housebuilder partner for parcel P3.1 (see Response 33a in Appendix D). The agent has also advised that at this stage it is not possible to provide detail on the number of homes or the delivery timetable for this parcel (see Response 33a in Appendix D).

C.333. The agent has advised that Urban & Civic are exploring bringing parcels P10.1, P10.2 and P11 (currently within KP1E) into Key Phase 2 (KP2) and that pre-application discussions are ongoing (see Response 33a in Appendix D). The agent has also advised that at this stage it is not possible to provide detail on the number of homes or the delivery timetable for these parcels (see Response 33a in Appendix D).

C.334. The agent has advised that a full planning application for a southern access to the site is being considered by the Council (see Response 33a in Appendix D). The agent has also advised that the outline planning permission allows for the delivery of homes outside of a Key Phase, and that Urban & Civic are undertaking preliminary work to test suitable locations and prepare development briefs for these parcels, ahead of them being marketed (see Response 33a in Appendix D).

C.335. The agent anticipates that delivery of an average of 250 dwellings a year will be achieved on Waterbeach New Town West, through 5-7 sales outlets each delivering up to 40 dwellings a year (see Response 33a in Appendix D).

C.336. As the agent has not provided detailed information on the anticipated completions from parcels P3.1, P10.1, P10.2 and P11 within the next five years, the Council has taken a conservative approach to the delivery of the remainder of Waterbeach New Town West. For the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on parcels P3.1, P10.1, P10.2 and P11 within the five year period.

C.337. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the remainder of Waterbeach New Town West 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),
- a Planning Performance Agreement has been agreed that relates 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 agent has advised that Urban & Civic are working to identify a housebuilder partner for parcel P3.1,
- the agent has advised that Urban & Civic are exploring bringing parcels P10.1, P10.2 and P11 (currently within KP1E) into Key Phase 2 (KP2) and that pre-application discussions are ongoing,
- the agent has advised that a full planning application for a southern access to the site is being considered by the Council,
- the agent has advised that Urban & Civic are undertaking preliminary work to test suitable locations and prepare development briefs for parcels outside of a Key Phase, ahead of them being marketed, 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 40 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.338. **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 33a 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 33a in Appendix D). The agent has advised that details of the delivery of these units is not yet known (see Response 33a in Appendix D).

C.339. 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.340. 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.341. 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.342. Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020, and delivery of this railway station is underway. The Greater Cambridge Partnership (GCP) is taking forward the delivery of the relocated railway station, and the Quarterly Progress Report considered by the GCP Joint Assembly in February 2026 anticipates that the new railway station will be completed in 2027.

C.343. 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 discussions are underway to reach a commercial agreement for the delivery (within the required timescales) of the link road connection to/from the A10 and railway station that will also allow for the delivery of Waterbeach New Town East (see Response 34 in Appendix D).

C.344. The agent has advised that the scope for the Design Code is being developed with design consultants, but that this process will not conclude until greater certainty of delivery for the link road has been secured (see Response 34 in Appendix D). The agent has also advised that enabling works are being undertaken ahead of selecting housebuilders (see Response 34 in Appendix D). The agent anticipates that the first phase of approximately 150 dwellings will be completed between 2029/2030 and 2031 (see Response 34 in Appendix D). The agent anticipates that a minimum of two housebuilders will deliver at a

rate of 150 dwellings per annum rising to 250 dwellings per annum (see Response 34 in Appendix D).

C.345. 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.346. 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 discussions are underway to reach a commercial agreement for the delivery (within the required timescales) of the link road connection to/from the A10 and railway station that will also allow for the delivery of Waterbeach New Town East,
- the agent has advised that the scope for the Design Code is being developed with design consultants,
- the agent has advised that enabling works are being undertaken ahead of selecting housebuilders,
- the agent anticipates that the first phase of approximately 150 dwellings will be completed between 2029/2030 and 2031, and
- the agent anticipates that a minimum of two housebuilders will deliver at a rate of 150 dwellings per annum rising to 250 dwellings per annum.

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

C.347. **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 34 in Appendix D).

C.348. 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.349. 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.350. 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.351. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan continues to set an indicative capacity for this site of 3,500 dwellings and 250 units of specialist accommodation (Use Class C2) to take account of approved planning permissions. 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.352. 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 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.353. 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. A

public inquiry was held between September and November 2025. The Quarterly Progress Report considered by the GCP Joint Assembly in February 2026 anticipates that the Cambourne to Cambridge busway project will be completed in 2028.

C.354. The agent (on behalf of Greycoat Real Estate, Oaktree Capital and Homes England) has advised that non-material amendments have been made to the outline planning permission to assist with delivery of the development and that pre-commencement conditions are being discharged (see Response 35 in Appendix D). The agent has also advised that a reserved matters application for the first phase of infrastructure has been submitted (see Response 35 in Appendix D). The agent has advised that enabling works have been started, with the expectation that the necessary planning approvals will be secured in a timely way to enable the contractor to proceed to the next stage of implementation works uninterrupted (see Response 35 in Appendix D).

C.355. The agent has advised that a full project team has been appointed and is working closely with a contracted housebuilder delivery partner and the District and County Council's to progress the detailed design stage (see Response 35 in Appendix D). A Discharge of Conditions application – relating to Condition 11 Phasing (S/3440/18/COND11) – was submitted in November 2025 and is being considered by the Council.

C.356. The agent has provided two indicative housing trajectories. The agent anticipates that delivery will be based on the 'accelerated delivery' approach, with early provision of infrastructure and serviced land parcels supporting housing development at a faster rate than would otherwise by achieved by the staged approach typical of a more traditional housebuilder model (see Response 35 in Appendix D). For the 'accelerated delivery' housing trajectory, the agent anticipates that the first dwelling(s) will be completed in 2027-2028, that the development will be completed in 2038-2039 (see Response 35 in Appendix D).

C.357. The agent has also highlighted that ahead of receipt of the Cambourne to Cambridge Inquiry Inspectors' Report and further progress being made towards delivery of the Cambourne to Cambridge busway scheme, that there is some uncertainty around delivery of more than 500 homes (see Response 35 in Appendix D). The agent has therefore provided a 'constrained delivery' housing trajectory that indicates how a delay to the delivery of the Cambourne to Cambridge busway scheme might impact on the completion of homes on this development, and this indicates that the first dwellings(s) will be completed in 2027-2028 and that the development will be completed in 2042-2043 (see Response 35 in Appendix D).

C.358. The agent anticipates that up to 450 dwellings a year will be completed on this development (see Response 35 in Appendix D).

C.359. Although the agent anticipates that delivery will be based on the 'accelerated delivery' approach, the Council has taken a conservative approach to delivery on this site and used the 'constrained delivery' housing trajectory for delivery within the five year period, and for the timing of delivery beyond the five year period. This results in 500 dwellings being anticipated to be completed within the five year period, which is the maximum number of dwellings that the outline planning permission allows to be occupied ahead of the Cambourne to Cambridge busway (or equivalent service) being operational.

C.360. 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 non-material amendments have been made to the outline planning permission to assist with delivery of the development and that pre-commencement conditions are being discharged,
- the agent has advised that a reserved matters application for the first phase of infrastructure has been submitted,
- the agent has advised that enabling works have been started, with the expectation that the necessary planning approvals will be secured in a timely way to enable the contractor to proceed to the next stage of implementation works uninterrupted,
- the agent has advised that a full project team has been appointed and is working closely with a contracted housebuilder delivery partner and the District and County Council's to progress the detailed design stage,
- the agent anticipates that delivery will be based on the 'accelerated delivery' approach, with early provision of infrastructure and serviced land parcels supporting housing development,
- for the 'accelerated delivery' approach, the agent anticipates that the first dwelling(s) will be completed in 2027-2028 and that the development will be completed in 2038-2039,
- the agent has highlighted that ahead of receipt of the Cambourne to Cambridge Inquiry Inspectors' Report and further progress being made towards delivery of the Cambourne to Cambridge busway scheme, that there is some uncertainty around delivery of more than 500 homes,
- the agent has provided a 'constrained delivery' housing trajectory that indicates how a delay to the delivery of the Cambourne to Cambridge busway scheme might impact on the completion of homes on this

development - this indicates that the first dwellings(s) will be completed in 2027-2028 and that the development will be completed in 2042-2043, and
- the agent anticipates that up to 450 dwellings a year will be delivered.

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

C.361. **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. These units will be in addition to the approximately 3,500 dwellings on this site.

C.362. It is unclear when the 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.

C.363. 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 when the 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.364. 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.365. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan as part of a wider allocation for Cambourne. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for Cambourne West of 2,350 dwellings and for land within the business park of 256 dwellings to take account of approved planning permissions. 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.366. 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.367. The Council has multiple Planning Performance Agreements (PPAs) with Taylor Wimpey and Vistry which relate to the implementation stages of the outline planning permission, including pre-application advice and determination of outline discharge of conditions applications, reserved matters applications, and s106 agreement requirements. There is a site-wide strategic PPA that relates to infrastructure and site-wide elements of the development, and individual PPAs which relate to specific residential parcels from pre-application advice through to post decision amendments. The PPAs state that decisions will be made within the statutory timeframes for the discharge of planning conditions and determining of planning applications unless otherwise agreed through reasoned justification.

C.368. **Parcels 1.3a and 1.3d** (150 dwellings, Vistry) have been completed.

C.369. 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	Dwellings completed in 2024-2025	Total
1.1a & 1.1b	200	Vistry	34	53	53	30	**170**
1.3a & 1.3d	150	Vistry	0	13	121	16	**150**
1.3b, 1.3c, 1.3e, 1.4a & 1.4b	278	Taylor Wimpey	0	112	16	57	**185**
1.2	190	Taylor Wimpey	59	85	10	28	**182**
1.5	41	Taylor Wimpey	0	0	0	0	**0**
2.1	118	Vistry	0	0	0	78	**78**
2.2b (south)	120	Taylor Wimpey	0	0	0	0	**0**
2.3	203	Taylor Wimpey	0	0	0	0	**0**
3.2a	111	Vistry	0	0	0	0	**0**
3.2b	122	Vistry	0	0	0	0	**0**
Total	**1,533**	**-**	**93**	**263**	**200**	**209**	**765**

C.370. **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 2025, 170 dwellings had been completed and 30 dwellings were under construction.

C.371. The housebuilder has advised that the development was completed by February 2026 (see Response 36a in Appendix D).

C.372. **Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b** (Taylor Wimpey, 20/01640/REM and 24/04845/S73) have detailed planning permission for 278 dwellings. At March 2025, 185 dwellings had been completed, 60 dwellings were under construction and 33 dwellings had not been started. The housebuilder is marketing the parcel as Chivers Rise.

C.373. The housebuilder has advised that 199 dwellings had been completed by 31 December 2025 and anticipates a further 10 dwellings will be completed between 1 January and 31 March 2026 (see Response 36b in Appendix D). This results in 24 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that these parcels will be completed in Q4 2027 (see Response 36b in Appendix D).

C.374. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 278 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.375. **Parcel 1.2** (Taylor Wimpey, 20/01536/REM) has detailed planning permission for 190 dwellings, which was approved in June 2020. At March 2025, 182 dwellings had been completed and 8 dwellings were under construction. The housebuilder is marketing the parcel as Burghley Green.

C.376. The housebuilder has advised that 185 dwellings had been completed by 31 December 2025 and anticipates that a further dwelling will be completed between 1 January and 31 March 2026 (see Response 36c in Appendix D). This results in 4 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that this parcel will be completed in 2028 (see Response 36c in Appendix D).

C.377. 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 this parcel will not be delivered within five years.

C.378. **Parcel 1.5** (Taylor Wimpey, 22/04745/REM) has detailed planning permission for 41 dwellings, which was approved in May 2023. At March 2025, all 41 dwellings were under construction.

C.379. The housebuilder has advised that 19 dwellings had been completed by 31 December 2025 and anticipates that a further 14 dwellings will be completed between 1 January and 31 March 2026 (see Response 36d in Appendix D). This results in 33 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that the parcel will be completed in Q4 2026 (see Response 36d in Appendix D).

C.380. 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 parcel is under construction, 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.381. **Parcel 2.1** (Vistry, 22/04785/REM) has detailed planning permission for 118 dwellings, which was approved in July 2023. At March 2025, 78 dwellings had been completed, 30 dwellings were under construction and 10 dwellings had not been started.

C.382. The housebuilder has advised that the development was completed by February 2026 (see Response 36e in Appendix D).

C.383. **Parcel 2.2a** has outline planning permission, and a reserved matters application (Taylor Wimpey, 25/04934/REM) for 86 dwellings was submitted in December 2025 and is being considered by the Council.

C.384. The housebuilder anticipates that the reserved matters application will be decided in March 2026 and has advised that they will then seek to discharge any conditions (see Response 36f in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in February 2027, that the first dwelling(s) will be completed in 2028 and that the parcel will be completed in 2030 (see Response 36f in Appendix D).

C.385. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 86 dwellings on this site fall within part (b) of the definition of deliverable. The parcel is considered deliverable as: the parcel has outline planning permission, a reserved matters planning application has been submitted, the housebuilder anticipates that construction will start on the first dwelling(s) in February 2027, and the housebuilder anticipates that the first dwelling(s) will be completed in 2028. There is clear evidence that housing completions will begin on this parcel within five years.

C.386. **Parcel 2.2b (north)** has outline planning permission, and a reserved matters application (Vistry, 26/00594/REM) for 156 dwellings was submitted in February 2026 and is being considered by the Council.

C.387. It is unclear exactly when the parcel will be started and completed as the housebuilder has not provided a response, however based on the phasing plan (see Response 36k in Appendix D), it is anticipated that the dwellings on parcel 2.2b as a whole will be delivered from 2026 onwards. Parcel 2.2b (south) is anticipated to be completed between 2026 and 2029 (see Response 36g in Appendix D), and therefore officers have assumed that parcel 2.2b (north) will be delivered between 2029 and 2032.

C.388. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 156 dwellings on this site fall within part (b) of the definition of deliverable. The parcel is considered deliverable and developable as: the site has outline planning permission, a reserved matters planning application has been submitted, and based on the phasing plan it is anticipated that the dwellings on parcel 2.2b (north) as a whole will be delivered from 2026 onwards. There is clear evidence that housing completions will begin on this site within five years.

C.389. **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 no later than two years from the date of approval of the last of the reserved matters for the parcel. At March 2025, all 120 dwellings had not been started.

C.390. The housebuilder has advised that all pre-commencement conditions (below base level) have been discharged (see Response 36g in Appendix D). The housebuilder anticipates the first dwelling(s) will be completed in August 2026 and that this parcel will be completed in Q1 2029 (see Response 36g in Appendix D).

C.391. 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 August 2026, and the housebuilder anticipates that this parcel will be completed in Q1 2029. There is no evidence that this parcel will not be delivered within five years.

C.392. **Parcel 2.3** (Taylor Wimpey, 25/00192/REM) has detailed planning permission for 203 dwellings, which was approved in June 2025. A condition on the outline planning permission requires that the development begins no later than two years from the date of approval of the last of the reserved matters for the parcel.

C.393. The housebuilder has advised that they are currently discharging pre-commencement conditions (see Response 36h in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in August 2026, that the first dwelling(s) will be completed in July 2027 and that this parcel will be completed in 2030 (see Response 36h in Appendix D).

C.394. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 203 dwellings on parcel 2.3 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 they are currently discharging pre-commencement conditions, the housebuilder anticipates that construction will start on the first dwelling(s) in August 2026, and the housebuilder anticipates that the parcel will be completed in 2030. There is no evidence that this parcel will not be delivered within five years.

C.395. **Parcel 3.2a** (Vistry Group, 25/00126/REM) has detailed planning permission for 111 dwellings, which was approved in September 2025. A condition on the outline planning permission requires that the development begins no later than two years from the date of approval of the last of the reserved matters for the parcel.

C.396. The housebuilder has advised that infrastructure and foundation works started on site in January 2026 (see Response 36i in Appendix D). The housebuilder anticipates that superstructure works will start in April 2026 (see Response 36i in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in August 2026 and that the parcel will be completed in September 2028 (see Response 36i in Appendix D).

C.397. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 111 dwellings on parcel 3.2a 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 Group), the housebuilder has advised that infrastructure and foundation works started on site in January 2026, the housebuilder anticipates that the first dwelling(s) will be completed in August 2026, and the housebuilder anticipates that the parcel will be completed in September 2028. There is no evidence that this parcel will not be delivered within five years.

C.398. **Parcel 3.2b** (Vistry, 24/04021/REM) has detailed planning permission for 122 dwellings, which was approved in August 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.

C.399. It is unclear exactly when the parcel will be started and completed as the housebuilder has not provided a response, however based on the phasing plan (see Response 36k in Appendix D), it is anticipated that the dwellings on parcel 3.2 as a whole will be completed between 2026 and 2031. Parcel 3.2a is anticipated to be completed between 2026 and 2028 (see Response 36i in Appendix D), and therefore officers have assumed that parcel 3.2b will be delivered between 2029 and 2031.

C.400. 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 (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 Group), and based on the phasing plan it is anticipated that the dwellings on parcel 3.2b will be completed by 2031. There is no evidence that this parcel will not be delivered within five years.

C.401. 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.402. There are four parcels (2.4, 3.1, 3.3 and 3.4) without a reserved matters permission or a reserved matters application submitted, of which three parcels are Taylor Wimpey and one parcel is Vistry. Officers are expecting to start further pre-application discussions for further parcels later in 2026. The housebuilders anticipate that the remaining parcels will be completed between 2027 and 2035 (see Response 36k in Appendix D). Taylor Wimpey and Vistry

Group are currently delivering five parcels simultaneously within Cambourne West, and the phasing plan shows that this is expected to continue over the next four years, before reducing to between one and three parcels delivering simultaneously in the later years of the build (see Response 36k in Appendix D).

C.403. The housebuilders have advised that delivery of 150 dwellings a year across all developers is an appropriate estimate for the build out of Cambourne West (see Response 36k in Appendix D). Officers have anticipated completions on the remainder of Cambourne West having considered the phasing plan and ensuring that delivery results in an average of no more than 150 dwellings a year for the remainder of the build.

C.404. 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),
- the Council has multiple Planning Performance Agreements (PPAs) with Taylor Wimpey and Vistry which relate to the implementation stages of the outline planning permission, including pre-application advice and determination of outline discharge of conditions applications, reserved matters applications, and s106 agreement requirements,
- officers are expecting to start further pre-application discussions for further parcels later in 2026,
- the housebuilders have advised that delivery of 150 dwellings a year across all developers is an appropriate estimate for the build out of Cambourne West, and
- the housebuilders anticipate that the remaining parcels will be completed by 2035.

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

Land within the Business Park

C.405. 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. At March 2025, construction works had started on site, however all 256 dwellings had not been started.

C.406. The developer (Hill, on behalf of South Cambridgeshire Investment Partnership) is marketing the development as Cambium Square. The developer has advised that construction has started on the first 75 dwellings (see Response 37 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in August/September 2026 and that the development will be completed in March 2030 (see Response 37 in Appendix D).

C.407. 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 has advised that construction has started on the first dwellings, the developer anticipates that the first dwelling(s) will be completed in August/September 2026, and the developer anticipates that the development will be completed in March 2030. There is no evidence that the development will not be delivered within five years.

Allocations in the Rural Area

C.408. 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.409. 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.410. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 200 dwellings to take account of approved planning permissions. 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.411. 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 2025 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 2025, 48 dwellings had been completed, 12 dwellings were under construction and 143 dwellings had not been started.

C.412. 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 February 2026, published Council Tax records suggest that no additional dwellings have been completed compared to those already recorded as completed by March 2025, and therefore that no dwellings are anticipated to be completed in 2025-2026. 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.413. 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.414. 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.

C.415. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to not carry forward this allocation into the new Greater Cambridge Local Plan, as it is unlikely that any further major development opportunities will come forward within the allocation. 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 south of Church Lane

C.416. 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.417. 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.418. 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 2025, no construction works had started on site.

C.419. Two Variation of Conditions applications (25/00880/S73 and 25/00655/S73) were approved in 2025, and most of the pre-commencement conditions have been discharged. It is unclear exactly when the development will be started or completed as the agent (on behalf of the St Peters Homes (Papworth) 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 new homes on the site within the next five years. Officers have assumed that this development will start on site just before the full planning permission expires in July 2026, and therefore that the development will be completed in 2027-2028.

C.420. 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 full planning permission, two Variation of Conditions applications were approved in 2025, most of the pre-commencement conditions have been discharged, 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.

Dales Manor Business Park, Sawston

C.421. 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.422. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to not carry forward this allocation into the new Greater Cambridge Local Plan, as there is no evidence that the redevelopment of the site for housing is deliverable and / or developable and it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for alternative uses. 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.423. 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. At March 2025, these three units were under construction. 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 2025 had been completed.

C.424. 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.425. 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.426. 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 2025, 82 dwellings had been completed, 16 dwellings were under construction and 182 dwellings had not been started.

C.427. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to carry forward this allocation into the new Greater Cambridge Local Plan. As a result of further consideration of the site capacity, the Draft Greater Cambridge Local Plan sets an indicative capacity for this site of 280 dwellings to take account of the approved full planning permission. 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.428. The housebuilder (Redrow Homes) is marketing the development as Tudor Meadow. The housebuilder has advised that a total of 111 dwellings had been completed by 31 December 2025 and anticipates that a further 10 dwellings will be completed between 1 January and 31 March 2026 (see Response 40 in Appendix D). This results in 39 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that the development will be completed in 2028-2029 (see Response 40 in Appendix D).

C.429. 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 2028-2029. There is no evidence that the site will not be delivered within five years.

Land at Bennell Farm, West Street, Comberton

C.430. 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.431. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) is to not carry forward this allocation into the new Greater Cambridge Local Plan, as the development is competed to the east of the access road and the development to the west of the access road is within the defined development extent of Comberton should any further planning application decisions be needed. 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.432. **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.433. **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 Certificate of Lawfulness (25/02047/CLUED) to demonstrate that a material start has been made on the permission, in the form of excavation of the foundations for a garage, has been granted by the Council. At March 2025, all 41 dwellings had not been started.

C.434. The agent (on behalf of Bennell Developments Ltd) has advised that they are unable to provide a delivery timetable for the build out of this site, ahead of an issue with the water attenuation area caused by the proposed re-alignment of West Street as a result of the East West Rail proposals being resolved (see Response 41 in Appendix D). As the planning permission will not lapse, and the developer could still bring forward the development following resolution of the water attenuation area issue, 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.435. 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 full 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.

Histon & Impington Station Area

C.436. 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.

C.437. The Council's approach as set out in the Draft Greater Cambridge Local Plan (December 2025) 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.

The Bishops Site, Cambridge Road, Impington

C.438. 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. At March 2025, no construction works had started on site.

C.439. The principal contractor (on behalf of the Impington Developments Ltd) has advised that the development is under construction (see Response 42 in Appendix D). The principal contractor anticipates that the development will be completed in September 2026 (see Response 42 in Appendix D).

C.440. 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, the principal contractor has advised that the development is under construction, and the principal contractor anticipates that the development will be completed in September 2026. 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.441. 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.442. 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.443. 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 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.

149 Newmarket Road, Cambridge

C.444. 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 2025, the existing dwelling had been demolished, and all 10 new dwellings were under construction.

C.445. A Discharge of Conditions application (20/01125/CONDE) for cycle storage and landscaping was refused in February 2026. It is unclear exactly when the development will be completed as the agent (on behalf of CB5 Living) has not provided a response. Although it is unclear exactly when the development will be completed, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. Officers have assumed that this development will be completed in 2026-2027.

C.446. 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 development is under construction, 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.

185-189 Newmarket Road and 1 Godesdone Road, Cambridge

C.447. 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 2025, no construction works had started on site.

C.448. The developer (Stratta Services Ltd) has advised that they are working through the discharge of conditions so that construction will start on site no later than April 2026 (see Response 44 in Appendix D). The developer anticipates that the development will be completed in April 2027 (see Response 44 in Appendix D). Officers have assumed that the existing dwellings will be demolished in 2026-2027, ahead of the new dwellings being completed in 2027-2028.

C.449. 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 they are working through the discharge of conditions so that construction will start on site no later than April 2026, 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.

212-214 Newmarket Road, Cambridge

C.450. 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 2025, all 13 dwellings were under construction.

C.451. The developer (CitiHaus) is marketing the development as Phoenix Cambridge. The agent (on behalf of CityHaus) has advised that no dwellings will be completed in 2025-2026 (see Response 45 in Appendix D). The agent anticipates that all 13 dwellings will be completed in May 2026 (see Response 45 in Appendix D).

C.452. 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 agent anticipates that the

development will be completed in May 2026. There is no evidence that the site will not be delivered within five years.

Edward House, 8 Albion Row, Cambridge

C.453. 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. At March 2025, the care home had been demolished, however all 16 new dwellings had not been started.

C.454. The agent (on behalf of The Foundation of Edward Storey) has advised that that a main contractor is currently being appointed (see Response 46 in Appendix D). The agent anticipates that construction will start on the first new dwelling(s) in spring 2026 and that the development will be completed in winter 2027 (see Response 46 in Appendix D).

C.455. 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 existing care home has been demolished, the agent anticipates that construction will start on the first dwelling(s) in spring 2026, and the agent anticipates that the development will be completed in winter 2027. There is no evidence that the site will not be delivered within five years.

St Edmund's College, Cambridge

C.456. 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 2025, no construction works 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.457. 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 they do not have a delivery timetable for the development at present (see

Response 47 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.458. 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 full 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 and student bedrooms 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.459. 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. At March 2025, Fossdene, Whinside and The Gables had been demolished, however no construction had started on the new buildings or on the conversion and extension of The Knott.

C.460. It is unclear exactly when the development will be completed as the agent (on behalf of St Johns College) has not provided a response. However, two Non-material Amendment applications were approved in December 2025 and officers understand that construction works have now started on site. Although it is unclear exactly when the development will be 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. Officers have assumed that the new buildings and conversion of The Knott will be completed in 2027-2028.

C.461. 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, officers understand that construction works have now started on site, 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.

Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

C.462. The site has full planning permission (05/1329/FUL) for 16 dwellings, which was approved in December 2007. At March 2025, 2 dwellings had been completed (in 2011-2012) and 14 dwellings had not been started.

C.463. 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.464. 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.465. 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. At March 2025, the 30 existing dwellings had been demolished, however, all 84 new dwellings had not been started.

C.466. The developer (Hill, on behalf of Cambridge Investment Partnership) has advised that no dwellings had been completed by 31 December 2025 and anticipates that 8 dwellings will be completed between 1 January and 31 March 2026 (see Response 50 in Appendix D). This results in 8 dwellings anticipated to be completed in 2025-2026. The developer anticipates that the development will be completed by December 2026 (see Response 50 in Appendix D).

C.467. 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 development is under construction, and the developer anticipates that the development will be completed by December 2026. There is no evidence that the site will not be delivered within five years.

6A Chapel Street, Cambridge

C.468. 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. At March 2025, no construction works had started on site.

C.469. It is unclear exactly when the development will be started or completed, as although the agent (on behalf of SNAP! 4 Kids) has provided a response which suggests there may be some viability issues, they note that they have not had any direct discussion with their client since obtaining planning permission (see Response 51 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 development will be completed in 2027-2028.

C.470. 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.

19-35 Regent Street, Cambridge

C.471. 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. The development will provide 26 student bedrooms, and this equates to 11 dwellings based on the ratio of 2.4 bedspaces to a dwelling. At March 2025, no construction works had started on site.

C.472. The agent (on behalf of Downing College) anticipates that all 26 student bedrooms will be completed in autumn 2027 (see Response 52 in Appendix D).

C.473. 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, and the agent anticipates that all 26 student bedrooms will

be completed in autumn 2027. There is no evidence that the site will not be delivered within five years.

Ravenscroft House, 59-61 Regent Street, Cambridge

C.474. The site has prior approval permission (25/02412/PRIOR) for change of use and alteration of existing upper floor offices to form 12 dwellings, which was granted in August 2025. A condition on the permission requires that the change of use must be completed within three years of the date of the permission.

C.475. The agent (on behalf of Ede and Ravenscroft Holdings Ltd) has advised that they are currently looking at the specification and approvals for the development (see Response 53 in Appendix D). The agent anticipates that construction will start on site in two years (see Response 53 in Appendix D). As the prior approval permission requires the development to be completed by August 2028, officers have assumed that the development will be completed in 2028-2029.

C.476. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 12 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 agent has advised that they are currently looking at the specification and approvals for the development, and the agent anticipates that construction will start on site in two years. There is no evidence that the site will not be delivered within five years.

Dukes Court, 54-62 Newmarket Road, Cambridge

C.477. The site has prior approval permission (24/04000/PRIOR) for change of use from commercial, business and service use (Use Class E) to 23 apartments, which was granted in January 2025. A condition on the permission requires that the change of use must be completed within three years of the date of the permission. At March 2025, no construction works had started on site.

C.478. An alternative prior approval permission (25/04918/PRIOR) for change of use from commercial, business and service (Use Class E) to 29 apartments was granted in February 2026. A condition on the permission requires that the change of use must be completed within three years of the date of the permission.

C.479. It is unclear exactly when the development will be started and completed as the agent (on behalf of MPM Properties) 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. Officers have assumed that this development will be completed in 2028-2029.

C.480. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 29 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, 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.

Wesley House, Jesus Lane, Cambridge

C.481. The site has full planning permission (25/02388/FUL) for change of use from Principals Lodge (a dwelling) to 8 bed student accommodation, which was approved in August 2025. The development will result in the creation of 8 bedrooms, and this equates 3 dwellings based on the ratio of 2.4 bedspaces to a dwelling.

C.482. The agent (on behalf of Jesus College) has advised that the development was completed in February 2026 (see Response 55 in Appendix D).

Stanton House, Christchurch Street, Cambridge

C.483. The site has a prior approval decision (25/02139/PRIOR) from July 2025 that confirms that permission is not required for the demolition of a sheltered housing scheme comprising of 33 flats and a former wardens house.

C.484. The developer (Hill, on behalf of Cambridge Investment Partnership) has advised that demolition started in January 2026 (see Response 56 in Appendix D). The developer anticipates that the demolition will be completed in March 2026 (see Response 56 in Appendix D).

C.485. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the demolition of 34 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site is in the ownership of a developer (Cambridge Investment Partnership), the developer has advised that demolition started in January 2026, and the developer anticipates that the demolition will be completed in March 2026. 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.486. The site has full planning permission (24/01985/FUL) for change of use of ground and first floor of 33A from office to student accommodation and refurbishment of the coach houses to create two flats, which was approved in August 2024. The development will provide 12 student bedrooms, and this equates to 5 dwellings based on the ratio of 2.4 bedspaces to a dwelling. At March 2025, no construction works had started on site.

C.487. The landowner (St Johns College) has advised that construction works have started on site (see Response 57 in Appendix D). The landowner anticipates that the development will be completed in June 2026, and that the rooms will be occupied from October 2026 (see Response 57 in Appendix D).

C.488. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 2 flats and 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 has advised that construction works have started on site, 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.

102-108 Shelford Road, Cambridge

C.489. 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 2025, no construction works had started on site.

C.490. The developer (Trumpington Group) has advised that a material start was not made on this site by June 2025 (see Response 58 in Appendix D), and therefore the planning permission has lapsed. The developer has advised that increased development costs made the scheme no longer viable (see Response 58 in Appendix D).

C.491. 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 a material start was not made on this site by June 2025 and therefore the planning permission has lapsed.

Land off Sandy Lane, Cambridge

C.492. 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 2025, no construction works had started on site.

C.493. 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, the s106 agreement includes a fall-back for the provision of a financial contribution towards off-site provision of affordable housing, if an agreement cannot be made with an affordable housing provider for the delivery of the scheme at 51-55 Elizabeth Way. The linked planning permission (19/0819/OUT and 22/03584/REM) for affordable housing at 51-55 Elizabeth Way appears to have lapsed.

C.494. 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. However, two Discharge of Conditions applications were submitted in December 2025 and are being considered by the Council, and the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. Officers understand that construction will start on site in early 2026. Officers have assumed that this development will be completed in 2027-2028.

C.495. 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, two Discharge of Conditions applications are being considered by the Council, 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.

121-125 Chesterton Road, Cambridge

C.496. 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.497. 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.

C.498. The agent (on behalf of Pan Albion LLP) has advised that no progress is currently being made on delivery of the HMO scheme, although the planning permission remains “alive” through the implementation works undertaken (see Response 60 in Appendix D). The agent has also advised that the landowner is currently considering his options with regards to the redevelopment of the site (see Response 60 in Appendix D).

C.499. As an alternative proposed development for non-residential uses on the site has been permitted and the agent has advised that the landowner is reviewing his options, the Council has made no allowance for housing on this site by 2045 in this housing trajectory.

C.500. 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 reviewing his options with regards to the redevelopment of the site.

35 Milton Road, Cambridge

C.501. The site has full planning permission (23/03579/FUL) for the demolition of the existing two houses and mixed use redevelopment of 4 dwellings and 7 flats with ground floor commercial space, which was approved in April 2025. A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.502. It is unclear exactly when the development will be started and completed as the agent (on behalf of the Whitfield Group) has not provided a response. However, a Discharge of Conditions application (23/03579/CONDA) was submitted in November 2025 and is being considered by the Council. 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. Officers have assumed that the existing dwellings will be demolished in 2026-2027 and that the new dwellings will be completed in 2027-2028.

C.503. 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, a Discharge of Conditions application (23/03579/CONDA) is being considered by the Council, 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.

Small Sites of 9 dwellings or less in Cambridge

C.504. At 31 March 2025, there were 54 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 2025 and 2027, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.505. 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 evidence that these sites will not be delivered within five years.

C.506. At 31 March 2025, there were 161 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 2025 it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 14% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A.

C.507. However, before the 14% allowance for non-delivery has been applied, officers have reviewed all the small sites that had not started at 31 March 2025 with a planning permission that would lapse by 31 March 2026. 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 2025 (which are included in Figure 19) and where that would replace the extant planning permission at 31 March 2025. This review has resulted in a loss of 28 dwellings from the small sites with planning permission that were not under construction at 31 March 2025.

C.508. After the 14% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 114 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.509. 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 evidence that these sites will not be delivered within five years.

C.510. Between 1 April and 31 December 2025, 33 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 14% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A. On this basis, 28 dwellings are anticipated to be completed between 2026 and 2031, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.511. 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 evidence that these sites will not be delivered within five years.

John Banks Honda, 444 Newmarket Road, Cambridge

C.512. 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.513. The agent (on behalf of Fushi Group Ltd) has advised that construction works have started on site (see Response 62 in Appendix D). The agent anticipates that the first benchmark bedroom will be completed in March 2026, and that the

development will be completed in August 2026 (see Response 62 in Appendix D).

C.514. 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, the agent has advised that construction works have started on site, and the agent anticipates that the development will be completed in August 2026. There is no evidence that the site will not be delivered within five years.

Fitzwilliam College, Storeys Way, Cambridge

C.515. The site has full planning permission (23/04233/FUL) for an extension to provide student accommodation, which was approved in August 2024. The development will provide 17 student bedrooms, and this equates to 7 dwellings based on the ratio of 2.4 bedspaces to a dwelling. At March 2025, no construction works had started on site.

C.516. The agent (on behalf of Fitzwilliam College) has advised that construction started on site in August 2025 (see Response 63 in Appendix D). The agent anticipates that the development will be completed in September 2026 (see Response 63 in Appendix D).

C.517. 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, the agent has advised that construction started on site in August 2025, and the agent anticipates that the development will be completed in September 2026. There is no evidence that the site will not be delivered within five years.

64 & 65 Bridge Street, Cambridge

C.518. 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. 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. At March 2025, construction works were happening on site.

C.519. The agent (on behalf of St Johns College) has advised that the development was completed in June 2025 (see Response 64 in Appendix D).

Downing College, Regent Street, Cambridge

C.520. The site has full planning permission (24/04271/FUL) for conversion of existing roof space into 6 student rooms in the North Range, which was approved in January 2025. The development will provide 6 student bedrooms, and this equates to 3 dwellings based on the ratio of 2.4 bedspaces to a dwelling. At March 2025, no construction works had started on site.

C.521. The agent (on behalf of Downing College) has advised that 3 student bedrooms have been completed (see Response 65 in Appendix D). The agent anticipates that development will be completed in 2027 (see Response 65 in Appendix D).

C.522. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 6 student bedrooms (which equate to 3 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, the agent has advised that 3 student bedrooms have been completed, 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.

Owlstone Croft, Cambridge

C.523. The site has full planning permission (22/02066/FUL) for demolition of nursery building, partial demolition, refurbishment and extension of other existing college buildings (including loss of 15 student bedrooms), 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 45 student bedrooms (net), and this equates to 19 dwellings (net) based on the ratio of 2.4 bedspaces to a dwelling. At March 2025, no demolition or construction works had started on site.

C.524. The agent (on behalf of Queen's College) has advised that construction works started on site in August 2025 (see Response 66 in Appendix D). The agent anticipates that the development will reach practical completion in June 2027, with first occupations in the 2027/2028 academic year (see Response 66 in Appendix D).

C.525. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the 45 student bedrooms (net) (which equate to 19 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 construction works started on site in August 2025, and the agent anticipates that the development will reach practical completion in June 2027. 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.526. 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 2025, 166 dwellings had been completed, 48 dwellings were under construction and 46 dwellings had not been started.

C.527. The housebuilder (Redrow Homes) is marketing the development as All Saints Gardens. The housebuilder has advised that a total of 202 dwellings had been completed by 31 December 2025 and anticipates that a further 15 dwellings will be completed between 1 January and 31 March 2026 (see Response 67 in Appendix D). This results in 51 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that the development will be completed in 2027-2028 (see Response 67 in Appendix D).

C.528. 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.

26 South End, 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/0331/15/FL	9 dwellings	Full	17 February 2015	-	12 September 2017
22/00943/FUL (Plot 1B)	1 dwelling	Full	24 February 2022	-	29 April 2022
24/04781/FUL (Plot 9A)	1 dwelling	Full	20 December 2024	-	22 May 2025
Total	**11 dwellings**	**-**	**-**	**-**	**-**

C.529. The site has detailed planning permission for demolition of the existing dwelling and erection of 12 dwellings. At March 2025, the existing dwelling had been demolished, 3 new dwellings had been completed, 7 new dwellings had not been started, and one new dwelling had not yet been permitted.

C.530. The developer (Wood Oak Ltd) is advertising the development as The Cedars. The developer has advised that a total of 3 dwellings had been completed by 31 December 2025 and anticipates that a further dwelling will be completed between 1 January and 31 March 2026 (see Response 68 in Appendix D). This results in 1 dwelling anticipated to be completed in 2025-2026. The developer anticipates that the development will be completed in winter 2027 (see Response 68 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 (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 development will be completed in 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.532. 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 2025, 66 dwellings had been completed and 5 dwellings were under construction.

C.533. 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 2026, site visit data recorded that 3 dwellings are nearing completion, and 2 dwellings are under construction. Officers have therefore assumed that 3 dwellings will be completed in 2025-2026, and the remaining 2 dwellings will be completed in 2026-2027.

C.534. 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 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.535. The site has detailed planning permission for 140 dwellings. At March 2025, 36 dwellings had been completed 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.536. The housebuilder (Tilia Homes) is marketing the development as Kings Park. It is unclear exactly when the development will be completed as the housebuilder has not provided a response. At February 2026, there are published Council Tax records for 46 dwellings (with the latest record being effective from January 2026), and therefore this results in 10 dwellings being anticipated to be completed in 2025-2026. 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.537. 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), and the development is under construction. 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	10 September 2025	24 September 2025
Total	**34 dwellings**	**-**	**-**	**-**	**-**

C.538. The site has detailed planning permission for 34 dwellings as a Social Housing Rural Exception Site in the Greenbelt. 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.539. The developer (South Cambridgeshire District Council Newbuild) is working through the outstanding issues to enable the development to be started (see Response 70 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in spring 2026, that the first dwelling(s) will be completed in December 2026, and that the development will be completed in December 2028 (see Response 70 in Appendix D).

C.540. 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 (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 (South Cambridgeshire District Council Newbuild), the developer anticipates that construction will start on the first dwelling(s) in spring 2026, the developer anticipates that the first dwelling(s) will be completed in December 2026, and the developer anticipates that the development will be completed in December 2028. There is no evidence that the site will not be delivered within five years.

Land at Potton End, Eltisley

C.541. 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 2025, the 9 affordable dwellings had been completed and the 3 market dwellings had not been started.

C.542. The landowner has advised that the site is going on the market in the next couple of months (see Response 71 in Appendix D). Although it is unclear exactly when the market dwellings 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 as the planning permission will not lapse. Officers have assumed that the remaining 3 market dwellings will be completed in 2028-2029.

C.543. 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 9 affordable dwellings were completed in 2024-2025, the landowner has advised that the site is going on the market in the next couple of months, 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 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.544. The site has detailed planning permission for 110 dwellings with public open space. At March 2025, 68 dwellings had been completed, 20 dwellings were under construction and 22 dwellings had not been started.

C.545. The housebuilder (Hill) is marketing the development as Farehurst Park. The housebuilder anticipates that 88 dwellings will be completed by 31 March 2026 (see Response 72 in Appendix D). This results in 20 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that development will be completed in September 2026 (see Response 72 in Appendix D).

C.546. 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 September 2026. There is no evidence that the site will not be delivered within five years.

Telford House, 76 Cow Lane, Fulbourn

C.547. 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 2025, all 11 dwellings were under construction.

C.548. The developer (Granville Group) is advertising the development as The Pumphouse. It is unclear exactly when the development will be completed as the developer (Granville Group) has not provided a response. A site visit in February 2026 recorded that the development is still under construction, although the works seem to have stopped. A condition on the prior approval permission says "the change of use and building operations must be completed within 3 years of the date of this prior approval" i.e. by September 2025, and therefore the site does not currently have a consent that allows for any continuation of works.

C.549. 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 prior approval permission, the time limit in which the change of use must have been completed has passed and the development has not yet been completed.

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.550. 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 2025, all 29 dwellings had not been started.

C.551. The developer (BPHA) has advised that discussions are continuing with a delivery partner (see Response 74 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in Aprill 2027, that the first dwelling(s) will be completed in April 2028, and that the development will be completed in September 2028 (see Response 74 in Appendix D). The

developer has advised that they are investigating options of a scheme re-design so that the dwellings are more reflective of the current market and to respond to viability issues (see Response 74 in Appendix D).

C.552. 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 April 2027, the developer anticipates that the first dwelling(s) will be completed in April 2028, and the developer anticipates that the development will be completed in September 2028. There is no evidence that the site will not be delivered within five years.

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.553. 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. At March 2025, no construction works had started on site.

C.554. 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.555. It is unclear exactly when the development will be started and completed as the developer (Carden Group) has not provided a response, however, the developer previously advised that it was likely that the commercial scheme will be built. A Discharge of Conditions application in relation to the commercial scheme is currently being considered by the Council. As an alternative proposed development for non-residential uses 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.556. 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, there is some uncertainty regarding the delivery of housing on this site and the developer previously advised that it was likely that the commercial scheme will be built.

Wellcome Genome Campus, Hinxton

C.557. 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.558. 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.559. The Council has a Planning Performance Agreement (PPA) with Wellcome Genome Campus Limited, which relates to the implementation stages of the

outline planning permission, including pre-application advice and determination of outline discharge of conditions applications, reserved matters applications, and s106 agreement requirements. The PPA includes a detailed programme for the delivery of reserved matters applications and any associated applications relating to the outline planning permission. The PPA states that decisions will be made within the statutory timeframes for the discharge of planning conditions and determining of planning applications unless otherwise agreed through reasoned justification.

C.560. The agent has advised that Wellcome Genome Campus Limited (WGCL) has been established to deliver and manage the whole of the Wellcome Genome Campus (see Response 76a in Appendix D). The agent has also advised that some Phase 1 infrastructure works have been delayed by the requirements of others, however the agent anticipates that implementation of the phase 1 infrastructure will start in Q2 2026 (see Response 76a in Appendix D). The agent has advised that infrastructure delivery will be phased and that the necessary infrastructure required to support each parcel will be aligned with the delivery of the parcel (see Response 76a in Appendix D).

C.561. **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. At March 2025, no construction works had started on site.

C.562. The agent (on behalf of WGCL) has advised that a contractor has been appointed and applications to discharge the pre-commencement conditions relating to the reserved matters permission have been submitted (see Response 76b in Appendix D). The agent has advised that construction will start on the first dwelling(s) on parcel A as soon as the conditions are discharged (see Response 76b in Appendix D). The agent anticipates that the first dwelling(s) will be completed by the end of 2027 (see Response 76b in Appendix D).

C.563. 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 delivery organisation (WGCL), the agent anticipates that construction will start on the first dwelling(s) in 2026, the agent anticipates that the first dwelling(s) will be completed by the end of 2027, and the agent anticipates that implementation of the phase 1 infrastructure will start in Q2 2026 and has advised that infrastructure delivery will be phased. There is no evidence that Parcel A will not be delivered within five years.

C.564. For the **remainder**, the agent has advised that Allies and Morrison has been appointed as a site wide master planner to review the masterplan and help to guide the delivery of the Campus (see Response 76a in Appendix D). The agent has also advised that the master planner is currently undertaking a design review of the next tranche of residential parcels to inform briefs for prospective residential parcels (see Response 76a in Appendix D). The agent has advised that Savills has been engaged to advise on a residential strategy and the likely mix required for the next residential parcels (see Response 76a in Appendix D).

C.565. The agent anticipates that work will start on a reserved matters application(s) for a **second phase**, including approximately 250 dwellings, in 2026, but that it is likely to be submitted in 2027 (see Response 76a in Appendix D). The agent anticipates that construction will start on the first dwelling(s) on this second phase in 2027, that the first dwelling(s) will be completed in 2028/2029, and that this phase will be completed in 2029 (see Response 76a in Appendix D).

C.566. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the second phase falls within part (b) of the definition of deliverable. The phase is considered deliverable as:

- the phase has outline planning permission,
- the Campus is in the ownership of a delivery organisation (WGCL),
- the agent anticipates that implementation of the phase 1 infrastructure will start in Q2 2026 and has advised that infrastructure delivery will be phased,
- the agent anticipates that work will start on a reserved matters application(s) for a second residential phase, including approximately 250 dwellings, in 2026, but that it is likely to be submitted in 2027,the agent anticipates that construction will start on the first dwelling(s) in 2027,
- the agent anticipates that the first dwelling(s) will be completed in 2028/2029, and
- the agent anticipates that the second phase will be completed in 2029.

There is clear evidence that housing completions will begin on the second phase within five years.

C.567. The agent anticipates that further reserved matters applications for residential phases within the **remainder** of the expansion will be submitted to enable a steady delivery of dwellings per year, and has advised that a 150 dwellings per year is a realistic and ambitious target that will be influenced by the demand from Campus related workers (see Response 76a in Appendix D).

C.568. As the agent has only provided detailed information on the anticipated completions from the second phase within the next five years, the Council has taken a conservative approach to the delivery of the remainder of the

expansion land. For the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on the remainder (excluding the second phase) within the five year period.

C.569. In accordance with the definition of developable in the glossary of the NPPF (published in December 2024) the remainder of the expansion land is considered developable as: the site has outline planning permission, the Campus is in the ownership of a delivery organisation (WGCL), the agent anticipates that implementation of the phase 1 infrastructure will start in Q2 2026 and has advised that infrastructure delivery will be phased, the agent has advised that Allies and Morrison has been appointed as a site wide master planner and that the master planner is currently undertaking a design review of the next tranche of residential parcels to inform briefs for prospective residential parcels, and the agent has advised that a 150 dwellings per year is a realistic and ambitious target that will be influenced by the demand from Campus related workers. 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.

Land adjacent to School Hill, Histon

C.570. The site has full planning permission (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), which was approved in December 2025. A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.571. The agent (on behalf of Camel Projects (Histon) Ltd) has advised that discussions are being undertaken with potential design and delivery partners (see Response 77 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in 2028 and that the development will be completed in 2028/2029 (see Response 77 in Appendix D).

C.572. 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 (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the agent has advised that discussions are being undertaken with potential design and delivery partners, the agent anticipates that construction will start on the first dwelling(s) in 2028, and the agent anticipates that the development will be completed in 2028/2029. There is no evidence that the site will not be delivered within five years.

135 Station Road, Impington

C.573. The site has prior approval permission (25/00514/PRIOR) for change of use of commercial, business and service (Use Class E) to 11 dwellings, which was granted in April 2025. The agent (on behalf of Hawkswren Ltd) anticipates that the development will be completed in October 2026 (see Response 78 in Appendix D).

C.574. 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, and the agent anticipates that the development will be completed in October 2026. There is no evidence that the site will not be delivered within five years.

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.575. 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 two existing dwellings had been demolished, 34 new dwellings had been completed and 10 new dwellings were under construction.

C.576. The housebuilder (Hayfield Homes) is marketing the development as Hayfield Lodge. The housebuilder anticipates that 41 dwellings will be completed by 31 March 2026 (see Response 79 in Appendix D). This results in 7 dwellings anticipated to be completed in 2025-2026. The housebuilder anticipates that the development will be completed in May 2026 (see Response 79 in Appendix D).

C.577. 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 May 2026. 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.578. The site has detailed planning permission for 10 dwellings and landscaping. A Certificate of Lawfulness (25/00446/CLUED) to demonstrate that a material start has been made on the permission, in the form of construction of the foundations of a garage, has been granted by the Council.

C.579. It is unclear exactly when the development will be started and completed as the agent (on behalf of Carlton Homes) has not provided a response. However, a Variation of Conditions application (25/02758/S73) to reposition plots 1 and 2 was approved in September 2025. 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. Officers have assumed that this development will be completed in 2027-2028.

C.580. 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, a material start has been made on site so that the planning permission will not lapse, 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 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.581. 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 2025, 129 dwellings had been completed and 18 dwellings had not been started.

C.582. The developer (Rangeford Villages) is marketing the development as Strawberry Fields. The developer has advised that the development was completed in September 2025 (see Response 81 in Appendix D).

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.583. 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 2025, the existing dwelling had been demolished, and all 70 new dwellings had not been started.

C.584. The developer (Hill, working in partnership with BPHA) has advised that construction has started on the first dwellings (see Response 82 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in December 2026 and that the development will be completed by October 2027 (see Response 82 in Appendix D).

C.585. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) 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 developer has advised that construction has started on the first dwellings, the developer anticipates that the first dwelling(s) will be completed in December 2026, 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.

Land north of 39A Station Road West, Whittlesford Bridge

C.586. 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. 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 was approved in February 2025. At March 2025, no construction works had started on site.

C.587. The agent (on behalf of Whittlesford Parkway LLP) has advised that no remediation works can start until a contract has been entered into with the Environment Agency (see Response 83 in Appendix D). The agent has advised that a programme of remediation works has been agreed and anticipates that remediation works will start in May 2026 (see Response 83 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in March 2027, that the first dwelling(s) will be completed by Christmas 2027, and that the development will be completed by the end of 2028 (see Response 83 in Appendix D). Officers have therefore assumed that the existing dwelling will be demolished in 2026-2027 and that the 48 new dwellings will be completed in 2027-2029. 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.588. 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 as: the site has full planning permission, the agent has advised that a programme of remediation works has been agreed and anticipates that remediation works will start in May 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 by Christmas 2027, and the agent anticipates that the development will be completed by the end of 2028. 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.589. The site has detailed planning permission for erection of 26 dwellings, which was approved in November 2022. At March 2025, all 26 dwellings had not been started.

C.590. A Variation of Conditions application (25/02002/S73) to alter the open space and landscaping and two Discharge of Conditions applications (21/00915/CONDE and 21/00915/CONDF) were approved in 2025. Although the agent (on behalf of Accent) has not provided a response, officers recorded through a site visit that construction works had started on the foundations in summer 2025, and officers understand that the development is due to be completed in March 2026.

C.591. 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, officers recorded that construction works had started

on the foundations in summer 2025, and officers understand that the development is due to 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.592. At 31 March 2025, there were 171 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 2025 and 2027, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.593. 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 evidence that these sites will not be delivered within five years.

C.594. At 31 March 2025, there were 439 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 2025 it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 11% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A.

C.595. However, before the 11% allowance for non-delivery has been applied, officers have reviewed all the small sites that had not started at 31 March 2025 with a planning permission that would lapse by 31 March 2026. 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 2025 (which are included in Figure 22) and where that would replace the extant planning permission at 31 March 2025. This review has resulted in a loss of 63 dwellings from the small sites with planning permission that were not under construction at 31 March 2025.

C.596. After the 11% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 335 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.597. 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 evidence that these sites will not be delivered within five years.

C.598. Between 1 April and 31 December 2025, 186 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 11% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A. On this basis, 166 dwellings are anticipated to be completed between 2026 and 2031, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.599. 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 evidence that these sites will not be delivered within five years.

Gracefield Nursing Home, St Neots Road, Caldecote

C.600. The site has full planning permission (25/00524/FUL) for a single storey front extension, single storey front porch and single storey rear extension (retrospective), which was approved in April 2025. The development of 2 additional bedrooms (or 1 dwelling based on the ratio of 1.9 bedspaces to a dwelling) was completed in 2025-2026 due to the retrospective nature of the planning permission.

Former Hotel Felix, Whitehouse Lane, Cambridge

C.601. 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 2025, no construction works had started on site. A Variation of Conditions application

(25/03681/S73) to amend the design and number of rooms was submitted in September 2025 and is being considered by the Council.

C.602. The agent (on behalf of Cambridge Care Home Propco Ltd) has advised that the Variation of Conditions application being considered by the Council proposes a reduction in the number of bedrooms from 80 to 72 (see Response 85 in Appendix D). The agent has also advised that demolition of the existing hotel building has started and is due to be completed in February 2026 (see Response 85 in Appendix D). The agent anticipates that construction will commence on the revised proposal in June 2026 (see Response 85 in Appendix D). The agent anticipates that the development will be completed in late 2028 (see Response 85 in Appendix D).

C.603. As a Variation of Conditions application is being considered that reduces the number of bedrooms to 72 (which equates to 38 dwellings), the Council has taken a conservative approach to the delivery of this parcel. For the purposes of this housing trajectory, the Council is only relying on this site to provide 72 bedrooms (which equate to 38 dwellings).

C.604. In accordance with the definition of deliverable in the glossary of the NPPF (published in December 2024) the care home on this site falls 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 Care Home Propco Ltd), the agent anticipates that construction will start on the first bedroom(s) in June 2026, and the agent anticipates that the development will be completed in late 2028. There is no evidence that the site will not be delivered within five years.

Girton College, Huntingdon Road, Girton

C.605. The site has outline planning permission (22/00887/OUT) for the construction of student residential accommodation together will ancillary meeting, office and social space, auditorium and grounds maintenance workshops, one new and relocated sports pitch, relocated tennis courts, a new vehicular access and replacement car park, which was approved in June 2025. A condition on the outline planning permission allows the landowner four years for the submission of the first reserved matters planning application and nine years for the submission of all reserved matters planning applications. The development is anticipated to provide 405 student bedrooms, and this equates to 169 dwellings based on the ratio of 2.4 bedspaces to a dwelling.

C.606. The agent (on behalf of Girton College) has advised that discussions are being undertaken with the Greater Cambridge Shared Planning Service regarding phase 1 of this development, which will include approximately 120 student

bedrooms, some ancillary space and the auditorium (see Response 86 in Appendix D). The agent anticipates that a reserved matters planning application for phase 1 will be submitted in Q4 2026 (see Response 86 in Appendix D). The agent anticipates that construction will start on the first student bedroom(s) in Q4 2027 and that the student bedrooms on phase 1 will be completed in Q3 2030 (see Response 86 in Appendix D).

C.607. The agent has not provided any information on the likely delivery timetable for future phases of student bedrooms, however, the outline planning application allows nine years for the submission of all reserved matters applications. The Council has therefore taken a conservative approach to delivery of future phases of student bedrooms on this site by making no allowance for any future phases within the five year period; however, it is anticipated that the development will come forward by 2045.

C.608. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in December 2024) the 405 student bedrooms (which equate to 169 dwellings) on this site fall within part (b) of the definition of deliverable. The site is considered deliverable and developable as: the site has outline planning permission, the agent has advised that discussions are being undertaken with the Greater Cambridge Shared Planning Service regarding phase 1, the agent anticipates that a reserved matters planning application for phase 1 (including approximately 120 student bedrooms) will be submitted in Q4 2026, the agent anticipates that construction will start on the first student bedroom(s) Q4 2027, and the agent anticipates that the student bedrooms on phase 1 will be completed in Q3 2030. There is clear evidence that student bedroom completions will begin on site within five years.

1 Edmund Close, Milton

C.609. 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. At March 2025, no construction works had started on site.

C.610. 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.611. 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.612. The following sites are included in Table SC6a of the Greater Cambridge Housing Trajectory (see Figure 1 in Section 4).

Land to the south of North End, Meldreth

C.613. The Council's planning committee in July 2025 approved an outline planning application (25/00566/OUT) for the demolition of the existing turkey farm and the redevelopment for up to 38 dwellings, subject to completion of a s106 agreement.

C.614. The agent (on behalf of Sackville Rogers Limited) has advised that the s106 is still being negotiated (see Response 88 in Appendix D). The agent anticipates that a reserved matters planning application will be submitted in early 2027 (see Response 88 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q1 2028, that the first dwelling(s) will be completed in Q4 2028, and that the development will be completed within two years of commencement (see Response 88 in Appendix D).

C.615. 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 (b) of the definition of deliverable. The site is considered deliverable as: the site has a resolution to grant outline planning permission, the agent anticipates that a reserved matters planning application will be submitted in early 2027, the agent anticipates that construction will start on the first dwelling(s) in Q1 2028, the agent anticipates that the first dwelling(s) will be completed in Q4 2028, and the agent anticipates that the development will be completed within two years of commencement. There is clear evidence that housing completions will begin on site within five years.

Windfall Allowance

C.616. The windfall allowance is included in Table C4a and Table SC6a of the Greater Cambridge Housing Trajectory (see Figure 1 in Section 4).

C.617. 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.618. 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.619. The Councils' evidence (as summarised in Appendix A) concludes that an average of 185 dwellings per year will be delivered on windfall sites in Cambridge and 240 dwellings per year will be delivered on windfall sites in South Cambridgeshire.

C.620. 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 2029-2030 (year four of the five year period) onwards, no windfall allowance is included in that year. However, for any year from 2029-2030 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.621. 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 2029-2030 (year four of the five year period) onwards, no windfall allowance is included in that year. However, for any year from 2029-2030 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.622. 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.623. '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.624. Additionally, given the circumstances in which the Wellcome Genome Campus development (see paragraphs C.557 to C.569 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: 10/02/2026 17:21

We have attached [see below] our response from last year which is still relevant. The applicant, Columbia Threadneedle Investments have since been granted planning permission on 7th November 2025 (ref: 24/04859/FUL) for the following:

“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 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. A hybrid planning permission (24/04859/FUL) for the redevelopment of the site for research and development and office uses was approved in November 2025. 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 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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

Attached response (dated February 2024)

Note: Appendix 1 referred to in the response below has not been included in this report as it does not include any further information in relation to the delivery of housing on this site than already included in the response below. However, the phasing plan within Appendix 1 has been included.

Introduction

This note is prepared by Quod on behalf of BAE Systems Pension Fund Trustees Ltd c/o Columbia Threadneedle Investments Ltd (hereby referred to as 'CTI'), who own the Paddocks, 347 Cherry Hinton Road ('the site'). This note sets out responses to GCSP questions regarding the site, to inform the updated Greater Cambridge Housing Trajectory, which will be used as the basis for the housing trajectory included in the draft Greater Cambridge Local Plan. CTI is currently agreeing a Planning Performance Agreement ('PPA') with the Greater Cambridge Shared Planning ('GCSP') Area Team East. CTI intends to submit a planning application for the redevelopment of the site for research and development (R&D) / office uses in Use Class E(g) in 2024. This note should be read alongside the initial representations submitted to GCSP on 22 August 2023 (see Appendix 1).

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. When will the site become available for housing?
3. What are your intentions regarding securing a developer to bring forward the delivery of this site?

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 2023 Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report, the Greater Cambridge Councils jointly have 6.1 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.

4. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?
5. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

CTI intends to submit a planning application for the redevelopment of the site for research and development (R&D) / office uses in Use Class E(g) in 2024. The intention is to submit a hybrid planning application, with full details for Phase 1 and outline details for the remaining phases. An initial pre-application meeting with GCSP took place on 20th September 2023. At this preapp, GCSP noted that the information provided in the initial representations was helpful and officers confirmed that GCSP are comfortable with the principle of the site remaining in employment use. CTI are currently agreeing a PPA with GCSP, with the next pre-application meeting targeted for March 2024.

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?
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 this development?
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026:
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

10. Are the anticipated completions for 2029-2030 onwards at the same build out rate as anticipated in 2028-2029? If not, please provide anticipated completions for each year.

As noted above, the site is no longer considered suitable for housing. CTI agree that 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. Table 1 below sets out the earliest dates the parts of the site could become potentially available for redevelopment. This should be read alongside the Phasing Plan included in the Initial Representations (Appendix 1). The existing site is split into Plots A-F. The majority of the site has existing occupiers. The proposed development is therefore split into phases, to follow when parts of the site could become available.

Plot	**Development Phase**	**Site Availability for Development**	**Estimated Delivery Date**
Plot A	Phase 1	2025	2027
Plot B	Phase 2	2028	2030
Plot C	Phase 3	2030	2032
Plot D	Phase 4	2033	2035
Plot E	Phase 4A	2038	2040
Plot F	Phase 2A	2028	2030

Table 1. Site availability for development

The Local Plan 2018 assumed the delivery of 123 dwellings on this site by 2031. The majority of the site would not be available for development until 2038, meaning the site would not make any contribution towards the Local Plan targets. No allowance for housing on the Paddocks site has been made in the 2023 housing trajectory by 2041. We therefore agree with the Council's view that the residential allocation on this site is not necessary. The Paddocks site is considered suitable, available and achievable to come forward as a phased redevelopment to provide employment uses. The early phases can be delivered to provide new employment space that will be designed to work alongside the existing employment uses of the site. The site should therefore be identified as an employment site that is suitable for redevelopment in the Local Plan.

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?

The sites identified in the Local Plan will need to be deliverable over the plan period. Due to the existing occupiers of the site, some parts of the site would not be delivered by 2040 at the earliest. It is therefore considered more appropriate for the site to retain its employment land use. This would also support the future intensification of employment uses, which could be delivered before 2041.

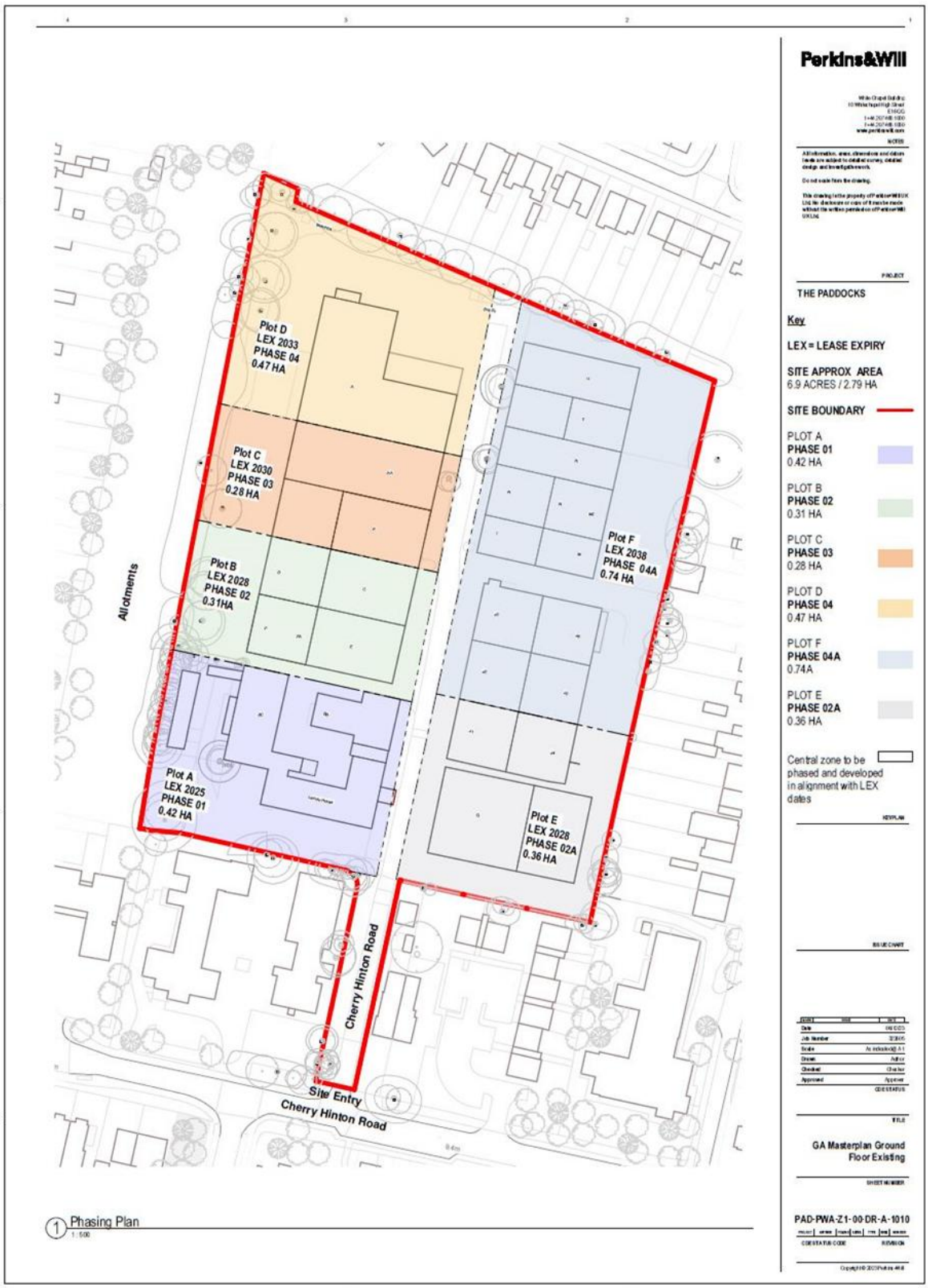
Conclusion

The Initial Representations (Appendix 1) provides evidence that the site could not support housing within the Local Plan period, and therefore GCSP's proposed approach to not carry forward the residential allocation in the current Local Plan for the Paddocks is justified. 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.

We respectfully request that the GCSP Local Plan and Planning Policy team take this note into consideration, in preparation of the Draft Greater Cambridge Local Plan. We will follow up with formal representations to the Regulation 18 Consultation, planned for later this year. We would be happy to meet with GCSP to discuss these responses in further detail prior to the Regulation 18 Consultation, alongside PPA discussions on the emerging scheme proposals.

Note: Appendix 1 referred to in the response below has not been included in this report as it does not include any further information in relation to the delivery of housing on this site than already included in the response below. However, the phasing plan within Appendix 1 has been included.

Phasing Plan from Appendix 1:



Response 2: 379-381 Milton Road, Cambridge

From: Savills
Sent: 05/02/2026 11:13

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 work indicates that the site can accommodate 95+ residential units, with detailed assessment and detailed design expected to inform the final number.

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. 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 site assessment has begun.

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

As answer to 1, initial design work indicates that the site can accommodate 95+ residential units, with detailed assessment and detailed design expected to inform the final number.

5. 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.

6. You previously anticipated that a full planning application would be submitted in 2026/2027. 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?

Intended pre-application discussions are expected to mean it is more likely that an application will not be made until 2027/2028. It is still anticipated to be a full application.

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

2030/31

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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

Not applicable.

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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. 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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 Group
Sent: 30/01/2026 11:07

1. The site has full planning permission for the erection of 70 dwellings. At March 2025, all 70 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

We have started construction for all plots apart from Plots 19-21 which are due to be started in the next 4 weeks. Progression across the site differs from foundations to roof truss.

2. You previously anticipated that construction would start on the first dwelling(s) in spring 2025. 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 on the first dwelling.

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

First completions are still anticipated summer 2026.

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

The development should be completed March 2027.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: all plots will be completed in this period
   - 1 April 2027 – 31 March 2028: no completions
   - 1 April 2028 – 31 March 2029: no completions
   - 1 April 2029 – 31 March 2030: no completions
   - 1 April 2030 – 31 March 2031: no completions

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Not applicable.

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 moment in time.

Response 5: Travis Perkins, Devonshire Road, Cambridge

From: Socius
Sent: 20/01/2026 9:32

Please note, that the site is now known as Mill Yard, Devonshire Road, Cambridge. Travis Perkins sold and vacated the site over 2 years ago.

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 2025, construction had started on site, however all 70 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Above ground works on the structures have commenced on all buildings. Block A has already topped out. Please see the attached pdf [see below] with the anticipated sectional completions on the first slide and a recent progress photo on the second slide.

2. You previously anticipated that construction would start on the first dwelling(s) in March 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

3. You previously anticipated that the first dwelling(s) would be completed in January 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

November 2026.

4. You previously anticipated that the development would be completed in January 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?

March 2027.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: Practical Completion of the entire site.
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

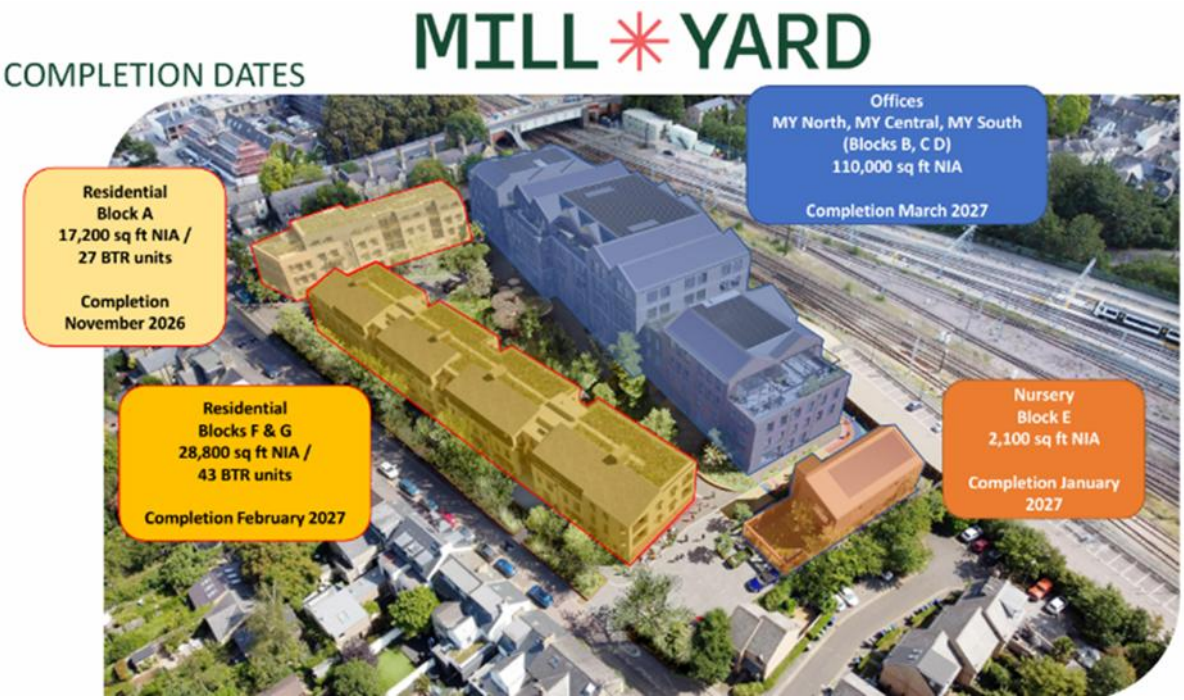
6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

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

Slide 1



Slide 2

Response 6: Police Station, Parkside, Cambridge

From: Cambridgeshire Constabulary
Sent: 25/02/2026 09:08

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?

The site is being prepared for marketing

2. You previously advised that the site will become available in spring 2026, once the police have relocated to the new police station at Milton. Is that still the case? If not, when will the site become available?

Correct

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 discussion with Stephen Kelly [Joint Director for Planning and Economic Development, Greater Cambridge Shared Planning Service] to discuss allocation and restrictions

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

TBC – we as current owner will not be developing the site

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

The site will be sold 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?

Autumn 2026

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

TBC by developer

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

TBC by developer

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

TBC by developer

10. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

Not yet known

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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: Twenty5
Sent: Wed 28/01/2026 16:54

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?

Massing assessment has been undertaken by Formation Architects and will be submitted alongside representations to the Reg 18 Draft Local Plan. This will form the basis of an initial Pre-Application meeting with Officers, which we intend to start the process of in Q2 2026.

2. You previously advised that the site will become available in 2027-2028 due to existing leases. Is that still the case? If not, when will the site become available?

This is correct. The intention is to work up a Planning Application in 2027.

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?

Yes, a massing assessment has been undertaken by Formation Architects and will be submitted with the representations to the Draft Local Plan (deadline 30th January 2026).

4. You previously advised that from feasibility studies 75-90 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 site?

The massing assessment follows the principles of the Mitcham's Corner SPD and identifies capacity for 95 units.

5. You previously advised that Telereal Trillium will 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 this site?

Yes

6. 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?

No discussion with adjacent landowners. The Draft Allocation in the Local Plan is solely for Henry Giles House. Carlyle House was removed. Whilst we see no reason for Carlyle House to not be included, our client has no intention to acquire it and there is no dialogue with the owners of Carlyle House at this stage.

7. You previously advised that a planning application will be submitted in 2026/2027. 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 will be a full application, see above, intention for Pre-App in 2026 and for a planning application in 2027.

8. You previously anticipated that construction would start on the first dwelling(s) in 2027/2028. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

We would anticipate construction to start in 2027/2028.

9. 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?

Possibly, but more likely 2028/2029.

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. Completion should be in 2030.

11. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 0
    - 1 April 2028 – 31 March 2029: 25
    - 1 April 2029 – 31 March 2030: 40
    - 1 April 2030 – 31 March 2031: 30

12. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

Not envisaged at this stage

Response 7b: Carlyle House, Carlyle Road, Cambridge

From: Waymade Capital
Sent: 10/02/2026 19:38

Following the signing of a 10 Year lease to Spamedica for the full building in September 2024 we have no plans to move to a residential planning application within that time period.

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?

Not progressed

2. You previously advised that you intend to bring forward the site for housing. Is that still the case? When will the site become available?

No longer the intention before reconsideration [REDACTED]

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?

None

4. You previously anticipated that 50-80 dwellings is considered appropriate for the Carlyle House part of this allocation. How many dwellings do you anticipate will be included in your proposed scheme for the site?

N/A

5. You previously advised that Longmead will 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 this site?

N/A

6. 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?

N/A

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

N/A

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

N/A

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

N/A

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

N/A

11. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

N/A

12. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

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?

N/A

Response 8a: Camfields Resource Centre, Ditton Walk, Cambridge

From: Carter Jonas
Sent: 27/01/2026 11:18

Following the Council's refusal under ref: 23/04380/FUL for the development of the site for 12 dwellings the applicant submitted an appeal to the Inspectorate just before Christmas 2025.

We have requested a Hearing and would hope to know the outcome of the appeal at sometime in the Summer of 2026.

Until the outcome of the appeal is known it is not possible to comment on anticipated construction and delivery dates.

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. What progress has been made towards delivery of dwellings on this site?

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

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

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

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 this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:

- 1 April 2030 – 31 March 2031:

10. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

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 8b: Oil Depot, Ditton Walk, Cambridge

From: Motor Fuel Group
Sent: 13/02/2026 08:07

The site is still let to Certas for its current use until 2036.

The questions sent to Motor Fuels 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 site?

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

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

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

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 this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

10. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

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 9: Telephone Exchange, Coleridge Road, Cambridge

No response has been received from Stantec.

The questions sent to the Stantec were:

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 this site?

2. You have previously advised that the site will not become available until after 2031 as the lease runs into the early 2030s. 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. You previously anticipated that 60 homes could be provided on the Telephone Exchange part of this allocation. Is this still the case? If not, how many dwellings do you anticipate will be included in your proposed scheme for the site?

5. You previously advised that Telereal Trillium will 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 this site?

6. You previously advised that a planning application will be submitted in 2030/2031. 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. You previously anticipated that construction would start on the first dwelling(s) in 2032/2033. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

8. You previously anticipated that the first dwelling(s) would be completed in 2033/2034. 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 2034/2035. 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 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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: Horizon Resource Centre, 285 Coldham's Lane, Cambridge

From: Cambridgeshire County Council
Sent: 10/02/2026 11:25

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?

No further progress has been made since the submission in 2024.

2. You previously advised that the site can be made available once declared surplus to operational requirements. Is that still the case? If not, when will the site become available?

This is still the case. The operational service delivery requirements will need to be reviewed and considered as part of the project to release the site for development.

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 work undertaken at present.

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

Unknown at present.

5. You previously advised that you will consider how to bring this site forward for development, and that this may include a development partner or marketing the site for sale. What are your intentions regarding securing a developer to bring forward the delivery of this site?

Unknown at present.

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

Unknown at present.

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

Unknown at present.

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

Unknown at present.

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

Unknown at present.

10. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

Unknown at present.

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Unknown 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?

Unknown at present.

Response 11a: Cambridge Professional Development Centre, Foster Road, Cambridge

From: Cambridgeshire County Council
Sent: 10/02/2026 12:04

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?

Site has been offered to Cambridge City Council in line with its disposal policy. Cambridge City Council has indicated an interest in acquiring the site for residential development purposed.

2. You previously advised that the operational service delivery requirements will need to be reviewed and considered as part of the project to release the site for development. Is that still the case? When will the site become available?

The site has been reviewed as part of the County's Accommodation Improvement Programme and identified for disposal. CCC's occupation of the site will cease in Autumn 2026.

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 assessment work undertaken at present by the County Council

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

Unknown at present

5. You previously advised that it is your intention to dispose of this site to a developer and that you were in 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?

No. The site has been offered to Cambridge City Council in line with its disposal policy. Cambridge City Council has indicated an interest in acquiring the site for residential development purposed.

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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

No further information is available at present

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 11b: Cambridge Professional Development Centre, Foster Road, Cambridge

From: Cambridge City Council
Sent: 24/02/2026 15:55

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?

We have included this site in our modelling for delivering council homes as part of the 30 year HRA business plan.

2. You previously advised that the operational service delivery requirements will need to be reviewed and considered as part of the project to release the site for development. Is that still the case? When will the site become available?

We understand that the site is vacant.

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 assessment work undertaken at present.

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

We have been advised between 70-100.

5. You previously advised that it is your intention to dispose of this site to a developer and that you were in 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?

If the city council purchases the site it would be developed by CIP (Cambridge Investment Partnership).

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

If purchased within six months (say September 2026) then we would expect a planning application a year after (September 2027).

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

September 2028

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

September 2029

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

September 2030

10. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029: 20
    - 1 April 2029 – 31 March 2030: 30
    - 1 April 2030 – 31 March 2031:

No further information is available at present

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

None that have been identified.

Response 12a: Clifton Road Industrial Estate

From: Deloitte
Sent: Thu 19/02/2026 18:35

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 and presentations have been made to the planning authority. It is expected the number of residential units will be 150 as part of a mixed-use site.

2. You previously advised that the site would become available in phases, with the first phase being available from 2030. Is that still the case? If not, when will the site become available?

The first phase of development commencement is planned for 2030.

3. You previously advised that an initial site assessment had 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 150 units of rental accommodation.

4. 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?

The anticipated number of dwellings for this site is 150 units.

5. You previously advised that USS will 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 this site?

USS are expecting to be the developer but this may change in future.

6. 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 future. Landowners have been and will continue to be engaged with each other.

7. You previously anticipated that an hybrid planning application would be submitted in 2027. 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?

A Hybrid planning application to be submitted in 2027 remains the intention for the site.

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

2030

9. 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.

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

Without a design, this is not known at this stage. Likely residential will be in the latter phases – 2035-2040.

11. 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 50 per year. However this may vary depending on design, phasing and mix of uses etc.

12. What are the anticipated completions for each of the next five years on Clifton Road Industrial Estate (including Rustat House) part of the allocation?
    - 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
- 1 April 2030 – 31 March 2031: 0

13. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Around 50 per year but this may vary depending on the design, phasing and mix of uses etc – construction is expected to commence in the early 2030's.

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 12b: Clifton Court, Cambridge

From: Dencora
Sent: 28/01/2026 12:08

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?

As before, no progress has been made or even any feasibility carried out in relation to any residential redevelopment of Clifton Court.

2. You previously advised that you do not intend to bring Clifton Court forward for an alternative use at this time. Is that still the case? If not, when will the site become available?

The site remains well let and we continue to invest in modernisation and improvements.

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

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

N/A

5. 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?

If we consider redeveloping the site we still have in-house expertise to undertake this process.

6. 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?

No further discussions have taken place.

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

N/A

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

N/A

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

N/A

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

N/A

11. What are the anticipated completions for each of the next five years on Clifton Court?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

N/A

12. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

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?

N/A

Response 12c: Royal Mail Sorting Office, Cambridge

From: Royal Mail
Sent: 29/01/2026 11:28

The Cambridge DO remains unavailable for redevelopment and there are currently no future plans to relocate from this site.

The questions sent to Royal Mail 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. You previously advised that the site is occupied and not available for redevelopment and that you have no plans to vacate the site in the medium or long term. 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 Royal Mail Sorting Office?

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

6. 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?

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 will start on the first dwelling(s)?

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?

- 1 April 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

12. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 12d: Unit 2 Clifton Way, Cambridge

No response has been received from Landsec / U+I.

The questions sent to Landsec / U+I were:

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?

2. 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 Unit 2 Clifton Way?

5. You previously advised that Landsec / U+I is likely to be one of the delivery partners, albeit there may be other delivery partners too. 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 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?

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 will start on the first dwelling(s)?

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 Unit 2 Clifton Way?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:

- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

12. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 13: 82-88 Hills Road and 57-63 Bateman Street, Cambridge

From: Carter Jonas
Sent: 06/02/2026 14:26

In terms of the progress made with regards to the redevelopment of the site, we will, in the coming months, be submitting to you a pre-application enquiry for part of the M5 allocation land, please see the updated red line plan attached [see below]. These emerging development proposals will relate to the commercial redevelopment of the existing commercial buildings on the site.

As you will note, the Sancton Wood School land that forms part of Allocation M5 is not to be included in our updated red line area. This is because the school land is the subject of a long lease and we do not expect the land to become available for development in the short or medium term. As a result, the emerging plans do not include any residential uses.

We have just lodged representations to the draft Greater Cambridge Local Plan. Within these representations we have requested that the draft Local Plan be updated to include a revised version of allocation M5 which relates to the revised red line area [see below] and relates solely to commercial redevelopment.

While we will clearly have to wait and see what feedback we receive from your colleagues to our pre application enquiry (and our emerging planning strategy), at this time, there are no intentions to deliver residential uses on the land that is available for redevelopment.

The questions sent to Carter Jonas were:

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?

2. You previously advised that the site will become available before 2031. Is that still the case? If not, when will the site become available?

3. You previously advised that initial feasibility studies had been undertaken, and that a detailed site assessment would follow. 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. 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?

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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 14a: 636-656 Newmarket Road and East Barnwell Community Centre, Cambridge

From: Cambridge City Council (for Cambridge City Council and Cambridgeshire County Council)
Sent: 06/02/2026 14:46

636-656 Newmarket Road, the adjacent local centre and the bowls club site

1. 636-656 Newmarket Road (owned by Cambridge City Council) forms 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. At March 2025, construction works had started on the bowls club parcel, however all 54 new dwellings had not been started, and no construction works had started on 634-656 Newmarket Road and the local centre. What progress is being made towards delivery of dwellings on this site?

Phase 1 of this development (the parcel to the west of Barnwell Road, formerly the Bowls Green) started in March 2025 and is progressing well. We expect that completion will take place in March 2027, including 54 residential units, commercial unit, community centre, library and pre-school. We expect that Phase 2 to will start on site in Autumn 2027, this site will deliver 66 residential units and commercial units.

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 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

        Yes - see above

    b. You previously anticipated that the first dwelling(s) would be completed in April 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

        Anticipated March 2027

    c. You previously anticipated that this phase of the development would be completed in April 2027. Is that still the intention? If not, when do you anticipate that this part of the development will be completed?

Anticipated March 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:
    d. You previously anticipated that the existing dwellings will be demolished in April 2027. Is that still the intention? If not, when to you anticipate the existing dwellings will be demolished?

        Now anticipate Autumn 2027 see above

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

        Now anticipate Autumn 2027 see above

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

        We anticipate that Phase 2 will complete in Autumn 2029

    g. You previously anticipated that this phase of the development would be completed in April 2029. Is that still the intention? If not, when do you anticipate that this part of the development will be completed?

        As above

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 2026 – 31 March 2027: Phase 1 (54 dwellings)
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030: Phase 2 (66 dwellings)
    - 1 April 2030 – 31 March 2031:

5. Are the anticipated completions for 2031-2032 onwards for the land with planning permission at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

East Barnwell Community Centre

6. East Barnwell Community Centre (owned by Cambridgeshire County Council) forms part of allocation R6 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 75 dwellings. What progress is being made towards delivery of dwellings on this site?

Design work is underway. The capacity is not yet confirmed

7. You previously anticipated that the East Barnwell Community Centre will become available for redevelopment in April 2027. Is that still the intention? If not, when will this part of the site become available for redevelopment for housing?

Yes, the community centre operators will relocate to Phase 1 following completion

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

Site assessments will begin shortly. We expect this work to commence in the coming weeks.

9. What is your anticipated programme for the delivery of dwellings at East Barnwell Community Centre? In particular:
    a. You previously anticipated that a planning application for this part of the site would be submitted in 2025-2026. 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 a planning submission in 2026-2027

    b. How many dwellings do you anticipate will be accommodated on the East Barnwell Community Centre part of the site?

        Unknown

    c. You previously anticipated that construction would start on the first dwelling(s) in 2027-2028. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

        No, we expect construction to begin in 2029-2030

d. 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?

   We expect the dwellings will be complete in year 2031-2032

e. You previously anticipated that this part of the site will be completed in 2029-2030. Is that still the intention? If not, when do you anticipate that this part of the development will be completed?

   As above

10. What are the anticipated completions for each of the next five years for the East Barnwell Community Centre?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031: Phase 3

11. Are the anticipated completions for 2031-2032 onwards for East Barnwell Community Centre at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

As above

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?

N/A

Response 14b: Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, Cambridge

No response has been received from The Churches Trust / Diocese of Ely.

The questions sent to The Churches Trust / Diocese of Ely were:

1. Christ the Redeemer Church (owned by The Churches Trust / Diocese of Ely) forms part of allocation R6 in the Cambridge Local Plan 2018. The whole allocation has an indicative capacity of 75 dwellings. We understand that Cambridge City Council and Cambridgeshire County Council are working with The Churches Trust / Diocese of Ely to redevelop this part of the site. What progress is being made towards delivery of dwellings on this site?

2. When will this part of 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. What is your anticipated programme for the delivery of dwellings on this part of the site? In particular:

    a. You previously anticipated that a planning application for this part of the site would be submitted in 2025-2026. 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?

    b. How many dwellings do you anticipate will be accommodated on the Christ the Redeemer Church part of the site?

    c. You previously anticipated that construction will start on the first dwelling(s) in 2027-2028. Is that still the intention? If not, 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 2029-2030. Is this still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

    e. When do you anticipate that this part of the development will be completed?

5. What are the anticipated completions for each of the next five years for Christ the Redeemer Church?
    - 1 April 2026 – 31 March 2027:

- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards for Christ the Redeemer Church at the same build out rate as anticipated in 2030-2031? 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 14c: Cambridge Spiritualist Centre, Newmarket Road, Cambridge

No response has been received from the Cambridge Spiritualist Centre.

The questions sent to the Cambridge Spiritualist 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 for Cambridge Spiritualist Centre?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

11. Are the anticipated completions for 2031-2032 onwards for Christ the Redeemer Church at the same build out rate as anticipated in 2030-2031? 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 15: 315-349 Mill Road and Brookfields, Cambridge

From: Cambridgeshire Community Services, NHS Trust
Sent: Thu 22/01/2026 15:29

Unfortunately, the conclusion of the feasibility study we undertook was that it is unlikely the site will come forward for development in the foreseeable future. This conclusion was reached by a combination of obstacles highlighted by the Local Planning Authority that would restrict development and the lack of funds available to the NHS to reconfigure and / or re-provide health space elsewhere within Cambridge.

As a result we have no ongoing work promoting this site for development. I have added some brief responses to your questions below.

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?

None

2. You previously advised that there were no immediate plans to reconfigure the site to make it available for housing. Is that still the case? If not, when will the site become available?

Not in the foreseeable future

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?

None

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

None

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

None

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

N/A

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

N/A

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

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

N/A

10. What are the anticipated completions for each of the next five years on this development?
    - 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
    - 1 April 2030 – 31 March 2031: 0

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

N/A

Response 16a: Buildings at 12 & 13 Mill Lane, Cambridge

No response has been received from Pleasance Hookham and Nix Ltd.

The questions sent to Pleasance Hookham and Nix Ltd were:

1. The site has full planning permission for change of use from office/meeting rooms and a house in multiple occupation (HMO) to student accommodation (13 student bedrooms), which was approved in November 2025. What progress is being made towards 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 16b: Old Press / Mill Lane, Cambridge – remainder

No response has been received from University of Cambridge.

The questions sent to 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 and has been completed. 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. You previously advised that the University of Cambridge are in on-going discussions with a college concerning the site with expectations of site disposal for redevelopment including new student accommodation. Is this still the case? If not, have any colleges expressed an interest in bringing forward new student bedrooms on this site? What are your intentions regarding the delivery of student bedrooms on this site?

4. 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?

5. How many student bedrooms do you anticipate will be included in your proposed scheme for the northern part of this allocation?

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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

11. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 17: North East Cambridge - Land north of Cambridge North Station

From: Bidwells
Sent: 22/01/2026 17:07

1. The site has outline planning permission for up to 425 dwellings, which was allowed on appeal in April 2024. What progress is being made towards the delivery of dwellings on this site?

Agreed PPA with Greater Cambridge and pre application discussions ongoing.

2. You previously anticipated that a reserved matters planning application for housing would be submitted in Q3 2025. We understand that pre-application discussions relating to the reserved matters planning application for housing have been undertaken. When do you anticipate that a reserved matters planning application for housing will be submitted?

Q2 2026

3. You previously anticipated that construction would start on the first dwelling(s) in Q3 2026. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Q4 2026 / Q1 2027

4. You previously anticipated that the first dwelling(s) would be completed in second half of 2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Q1 2030

5. You previously anticipated that the development would be completed in second half of 2029. Is that still the intention? If not, when do you anticipate that the development will be completed?

Q1 2030

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030: 425
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

Response 18: Orchard Park - parcel Com4

From: Paul Harney Associates
Sent: 09/02/2026 14:26

I can confirm the construction of the 138 student rooms is underway with a scheduled completion date of 13th June 2026. First occupation of the accommodation will commence at the start of the academic year i.e. September 2026.

The questions sent were:

1. The site has full planning permission for 138 student bedrooms (100 self-contained bedrooms and 38 cluster bedrooms). At March 2025, all 138 student bedrooms were under construction.
    a. Which bedrooms had been completed by 31 December 2025?
    b. Which bedrooms are anticipated to be completed between 1 January and 31 March 2026?

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

3. You previously anticipated that the development would be completed in June 2026. Is that still the intention? If not, 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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Allocations on the Cambridge Fringe

Response 19a: Lot M3, North-West Cambridge (Eddington)

No response has been received from Hill.

The questions sent to Hill were:

1. Lot M3 has detailed planning permission for 106 dwellings. At March 2025, 37 dwellings had been completed and 69 dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that Lot M3 would be completed in July/August 2025. Has Lot M3 been completed? If not, when do you anticipate that Lot M3 will be completed?

3. What are the anticipated completions for each of the next five years on Lot M3?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 19b: Lots M4 & M5, North-West Cambridge (Eddington)

From: Durkan Homes
Sent: 21/01/2026 14:00

1. Lots M4 & M5 have detailed planning permission for 160 dwellings. At March 2025, all 160 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

The access road has been completed and we have started construction of the houses and apartments

2. You previously anticipated that construction would start on the first dwelling(s) in April 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

The access road has been completed and we have started construction of the houses and apartments

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?

Yes, that is still the case

4. You previously anticipated that the development would be completed in June 2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

We are now anticipating the development will be completed in April 2029

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 46
   - 1 April 2027 – 31 March 2028: 43
   - 1 April 2028 – 31 March 2029: 47
   - 1 April 2029 – 31 March 2030: 24
   - 1 April 2030 – 31 March 2031: 0

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 19c: Lots S1 & S2, North-West Cambridge (Eddington)

From: Bidwells
Sent: 20/01/2026 14:57

1. Lots S1 & S2 have detailed planning permission for 373 dwellings. At March 2025, 184 dwellings had been completed and 189 dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?

The developer has completed all 373 dwellings, which includes 112 houses and 261 apartments.

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

None, Lots S1 and Lots S2 have been completed.

2. You previously anticipated that Lots S1 & S2 would be completed by December 2025. Have Lots S1 & S2 been completed? If not, when do you anticipate that Lots S1 & S2 will be completed?

Lots S1 & S2 have been completed

3. What are the anticipated completions for each of the next five years on Lots S1 & S2?
   - 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
   - 1 April 2030 – 31 March 2031: 0

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Lots S1 & S2 have been completed

Response 19d: North-West Cambridge (Eddington) – remainder

From: University of Cambridge
Sent: 11/02/2026 16:16

Market and affordable dwellings

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 4 (88 dwellings in South Cambridgeshire), 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) and lots S1 & S2 (373 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. New outline planning applications including proposals for 3,800 dwellings, student accommodation, co-living and senior living are being considered by the Councils. What progress is being made towards delivery of dwellings on the remaining parcels at Eddington (where there is no reserved matters permission)?

The submission of new outline planning application in September 2025 (LPA ref. 25/03746/OUT and 25/03753/OUT) for the Future Phases at Eddington is a significant step in bringing forward the next stages of residential development. Subject to planning consent being granted in 2026, we anticipate construction on Development Plots to begin in 2027 with Phase 2A plots being completed in 2029 and the final Development Plots being completed in 2037. We anticipate infrastructure works to commence Q4 2026/Q1 2027

2. 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?

The numbers below feed into the assumed Phasing Plan, Timeline and Programme that has informed the Outline Planning Application Environmental Statement, as far as we are aware at this point in time The following Plots would be completed within the 5 year period (starting April 2026).

• 1 April 2026 – 31 March 2027: 0
• 1 April 2027 – 31 March 2028: 0
• 1 April 2028 – 31 March 2029: 293 (all South Cambs)
• 1 April 2029 – 31 March 2030: 207 (all City Council)
• 1 April 2030 – 31 March 2031: 604 (all South Cambs)

Total 1,104 of which 897 are in South Cambs and 207 in Cambridge City.

3. How many dwellings do you anticipate will be completed each year at Eddington? How many sales outlets do you anticipate?

4. 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

See all numbers above

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year and individually for Cambridge and South Cambridgeshire.

Yes, as far as is known

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?

Student bedrooms

7. 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. New outline planning applications including proposals for 3,800 dwellings, student accommodation, co-living and senior living are being considered by the Councils. What progress is being made towards the delivery of the remaining student bedspaces on this site?

The submission of the new Outline Planning permission will be used to deliver the student bedspaces.

8. We understand that although the lapsing of the original outline planning permissions does not apply to the C2 student accommodation that you will not be bringing forward any more student accommodation under the existing outline planning permissions and that student accommodation will come forward under future reserved matters applications once new outline permissions have been secured. Is that still the intention? If not, will you use the current outline planning permissions or other means to address your student accommodation needs?

That is still the intention.

9. 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?

There is still some interest from Colleges, the delivery of student bedrooms will react to that demand.

10. 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?

It is anticipated that the student bedspaces would come forward in Phase 4 of the development, therefore full completion by 2037. If a partner(s) can be secured before then, student bedspaces will be brought forward.

11. 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 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
    - 1 April 2030 – 31 March 2031: 0 in line with comments above

12. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 student bedrooms at Eddington? If there are, how do you anticipate that they will be overcome?

Older peoples bedrooms

14. 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. New outline planning applications including proposals for 3,800 dwellings, student accommodation, co-living and senior living are being considered by the Councils. What progress is being made towards the delivery of the older peoples bedspaces on this site?

The submission of the new Outline Planning permission will be used to deliver the any senior living floorspace. The delivery of bedspaces in dependant on finding a suitable partner to deliver which is dependant on market conditions. If a partner can be secured, senior spaces will be delivered.

15. 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?

Not yet, see above.

16. Will the senior living comprise bedspaces or self-contained dwellings?

This is unknown and would be confirmed depending on need/market conditions.

17. 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:
    a. When do you anticipate that a reserved matters planning application(s) or full planning application(s) will be submitted?
    b. How many bedrooms do you anticipate will be provided? 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)?
    d. When do you anticipate that the first bedroom(s) will be completed?
    e. When do you anticipate that the senior living facility bedrooms will be completed?

All to be confirmed.

18. 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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

All to be confirmed.

19. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

20. 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?

The delivery of units is dependant on favourable market conditions i.e. low Bank of England base rate and low inflation on construction costs

Response 20a: Parcel BDW2, NIAB (Darwin Green)

From: David Wilson Homes
Sent: 28/01/2026 12:11

1. Parcel BDW2 has detailed planning permission for 323 dwellings. At March 2025, 93 dwellings had been completed, 166 dwellings were under construction and 64 dwellings had not been started.
    a. Which plots had been completed by 31 December 2025?

    119 plots.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

    14 plots.

2. When do you anticipate that Parcel BDW2 will be completed?

Last legal completion is anticipated for March 2028.

3. What are the anticipated completions for each of the next five years on Parcel BDW2?
    - 1 April 2026 – 31 March 2027: 129
    - 1 April 2027 – 31 March 2028: 61
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A as last completion anticipated for March 2028.

Response 20b: Parcel BDW3, NIAB (Darwin Green)

From: David Wilson Homes
Sent: 28/01/2026 12:11

1. Parcel BDW3 has detailed planning permission for 210 dwellings. At March 2025, all 210 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Currently due to commence development May 2026.

2. When do you anticipate that construction will start on the first dwelling(s) on Parcel BDW3?

As above.

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?

Currently anticipated 2031.

5. What are the anticipated completions for each of the next five years on Parcel BDW3?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 60
   - 1 April 2028 – 31 March 2029: 60
   - 1 April 2029 – 31 March 2030: 60
   - 1 April 2030 – 31 March 2031: 30

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

Response 20c: Parcel BDW4, NIAB (Darwin Green)

From: David Wilson Homes
Sent: 28/01/2026 12:11

1. Parcel BDW4 has detailed planning permission for 342 dwellings. At March 2025, 249 dwellings were under construction and 93 dwellings had not been started.
    a. Which plots had been completed by 31 December 2025?

62 plots

    b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

45 plots

2. When do you anticipate that the first dwelling(s) on Parcel BDW4 will be completed?

First plot was completed July 2024.

3. When do you anticipate that Parcel BDW4 will be completed?

Currently anticipated March 2028.

4. What are the anticipated completions for each of the next five years on Parcel BDW4?
    - 1 April 2026 – 31 March 2027: 148
    - 1 April 2027 – 31 March 2028: 87
    - 1 April 2028 – 31 March 2029: 0
    - 1 April 2029 – 31 March 2030: 0
    - 1 April 2030 – 31 March 2031: 0

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

Response 20d: Parcels BDW5&6, NIAB (Darwin Green)

From: BDW Homes
Sent: 06/02/2026 16:26

1. Parcels BDW5&6 have detailed planning permission for 411 dwellings. At March 2025, 162 dwellings had been completed, 105 dwellings were under construction, and 143 dwellings had not been started.
    a. Which plots had been completed by 31 December 2025?

        211 plots.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

        35 plots.

2. You previously anticipated that Parcels BDW5&6 would be completed in Spring 2029. Is that still the intention? If not, when do you anticipate that Parcels BDW5&6 will be completed?

    Dec 2027

3. What are the anticipated completions for each of the next five years on Parcels BDW5&6?
    - 1 April 2026 – 31 March 2027: 109
    - 1 April 2027 – 31 March 2028: 56
    - 1 April 2028 – 31 March 2029: 0
    - 1 April 2029 – 31 March 2030: 0
    - 1 April 2030 – 31 March 2031: 0

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 21: Land at NIAB, Huntingdon Road, Cambridge

From: Paul Harney Associates
Sent: 09/02/2026 14:09

My clients will not be progressing with the consent for the 291 Build to Rent (BtR) apartments and the 202 apartment apart-hotel, ref: 21/03609/FUL.

However, as you mention my clients are in pre-application discussions with the planning authority regarding a development of circa 375 BtR apartments and 240 Large Scale Purpose Built Shared Living (LSPBSL) apartments also referred to as co-living. This application is currently programmed to be submitted by the second week of April with a determination date of early August 2026. Providing this is the case work on site is scheduled to commence this autumn with all units delivered in a single phase. This would result in full occupancy of the development within 3 years of commencement i.e. before the end of 2029.

1. The site has full planning permission for 291 Build to Rent units and a 202 bed Apart-Hotel with associated facilities, which was approved in February 2024. At March 2025, 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. Pre-application discussions are in progress relating to an alternative proposal for residential uses on the site. What progress is being made towards delivery of the Build to Rent dwellings with planning permission?

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 Build to Rent dwellings will be completed?

5. What are the anticipated completions for the Build to Rent dwellings for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 22: NIAB 2 & 3 (Darwin Green 2 & 3)

From: Bidwells
Sent: 06/02/2026 12:25

Please see below which has already been shared with [REDACTED] as part of our current PPA and ongoing workstreams on Darwin Green Phases 2 and 3.

This is all the information we are able to provide at this stage.

Anticipated completions for each of the next five years on this development

Apr 26 - Mar 27 = 0
Apr 27 - Mar 28 = 0
Apr 28 - Mar 29 = 100
Apr 29 - Mar 30 = 140
Apr 30 - Mar 31 = 180

The questions sent to Bidwells 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 is being made towards the delivery of dwellings on this 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 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 1? In particular:
    a. When do you anticipate that a reserved matters planning application(s) for Phase 1 will be submitted?
    b. How many dwellings do you anticipate Phase 1 will accommodate?
    c. When do you anticipate that construction will start on the first dwelling(s) on Phase 1?

d. When do you anticipate that the first dwelling(s) on Phase 1 will be completed?
e. When do you anticipate that Phase 1 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. 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. 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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 23a: Phase 1a & Phase 1b, Marleigh

From: Hill Group
Sent: 02/03/2026 08:42

1. Phase 1a has detailed planning permission for 239 dwellings. At March 2025, 218 dwellings had been completed, 17 dwellings were under construction and 4 dwellings had not been started. Phase 1b has detailed planning permission for 308 dwellings. At March 2025, 175 dwellings had been completed, 29 dwellings were under construction and 104 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

      Combined Phase 1a and 1b completions 396

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

      Estimated 405 total to end of March 2026

2. You previously anticipated that Phases 1a and 1b would be completed by March 2028. Is that still the intention? If not, when do you anticipate that Phases 1a and 1b will be completed?

Final completions expected April 2028- March 2029

3. What are the anticipated completions for each of the next five years on Phases 1a and 1b?
   - 1 April 2026 – 31 March 2027: 65
   - 1 April 2027 – 31 March 2028: 70
   - 1 April 2028 – 31 March 2029: 11
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

Response 23b: Phase 2, Marleigh

From: Hill Group
Sent: 27/02/2026 17:33

1. Phase 2 has detailed planning permission for 421 dwellings. At March 2025, 213 dwellings had been completed, 169 dwellings were under construction and 39 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

   Circa 260 completions in total.

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

   Circa 270 anticipated in total by March 2026.

2. You previously anticipated that Phase 2 would be completed in 2032-2033. Is that still the intention? If not, when do you anticipate that Phase 2 will be completed?

No change.

3. What are the anticipated completions for each of the next five years on Phase 2?
   - 1 April 2026 – 31 March 2027: 116
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Final dwellings assumed occupied 2032-2033.

Response 23c: Phase 3, Marleigh

From: Hill Group
Sent: 27/02/2026 17:26

1. Phase 3 has detailed planning permissions for 423 dwellings and commercial space, which were approved in July 2025. What progress is being made towards delivery of dwellings on the site?

Demolition, remediation, and enabling works.

2. We understand that land remediation needs to be carried out before Phase 3 can be developed for housing.
   a. Has work started on remediating the land?

   Yes

   b. If not, when do you anticipate that the remediation will be undertaken?
   c. When will Phase 3 become available for housing?

   Start on site anticipated Q2 2026.

3. You previously anticipated that construction would start on the first dwelling(s) on Phase 3 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?

As above.

4. You previously anticipated that the first dwelling(s) on Phase 3 would be completed in 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed on Phase 3?

2027 still correct.

5. You previously anticipated that Phase 3 would be completed in 2032. Is that still the intention? If not, when do you anticipate that Phase 3 will be completed?

2032 still the best estimate

6. What are the anticipated completions for each of the next five years on Phase 3?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 9
   - 1 April 2028 – 31 March 2029: 52

- 1 April 2029 – 31 March 2030: 189
- 1 April 2030 – 31 March 2031: 68

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Remaining dwellings assumed complete 2031-2032.

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 sales market is a key factor that impacts the speed of delivery of the development.

Response 24a: Land North of Cherry Hinton (first phase, RMA3)

From: Bellway Homes
Sent: 27/01/2026 15:12

Single Outlet	-	TD	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	Totals
Phase 1	Private	42	38	13	-	-	-	-	-	-	-	93
Phase 1	HA	42	15	-	-	-	-	-	-	-	-	57
Phase 5	Private	-	8	13	4	-	-	-	-	-	-	25
Phase 5	BTR	-	-	34	32	-	-	-	-	-	-	66
Phase 5	HA	-	10	52	9	-	-	-	-	-	-	71
Phase 9	Private	-	-	-	-	-	-	-	-	6	5	11
Phase 9	HA	-	-	-	-	-	-	-	-	-	1	1
Phase 10	Private	-	4	-	-	-	-	-	-	2	9	15
Phase 10	HA	-	1	-	-	-	-	-	-	4	7	12
Totals	-	84	76	112	45	0	0	0	0	12	22	351

The questions sent to Bellway Homes were:

1. The first phase (RMA3) has reserved matters planning permissions for 351 dwellings, with 95 dwellings in Cambridge and 256 dwellings in South Cambridgeshire. At March 2025, 71 dwellings had been completed in Cambridge, 22 dwellings had been completed in South Cambridgeshire, 119 dwellings were under construction in South Cambridgeshire, 24 dwellings had not been started in Cambridge and 115 dwellings had not been started in South Cambridgeshire.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that the development would be completed in July 2027. Is that still the intention? 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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 24b: Land North of Cherry Hinton (second phase, RMA4)

From: Bellway Homes
Sent: 27/01/2026 15:12

1. The second phase (RMA4) has reserved matters planning permission for 136 dwellings, with all dwellings in Cambridge. At March 2025, all 136 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Plot construction started November 2025.

2. You previously anticipated that construction would start on the first dwelling(s) in October 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Plot construction started November 2025.

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

Yes, correct.

4. You previously anticipated that the development would be completed in December 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes, that is the intention, but it may take a few months longer, March/April 28.

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

- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

Single Outlet	**-**	**TD**	**FY26**	**FY27**	**FY28**	**FY29**	**FY30**	**FY31**	**FY32**	**FY33**	**FY34**	**Totals**
Phase 2	BTR	-	-	12	61	-	-	-	-	-	-	73
Phase 2	Custom Build	-	-	1	8	-	-	-	-	-	-	9
Phase 2	HA	-	-	18	36	-	-	-	-	-	-	54
Totals	-	0	0	31	105	0	0	0	0	0	0	136

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

The housing market in general is seeing pressure on sales rates on private sales, it is not unique to Bellway. Large, terraced properties (townhouses) and apartments are particularly problematic. This is causing unfavourable stock levels, which in turn makes house sales more challenging where customers prefer to make personalised customisation choices. Excessively high stock will slow down build, but we are seeking to remedy this by looking at alternate selling avenues, such as private investors, and discounting as much as possible to drive sales. We are heavily focussed on marketing initiatives and driving community engagement to help encourage buyers to see the benefits of Springstead Village as a desirable place to live.

Response 24c: Cambridge East - north of Cherry Hinton: third phase (RMA5)

From: Bellway Homes
Sent: 27/01/2026 15:12

Single Outlet	-	TD	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	Totals
Phase 3	Private	-	-	23	41	51	47	4	-	-	-	166
Phase 3	Custom Build	-	-	-	-	8	1	-	-	-	-	9
Phase 3	HA	-	-	8	40	32	35	2	-	-	-	117
Totals	-	0	0	31	81	91	83	6	0	0	0	292

The questions sent to Bellway Homes were:

1. The third phase (RMA5) has reserved matters planning permission for 292 residential units (223 dwellings in Cambridge and 69 dwellings in South Cambridgeshire) and a local centre to include community centre, convenience store, retail uses and café, which was approved in September 2025. 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 February 2026. Is that still the intention? 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 February 2027. 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 December 2030. 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 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 24d: Land North of Cherry Hinton (remaining phases)

From: Bellway Homes
Sent: 27/01/2026 15:12

Single Outlet	-	TD	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	Totals
Phase 4	Private	-	-	-	-	5	25	38	62	60	7	197
Phase 4	Custom Build	-	-	-	-	-	9	7	-	-	-	16
Phase 4	HA	-	-	-	-	4	25	26	33	50	4	142
Phase 6	Private	-	-	-	-	-	-	12	26	-	-	38
Phase 6	Custom Build	-	-	-	-	-	-	2	-	-	-	2
Phase 6	HA	-	-	-	-	-	-	10	16	-	-	26
Totals	-	0	0	0	0	9	59	95	137	110	11	421

The questions sent to Bellway Homes were:

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 three phases have reserved matters permission for 779 dwellings. What progress is being made towards delivery of dwellings on the remaining phases within the development (where there is no reserved matters permission)?

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?

3. We understand that pre-application discussions have been undertaken for a fourth phase of dwellings (known as RMA6). What is your anticipated programme for the delivery of this fourth phase of dwellings? In particular:
   a. You previously anticipated that a reserved matters planning application(s) for this fourth phase will be submitted in spring 2026. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) will be submitted for this fourth phase?
   b. We understand that this fourth phase will include 355 dwellings. Is that still the intention? If not, how many dwellings do you anticipate this fourth phase will accommodate? What will the split in the dwellings be between Cambridge and South Cambridgeshire?
   c. You previously anticipated that construction would start on the first dwelling(s) in the fourth phase in March 2027. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) within this fourth phase?
   d. You previously anticipated that the first dwelling(s) would be completed in December 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) on this fourth phase will be completed?
   e. You previously anticipated that the fourth phase would be completed in November 2030. Is that still the intention? If not, when do you anticipate that this fourth phase of dwellings will be completed?

4. What are the anticipated completions for each of the next five years on the fourth phase (RMA6)? Please provide details for Cambridge and South Cambridgeshire individually.
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

6. We understand that RMA6 (and the proposed care home) will result in the maximum number of dwellings for the development on the existing outline planning permissions being met, and therefore that discussions are underway regarding an uplift in capacity of the site. What is your anticipated programme for the delivery of future phases of dwellings through this uplift in capacity? In particular:
   a. Are you undertaking any site assessment work to inform a planning application for the uplift in dwellings? If so, what assessments are being undertaken?
   b. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?
   c. How many dwellings do you anticipate will be accommodated through the uplift parcel? What will the split in the dwellings be between Cambridge and South Cambridgeshire?
   d. When do you anticipate that construction will start on the first dwelling(s) on the uplift parcel?
   e. When do you anticipate that the first dwelling(s) will be completed on the uplift parcel?
   f. When do you anticipate that the dwellings will be completed on the uplift parcel?

7. What are the anticipated completions for each of the next five years on the uplift parcel? Please provide details for Cambridge and South Cambridgeshire individually.
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

C2 accommodation for older people

10. 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. We understand that you are now proposing a 66 bed care home for older people. What progress is being made towards the delivery of the residential institution use units on this site?

11. What is your anticipated programme for the delivery of the residential institution use units? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted for the care home?
    b. When do you anticipate that construction will start on the first bedroom(s) within the care home?
    c. When do you anticipate that the first bedroom(s) in the care home will be completed?
    d. You previously advised that completion of the care home would be in autumn 2027. Is that still the intention? If not, when do you anticipate that the care home will be completed?

12. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

13. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

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 25: Land north of Worts' Causeway

From: Cala Homes
Sent: 23/02/2026 09:00

1. The site has detailed planning permission for 200 dwellings. At March 2025, 95 dwellings were under construction and 105 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

      Plots 190, 185, 7 and 8.

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

      Plot 191

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

First dwelling completed December 2025

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

December 2028

4. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 87
   - 1 April 2027 – 31 March 2028: 54
   - 1 April 2028 – 31 March 2029: 54
   - 1 April 2029 – 31 March 2030: n/a
   - 1 April 2030 – 31 March 2031: n/a

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

n/a

Response 26a: Land south of Worts' Causeway (first phase)

From: This Land Ltd
Sent: 29/01/2026 12:51

1. This phase has detailed planning permission (22/02646/REM) for 80 dwellings. At March 2025, 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?

Site is due to mobilise at the end of February 2026.

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

Following site mobilisation in February 2026, and the civils works commencing in March 2026, the first plot substructures building works will be in May 2026.

3. When do you anticipate that the first dwelling(s) will be completed on this phase?

January 2027

4. When do you anticipate that this phase will be completed?

July 2028

5. What are the anticipated completions for each of the next five years on this phase?
   - 1 April 2026 – 31 March 2027: 4
   - 1 April 2027 – 31 March 2028: 71
   - 1 April 2028 – 31 March 2029: 5
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

N/A

Response 26b: Land south of Worts' Causeway (second phase)

From: Hill
Sent: 29/01/2026 08:44

1. This phase has detailed planning permission for 150 dwellings. At March 2025, some construction works had started on this parcel, however all 150 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

Plots 2-20 are in construction in addition to block 3 at present.

2. You previously anticipated that construction would start on the first dwelling(s) on this phase in 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction began in March 2025.

3. You previously anticipated that the first dwelling(s) on this phase would be completed in Q2 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) on this phase will be completed?

Plots 4-8 will be complete June 2026.

4. You previously anticipated that this phase would be completed in Q2 2028. Is that still the intention? If not, when do you anticipate that this phase will be completed?

We anticipate final completion in April 2028.

5. What are the anticipated completions for each of the next five years on this phase?
   - 1 April 2026 – 31 March 2027: 51 plots due to be completed
   - 1 April 2027 – 31 March 2028: 95 further completions (146 total)
   - 1 April 2028 – 31 March 2029: 4 further completions due April 2028 (150 total)
   - 1 April 2029 – 31 March 2030: N/A
   - 1 April 2030 – 31 March 2031: N/A

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A scheme complete 2028

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 time. Sales due to launch in March 26.

Response 27: Bell School

From: The Bell Foundation
Sent: Tue 24/02/2026 10:52

The Foundation remains committed to this site being developed for student accommodation or other residential in the medium term. Further details on this development are anticipated to be added in the next annual update.

The questions sent to the Bell Foundation were:

1. The site has detailed planning permission for 270 dwellings and 100 bed student accommodation for Bell Language School. At March 2025, 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 is being made towards 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 28: Northstowe – Phase 1 – parcels H5 & H6

No response has been received from Vistry.

The questions sent to Vistry were:

1. Parcels H5 & H6 have detailed planning permission for 240 dwellings. At March 2025, all 167 dwellings had been completed on parcel H6, 35 dwellings had been completed on parcel H5, 25 dwellings were under construction on parcel H5, and 13 dwellings had not been started on parcel H5.
    a. Which plots had been completed by 31 December 2025?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that Parcels H5 & H6 would be completed by the end of 2025. Have Parcels H5 & H6 been completed? If not, when do you anticipate that Parcels H5 & H6 will be completed?

3. What are the anticipated completions for each of the next five years on Parcels H5 & H6?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 29a: Northstowe – Phase 2, parcel 2A

From: Homes England
Sent: 16/02/2026 11:24

1. Parcel 2A has detailed planning permission for 406 dwellings and non-residential floorspace. At March 2025, 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?

In contractual negotiations to secure a new development partner following announcement of Strategic Collaboration Agreement for Northstowe. This will likely result in the site being replanned.

2. You previously advised that the remainder of Parcel 2A had been marketed and a preferred bidder identified, and that the remainder of this parcel would be brought forward the as two parcels (2A1 and 2A2). Has a development partner(s) 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. When do you anticipate that a reserved matters planning application(s) will be submitted?

Summer 2026.

   b. You previously anticipated that Parcel 2A1 would accommodate 190 dwellings. Is that still the intention? If not, how many dwellings do you anticipate that Parcel 2A1 will accommodate?

To be confirmed – 2A1 and 2A2 combined estimate 334 homes

   c. You previously anticipated that construction would start on the first dwelling(s) in 2026. Is that still the intention? If not, when to you anticipate that construction will start on the first dwelling(s)?

February 2027.

d. You previously anticipated that the first dwelling(s) would be completed in 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

e. You previously anticipated that Parcel 2A1 would be completed in 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

4. What is your anticipated programme for the delivery of the Parcel 2A2? In particular:

Note 2A1 and 2A2 now combined. See answers to 3 above.

a. When do you anticipate that a reserved matters planning application(s) will be submitted?
b. You previously anticipated that Parcel 2A2 would accommodate 110 dwellings. Is that still the intention? If not, how many dwellings do you anticipate Parcel 2A2 will accommodate?
c. You previously anticipated that construction would start on the first dwelling(s) in 2026. Is that still the intention? If not, when to 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. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?
e. You previously anticipated that Parcel 2A2 would be completed in 2030. 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 the remainder of Parcel 2A?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 72
   - 1 April 2028 – 31 March 2029: 144
   - 1 April 2029 – 31 March 2030: 74
   - 1 April 2030 – 31 March 2031: 44

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 29b: Northstowe – Phase 2, parcel 2B

From: Keepmoat Homes (via Homes England)
Sent: 18/02/2026 14:07

1. Parcel 2B has detailed planning permission for 300 dwellings and non-residential floorspace. At March 2025, 156 dwellings had been completed, 38 dwellings were under construction and 106 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

170 dwellings completed

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

35 (includes one commercial unit)

2. You previously anticipated that parcel 2B would be completed in July 2029. Is that still the intention? If not, when do you anticipate that parcel 2B will be completed?

It is our current intention that parcel 2B will be completed by Autumn 2027; however, our build programme is affected by market conditions.

3. What are the anticipated completions for each of the next five years on parcel 2B?
   - 1 April 2026 – 31 March 2027: 96 plots
   - 1 April 2027 – 31 March 2028: 0
   - 1 April 2028 – 31 March 2029: Not applicable
   - 1 April 2029 – 31 March 2030: Not applicable
   - 1 April 2030 – 31 March 2031: Not applicable

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Not applicable

Response 29c: Northstowe – Phase 2, parcel 2D1

From: Carter Jonas
Sent: 10/02/2026 13:00

1. Northstowe Phase 2 has outline planning permission for up to 3,500 dwellings. A reserved matters application on parcel 2D1 for 145 dwellings is currently being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

This is a Joint Venture between TOWN and Hill, who will be delivering the scheme. Hill has been involved throughout the process to ensure the buildability and deliverability of the scheme design, given their extensive expertise in this area – both locally and nationally. A detailed delivery programme is being reviewed alongside planning determination.

2. When do you anticipate that construction will start on the first dwelling(s) on parcel 2D1?

Summer 2026

3. You previously anticipated that the first dwelling(s) would be completed on parcel 2D1 in 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

4. You previously anticipated that parcel 2D1 would be completed in 2028. Is that still the intention? If not, when do you anticipate that parcel 2D1 will be completed?

2029. Programme currently under review

5. What are the anticipated completions for each of the next five years on parcel 2D1?
   a. 1 April 2026 – 31 March 2027: 0
   b. 1 April 2027 – 31 March 2028: 73
   c. 1 April 2028 – 31 March 2029: 64
   d. 1 April 2029 – 31 March 2030: 8
   e. 1 April 2030 – 31 March 2031: 0

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 general market situation can best be described as fragile and Northstowe still suffers with reputational issues which together impact on projected sales rates.

Response 29d: Northstowe – Phase 2 – remainder

From: Homes England
Sent: 16/02/2026 14:13

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. 706 dwellings on parcels 2A and 2B already have reserved matters permission, and a reserved matters application for 145 dwellings on parcel 2D1 is being considered by the Council. What progress is being made towards delivery of dwellings on the remaining parcels within Phase 2 (where there is no reserved matters application or permission)?

Strategic Collaboration Agreement signed with Keepmoat and Capital and Centric covering delivery of remainder of Phase 2. Reserved Matters in the process of being submitted for Phase 2C (409 homes). Contractual negotiations to secure a partner for Phase TC1 an initial phase of the town centre (374 homes)

2. We understand that for Parcel 2C Keepmoat has been selected as the development partner and that pre-application discussions have been undertaken. What is your anticipated programme for the delivery of Parcel 2C? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted?

February 2026

    b. You previously anticipated that Parcel 2C would accommodate circa 500 dwellings. Is that still the intention? If not, how many dwellings do you anticipate the parcel will accommodate?

No, 409 dwellings

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

November 2026

    d. You previously anticipated that the first dwelling(s) would be completed in 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

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

No, 2033

3. What are the anticipated completions for each of the next five years on Parcel 2C?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 88
   - 1 April 2028 – 31 March 2029: 60
   - 1 April 2029 – 31 March 2030: 60
   - 1 April 2030 – 31 March 2031: 60

4. Are the anticipated completions for 2031-2032 onwards on Parcel 2C at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Yes

5. What is your anticipated programme for the delivery of Parcel TC1? In particular:
   a. Has a development partner(s) been selected?

Yes – subject to completion of contract

   b. When do you anticipate that a reserved matters planning application(s) will be submitted?

Summer 2026

   c. You previously anticipated that Parcel TC1 would accommodate 395 dwellings. Is that still the intention? If not, how many dwellings do you anticipate the parcel will accommodate?

No, 374 homes

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

Feb 2027

e. You previously anticipated that the first dwelling(s) would be completed in 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

f. You previously anticipated that the development would be completed in 2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

No, 2031

6. What are the anticipated completions for each of the next five years on Parcel TC1?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 60
   - 1 April 2028 – 31 March 2029: 90
   - 1 April 2029 – 31 March 2030: 134
   - 1 April 2030 – 31 March 2031: 90

7. Are the anticipated completions for 2031-2032 onwards on Parcel TC1 at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

8. 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?

No. Utilise Strategic Collaboration Agreement.

9. What is your anticipated programme for the delivery of future parcels of dwellings within Phase 2 (that do not yet have reserved matters applications or permissions, and which are not listed individually above)? 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. You previously anticipated that reserved matters planning applications would be submitted in 2028. Is that still the intention? If not, 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?

Approx 1559 homes total (inc 130 homes in Phase C2 and 70 homes in Phase 2F)

e. You previously anticipated that construction will start on the first dwelling(s) in 2028/2029. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) for each parcel?

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) in each parcel will be completed?

Yes

g. When do you anticipate that each parcel of dwellings will be completed?

TBC

10. 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

11. What are the anticipated completions for each of the next five years on Phase 2 (that do not yet have reserved matters applications or permissions, and which are not listed individually above)?
    - 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: 96
- 1 April 2030 – 31 March 2031: 184

12. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Varies up to 240 homes p/a

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?

N/A

C2 accommodation for students and older people

14. 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?

TBC – none permitted

15. 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?

16. Will the residential institution use units be for students, older people or others such as those with disabilities?

17. 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?

18. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

19. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

20. 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 30a: Northstowe – Phase 3A

From: Homes England
Sent: 16/02/2026 11:28

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?

Design Code and various site wide strategies approved by LPA. Strategic Engineering reserved matters application submitted.

2. You previously advised that some of the infrastructure for Phase 3a has already been consented and that it has almost been completed. We are also aware that a reserved matters planning application for a primary road and associated footways and cycleways (25/04840/REM) is being considered by the Council. What is your anticipated programme for the delivery of infrastructure necessary to enable dwellings to be delivered on Phase 3a? In particular:
    a. 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

    b. 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?

Now likely complete 2029

3. 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

4. What is your anticipated programme for the delivery of the first parcel of dwellings within Phase 3a? In particular:

a. 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?

Now likely 2028

b. 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?

2028

c. You previously advised that the first parcel would accommodate about 360 dwellings. Is that still the intention? If not, how many dwellings do you anticipate the first parcel will accommodate?

Yes

d. You previously anticipated that construction would 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)?

2028/29

e. 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

f. You previously anticipated that the first parcel of dwellings will be completed in 2036. Is that still the intention? If not, when do you anticipate that the first parcel of dwellings will be completed?

Yes

5. What is your anticipated programme for the delivery of subsequent parcels of dwellings within Phase 3a? In particular:
    a. When do you anticipate that a development partner will be appointed for each parcel?

TBC

b. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

TBC

c. How many dwellings do you anticipate each parcel will accommodate?

Approx 2 x 650 homes

d. You previously anticipated that construction would start on the first dwellings in 2029. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) for each parcel?

Yes

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

Yes

f. When do you anticipate that each parcel of dwellings will be completed?

TBC

6. You previously anticipated that 225 dwellings a year will be completed on Phase 3a.
    a. Is that still the intention?

Yes

b. If not, how many dwellings do you anticipate will be completed each year on Phase 3a?
c. How many sales outlets do you anticipate for Phase 3a?

Three

7. What are the anticipated completions for each of the next five years on Phase 3a?
    - 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
- 1 April 2030 – 31 March 2031: 90

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Approx 225 p/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?

No

C2 accommodation for students and older people

10. 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?

None approved nor planned

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:
    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?

14. What are the anticipated completions in terms of number of bedrooms for each of the next five years on Phase 3a?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

15. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 30b: Northstowe – Phase 3B

From: Homes England
Sent: 18/02/2026 14:28

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?

Discussions ongoing to appoint development partner to act as master developer for 3B.

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. You previously anticipated that a site wide reserved matters planning application would be submitted in May 2027. Is that still the intention? If not, when do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?

August 2026

    b. When do you anticipate that construction work on infrastructure will start on site?

January 2027

    c. You previously anticipated that the first phase of infrastructure would be completed by the end of 2028. Is that still the intention? If not, when do you anticipate that the infrastructure will be completed?

November 2029

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?

Preferred development partner has appointed a design team, held an initial pre-app meeting with Greater Cambridge Planners and discussed programme for Design Code production.

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 marketing had commenced. 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?

Development partner will be master developer, discussions ongoing to appoint development partner.

5. What is your anticipated programme for the delivery of the first parcel of dwellings within Phase 3b? In particular:
    a. You previously anticipated that a reserved matters planning application(s) for the first parcel of dwellings would be submitted by the end of 2027. 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?

August 2026

    b. You previously anticipated that the first parcel will accommodate about 200-400 homes. Is that still the intention? If not, how many dwellings do you anticipate the first parcel will accommodate?

230 dwellings

    c. You previously anticipated that construction would start on the first dwelling(s) in spring 2029. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

May 2027

    d. 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?

January 2028

    e. When do you anticipate that the first parcel of dwellings will be completed?

2026 (split phasing)

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 a development partner will be appointed for each parcel?

Single development partner to deliver 3B.

    b. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

Phase 2 Sept 2027, Phase 3 Sept 2027, Phase 4 March 2030.

    c. How many dwellings do you anticipate each parcel will accommodate?

Phase 1: 231, Phase 2: 192, Phase 3: 187, Phase 4: 290. SME developer(s) to deliver 100 dwellings.

    d. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

Phase 2 Nov 2028, Phase 3 Nov 2028, Phase 4 April 2031.

    e. When do you anticipate that the first dwelling(s) in each parcel will be completed?

Phase 2 Oct 2029, Phase 3 Oct 2029, Phase 4 April 2032.

    f. When do you anticipate that each parcel of dwellings will be completed?

Phase 2 May 2032, Phase 3 July 2033, Phase 4 Oct 2034.

7. You previously anticipated that 100 dwellings a year will be completed on Phase 3b.
    a. Is that still the intention? If not, how many dwellings do you anticipate will be completed each year on Phase 3b?

Average of 112 dwellings per year

    b. How many sales outlets do you anticipate for Phase 3b?

2

8. What are the anticipated completions for each of the next five years on Phase 3b?

- 1 April 2026 – 31 March 2027: 0
- 1 April 2027 – 31 March 2028: 0
- 1 April 2028 – 31 March 2029: 80
- 1 April 2029 – 31 March 2030: 100
- 1 April 2030 – 31 March 2031: 100

9. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

31/32 111, 32/33 114, 33/34 111, 34/35 114, 35/36 170

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?

C2 accommodation for students and older people

N/A

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?

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?

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 3b?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

16. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 31: Northstowe – Land west of Station Road, Longstanton

No response has been received from Bellway Homes.

The questions sent to Bellway Homes were:

1. The site has reserved matters planning permission for the demolition of an existing dwelling and the erection of 104 dwellings, which was approved in September 2025. What progress is being made towards the delivery of dwellings on this site?

2. You previously anticipated that construction would start on the first dwelling(s) in November 2025. 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 January 2027. 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 September 2028. 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

7. The site also includes 3 self or custom build dwellings, however these dwellings do not have planning permission. What progress is being made towards the delivery of these self or custom build dwellings?

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 32: Northstowe - Digital Park, Station Road, Longstanton

From: Cheffins
Sent: 06/02/2026 09:52

We have tried to answer the questions below to the best of our ability. However, due to unforeseen circumstances late 2024/early 2025 there have been delays with this project. The outline permission expires 11 July 2026 and we will be submitting the reserved matters no later than June 2026.

1. 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. What progress is being made towards the delivery of dwellings on this site?

We are currently preparing a reserved matters application. The outline conditions to enable demolition to commence were discharged in August 2024.

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?

Yes, the landowner is still intending on working with a small local contractor to deliver the site.

3. You previously anticipated that a reserved matters planning application for housing would be submitted in August 2025. We understand that pre-application discussions relating to the reserved matters planning application have been undertaken. When do you anticipate that a reserved matters planning application for housing will be submitted?

June 2026.

4. 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)?

Construction is unlikely to start in 2026.

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

Unknown at this stage.

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?

Unknown at this stage.

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

Unknown at this stage.

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Unknown at this stage.

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?

Costs of materials have risen, the market is stagnant and we have got to work with a Registered Provider to deliver the affordable housing, who we are currently liaising with.

Response 33a: Waterbeach New Town – West: remainder

From: David Lock Associates
Sent: Tue 17/02/2026 18:24

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. 488 dwellings already have reserved matters permission, and a reserved matters application for 176 dwellings on parcels P4 and P4.3 is being considered by the Council. What progress is being made towards delivery of dwellings on the remaining parcels within the development (where there is no reserved matters application or permission)?

There has been substantial progress to deliver Key Phase 1 (KP1) at Waterbeach since U&C's previous contribution to the Greater Cambridge housing trajectory provided in February 2025. As set out in more detail below and throughout this response, U&C have continued to support the delivery of parcels in KP1 not already subject to reserved matters approval (RMA) and in addition progressing the Key Phase 2 (KP2) Framework and associated first infrastructure RMA to support delivery. In addition a separate Full Planning Application for a southern access to the site (comprised of a new offline roundabout at the A10) is nearing determination by the local authority.

Key Phase 1 North (KP1 N)

Parcels P6.1, P6.2, P7.1 and P7.2 have been successfully marketed and a housebuilder partner has been identified through this process to bring forward these parcels. Pre-application discussions are ongoing and on completion of this process the parcels will progress to RMA submission, expected in Q2 2026.

A reserved matters application was submitted for a new parcel 5.4 in February 2026. This comprises 17 new build to rent homes and it is intended this will be delivered in conjunction with the approved homes at P5.1, P5.2 and P5.3 (Waterbeach Gardens). Submissions have been made to amend the approved KP1 N infrastructure to facilitate the delivery of this new parcel.

Parcel P3.1 is currently being marketed and following appointment of a housebuilder partner this will progress to pre-application discussion stage. At this stage, it is not possible to provide detail on the precise number of homes which will come forwards at P3.1.

Key Phase 1 East (KP1 E)

Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 have progressed to pre-application discussion stage. RMA submission stage is expected by the end of Q1 2026, 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.

Outside Key Phase 1

In addition to the parcels within KP1, the outline allows for the delivery of 200 homes outside of a Key Phase across the whole site. U&C is progressing preliminary work comprising the testing of suitable locations, preparation of a development brief and an infrastructure RMA to establish development parcels. U&C expect to submit an infrastructure RMA in Q1 2026. Following this the parcels will be marketed and a housebuilder partner will be selected.

Key Phase 2

U&C have made substantial progress over the past year on the planning submissions for the KP2 Framework; comprising definition of KP2 and preparation of the wider KP2 Framework pursuant to Condition 11 (including the Design Code). In addition, U&C are seeking to twin track the first infrastructure RMA for KP2. It is anticipated that the necessary submissions will be made in Q1/Q2 2026. Construction of the infrastructure required to deliver KP2 parcels is expected to commence in 2027. Completion of the first elements of infrastructure required to deliver the first KP2 parcels is expected within 2028.

A separate Full Planning Application for a southern access to the site (comprised of a new offline roundabout at the A10) was submitted in October 2025 and is nearing determination by the Local Planning Authority. This will also support delivery of the Waterbeach Park&Ride being brought forward by the GCP.

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?

The construction of KP1 E strategic grey, green and blue infrastructure required to service parcels P8.1, P8.2, P8.3, P9.1 and P9.2 has commenced. It is anticipated

that construction of parcels will be undertaken in parallel with the remainder of the green, grey and blue infrastructure. These parcels have progressed to pre-application discussion stage. RMA submission stage for these parcels is expected by the end of Q1 2026.

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 2026.

3. We understand that for Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 a development partner has been selected and that pre-application discussions have been undertaken. What is your anticipated programme for the delivery of Parcels P8.1, P8.2, P8.3, P9.1 and P9.2? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted?

Q1 2026

    b. How many dwellings do you anticipate Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 will accommodate?

circa 280

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

Q4 2026

    d. You previously anticipated that the first dwelling(s) would be completed in spring 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Construction is likely to commence in Q4 2026. Therefore first completions are anticipated during the course of 2027, and it is likely that these will occur from Q4 2027.

    e. When do you anticipate that Parcels P8.1, P8.2, P8.3, P9.1 and P9.2 will be completed?

It is anticipated that the c.280 homes will be built out by the end of 2034.

4. What are the anticipated completions for each of the next five years on Parcels P8.1, P8.2, P8.3, P9.1 and P9.2?
    - 1 April 2026 – 31 March 2027: 0
    - 1 April 2027 – 31 March 2028: 20

- 1 April 2028 – 31 March 2029: 40
- 1 April 2029 – 31 March 2030: 40
- 1 April 2030 – 31 March 2031: 40

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Yes, it is anticipated that the build out rate will be consistent. In the final year (2034/35) this is anticipated to be 20 completions.

6. We understand that pre-application discussions are due to start shortly on Parcels P6.1, P6.2, P7.1 and P7.2. What is your anticipated programme for the delivery of Parcels P6.1, P6.2, P7.1 and P7.2? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted?

Q2 2026

    b. How many dwellings do you anticipate Parcels P6.1, P6.2, P7.1 and P7.2 will accommodate?

Circa 378

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

Q1/2 2027

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

Q3 2028

    e. When do you anticipate that Parcels P6.1, P6.2, P7.1 and P7.2 will be completed?

Q1/2 2031

7. What are the anticipated completions for each of the next five years on Parcels P6.1, P6.2, P7.1 and P7.2?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029: 180
    - 1 April 2029 – 31 March 2030: 180

- 1 April 2030 – 31 March 2031: 18

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A – it is anticipated that the parcels will be complete by Q1/2 2031.

9. We are aware that Urban & Civic will act as the master developer and appoint development partner(s) to bring forward specific parcels. What is your anticipated programme for the delivery of the remaining parcels (P3.1, P10.1, P10.2 and P11) 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 9a and 9b, please refer to the below:
• Parcel P3.1 – U&C are working to identify a housebuilder partner for this parcel. The identification of a development partner will be confirmed in due course and a further update on the likely timeframe for delivery can be provided during the course of 2026.
• Parcels P10.1, P10.2, and P11 – U&C are exploring bringing this part of KP1 E into KP2 and as such the parcels as approved will be redesigned and incorporated into this forthcoming Key Phase. This has been discussed with the authority through pre-application meetings and the proposed approach will be crystalised through the forthcoming KP2 Framework submission and the first infrastructure RMA.

    c. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?
    d. How many dwellings do you anticipate each parcel will accommodate?
    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?

Given the early stage of the process for parcel P3.1, and due to the response above under Q9b in relation to P10.1, P10.2 and P11, it is not yet possible to provide details of timings for reserved matters applications, the precise number of homes which will come forwards, or timings for construction start and completions. U&C can provide a further update during the course of 2026.

10. What is your anticipated programme for the discharge of conditions and the delivery of any further infrastructure necessary to enable dwellings to be delivered on site in Key Phase 2 of the development? In particular:
    a. What progress is being made on the Key Phase 2 Framework (including a Design Code)?

U&C has progressed a planning programme in consultation with the local authority to enable the definition of Key Phase 2 and for the submission of the wider KP2 Framework pursuant to Condition 11. Over the past year 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 by the end of Q1 2026. Approval of the KP2 Framework is targeted for Q4 2026.

    b. When do you anticipate that a reserved matters planning application(s) for infrastructure will be submitted?

U&C is progressing the first infrastructure RMA for KP2 alongside the KP2 Framework for submission in Q2 2026. This ‘twin tracked’ approach is to enable approval of the first KP2 infrastructure RMA as soon as possible, with the intention to allow early infrastructure delivery accordingly. It is anticipated that the first infrastructure RMA for KP2 will be approved in advance of the KP2 Framework.

    c. You previously anticipated that construction of infrastructure for Key Phase 2 would start by mid-2026. Is that still the intention? If not, 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 now by Q1 / Q2 2027.

    d. You previously anticipated the first elements of infrastructure required to deliver the first KP2 parcels will be completed in 2028. Is that still the intention? If not, 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.

11. We understand that Key Phase 2 will included approximately 2,300 dwellings. What is your anticipated programme for the delivery of residential parcels within Key Phase 2? 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) will be submitted for each parcel?
d. How many dwellings do you anticipate each parcel will accommodate?
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?

At this early stage (prior to KP2 Framework and RMA submission), it is not possible to provide detail on the timings of appointing housebuilder partners, the timing of reserved matters for parcels, the precise number of homes which will come forwards, or timings for construction start and completions. U&C can provide a further update during the course of 2026.

An indication of potential completions is provided below.

12. What are the anticipated completions for each of the next five years on this development within Key Phase 2?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029: 20
    - 1 April 2029 – 31 March 2030: 80
    - 1 April 2030 – 31 March 2031: 100

13. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Generally, an average annual delivery rate of 250 dwellings is expected beyond 2031 and this could be exceeded given 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.

14. You previously anticipated that Waterbeach New Town West could deliver circa 250 dwellings per year based on circa 5-7 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. 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 40 homes per annum.

The reporting in the Independent Review of Build Out Rates undertaken by MHCLG in 2018 indicates that 50 homes per annum is realistic. Greater Cambridge's Housing Delivery Study from 2021 is consistent with this and 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 October 2025).

15. 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. 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 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, 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 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. 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.

The proactive planning and progression of supporting community infrastructure 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 continue to work proactively with the local authority to deliver homes at KP1 ensuring that it can provide the specific house types and tenures reflected by market demand. U&C will carry forwards its aspirational vision for Waterbeach at KP2 and with the local authority and wider stakeholders will ensure the emerging KP2 Design Code 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

16. 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 includes consent for up to 600 residential institutional units. Accommodation for older people and other residential institutional uses will form part of the Waterbeach 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.

At this stage of the development U&C isn't able to provide a definitive answer to the questions below.

17. 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.

18. 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.

19. 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.

20. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
    - 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
    - 1 April 2030 – 31 March 2031: TBC

21. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

This is to be confirmed.

22. 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 Q16, older persons accommodation and other residential uses are likely to form a substantial part of the Waterbeach 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 33b: Waterbeach New Town – West: Parcel P1

From: Stonebond
Sent: 28/01/2026 09:27

Please see below current position at Waterbeach Phase 1:

- 1 April 2023 – 31 March 2024: 5 dwellings build complete
- 1 April 2024 – 31 March 2025: 50 dwellings build complete
- 1 April 2025 – 31 March 2026: 14 dwellings build complete
- 1 April 2026 – 31 March 2027: 20 dwellings build complete

Site to build complete in April 2027

The questions sent to Stonebond were:

1. Parcel P1 (Northern Woods) has detailed planning permission for 89 dwellings. At March 2025, 59 dwellings had been completed and 30 dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that Parcel P1 would be completed in December 2025. Has Parcel P1 been completed? If not, when do you anticipate that Parcel P1 will be completed?

3. What are the anticipated completions for each of the next five years on Parcel P1?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 33c: Waterbeach New Town – West: Parcel P2.1

From: Cala Homes
Sent: Mon 23/02/2026 09:06

1. Parcel P2.1 (Eastern Woods) has detailed planning permission for 111 dwellings. At March 2025, 58 dwellings had been completed and 53 dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?

Plot 40 and apartment block B (comprising Plots 40-53).

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

Plots 65, 67, 69, 70, 71.

2. You previously anticipated that Parcel P2.1 would be completed in January/February 2026. Is that still the intention? If not, when do you anticipate that Parcel P2.1will be completed?

Now expected to be Q3 2026

3. What are the anticipated completions for each of the next five years on Parcel P2.1?
   - 1 April 2026 – 31 March 2027: 52
   - 1 April 2027 – 31 March 2028: None
   - 1 April 2028 – 31 March 2029: None
   - 1 April 2029 – 31 March 2030: None
   - 1 April 2030 – 31 March 2031: None

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

Response 33d: Waterbeach New Town – West: Parcels P2.2 and P3.2

From: Durkan Homes
Sent: 12/02/2026 11:51

1. Parcels P2.2 and P3.2 (Central Gardens and Denny Waters) have detailed planning permission for 198 dwellings and commercial / retail space, which was approved in August 2025. What progress is being made towards delivery of dwellings on the site?

We are currently progressing through the discharge of planning conditions and securing the S.38 agreement.

2. You previously anticipated that construction would start on the first dwelling(s) on Parcels P2.2 and P3.2 in autumn 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction is due to start June 2026.

3. You previously anticipated that the first dwelling(s) on Parcels P2.2 and P3.2 would be completed in summer 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

We now anticipate this will be Jan 2027.

4. When do you anticipate that Parcels P2.2 and P3.2 will be completed?

April 2031

5. What are the anticipated completions for each of the next five years on Parcels P2.2 and P3.2?
   - 1 April 2026 – 31 March 2027: 6
   - 1 April 2027 – 31 March 2028: 36
   - 1 April 2028 – 31 March 2029: 36
   - 1 April 2029 – 31 March 2030: 69
   - 1 April 2030 – 31 March 2031: 48

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Yes, they will be at the same build out rate as anticipated in 2030-2031. We are aiming to complete the remaining 3 dwellings in April 2031.

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?

We are not anticipating any, although completions will be reliant on market conditions.

Response 33e: Waterbeach New Town – West: Parcels P4 and P4.3

From: David Lock Associates
Sent: 05/02/2026 17:29

1. Parcels P4 and P4.3 (Northern and Central Gardens) have outline planning permission, and a reserved matters application for 176 dwellings, a community building and a health centre is being considered by the Council. What progress is being made towards delivery of dwellings on the site?

Submission of a reserved matters application for 176 homes was made in October 2025. Stonebond are working with the authority to resolve consultation comments and to seek determination – it is hoped this can be achieved by Spring 2026. Construction at the parcels will follow swiftly after receipt of a decision notice. Stonebond will seek to resolve any pre-commencement conditions right away and to seek to minimise any delay between reserved matters approval and construction start are progressing detailed construction design work in parallel to determination of the RMA.

2. When do you anticipate that construction will start on the first dwelling(s) on Parcels P4 and P4.3?

It is anticipated that construction will start in Summer 2026.

3. You previously anticipated that the first dwelling(s) on Parcels P4 and P4.3 would be completed in summer 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

It is anticipated that first homes will be completed from Winter to Spring 2027; this aligns with receipt of reserved matters approval by Spring 2026.

4. When do you anticipate that Parcels P4 and P4.3 will be completed?

Completion of first homes is expected from Winter 2027. Stonebond anticipate the parcel will be built out within 5 years and complete in 2030.

5. What are the anticipated completions for each of the next five years on Parcels P4 and P4.3?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 22
   - 1 April 2028 – 31 March 2029: 76
   - 1 April 2029 – 31 March 2030: 78
   - 1 April 2030 – 31 March 2031: 0

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A – the parcels comprise 176 homes.

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?

Stonebond closely monitors the political and economic factors which influence delivery at its development sites. 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. The demand for housing growth to support this remains very high but affordability is impacted by higher borrowing costs and macroeconomic factors. The site does not yet have detailed planning approval, its delivery is therefore dependent upon effective partnership with South Cambridgeshire District Council as Local Planning Authority, and Stonebond's forecasted delivery rates are contingent upon the approval of the live reserved matters application within statutory determination periods (ie by Spring 2026).

Risks for the development that are prevalent in the wider housing market do remain. These include: procurement of contractors; lack of support for first-time buyers, reducing demand in this sector; funding for affordable housing and wider market challenges influencing housing delivery. Notwithstanding this there is a high level of confidence that homes at parcels P4 and P4.3 can be brought forward quickly in response to the high demand present in Greater Cambridgeshire

Response 33f: Waterbeach New Town – West: Parcels P5.1, P5.2 and P5.3

From: David Lock Associates
Sent: 05/02/2026 17:26

1. Parcels P5.1, P5.2 and P5.3 (Southern Gardens) have detailed planning permission for 90 dwellings, which was approved in July 2025. What progress is being made towards delivery of dwellings on the site?

Shortly after receipt of reserved matters approval U&C appointed a delivery partner for the parcels. Following this appointment progress has been made to discharge pre-commencement planning conditions.

2. You previously anticipated that construction would start on the first dwelling(s) on Parcels P5.1, P5.2 and P5.3 in summer 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

It is anticipated that construction will start in Autumn 2026.

3. You previously anticipated that the first dwelling(s) would be completed on Parcels P5.1, P5.2 and P5.3 in late spring 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

U&C are seeking to coordinate the construction of the homes at Waterbeach Southern Gardens with a forthcoming development for 17 further build to rent homes adjacent to parcels P5.1, P5.2 and P5.3. As such it is anticipated that construction will start in Autumn 2026 and first homes will be completed from Spring 2027.

4. When do you anticipate that Parcels P5.1, P5.2 and P5.3 will be completed?

5. What are the anticipated completions for each of the next five years on Parcels P5.1, P5.2 and P5.3?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 48
   - 1 April 2028 – 31 March 2029: 42
   - 1 April 2029 – 31 March 2030: 0
   - 1 April 2030 – 31 March 2031: 0

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A – the parcels comprise 90 homes.

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?

U&C closely monitors the political and economic factors which influence delivery at its development sites. 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. The demand for housing growth to support this remains very high, including specific demand for build to rent homes.

The site benefits from detailed planning approval. Its delivery is dependent upon effective partnership with South Cambridgeshire District Council as Local Planning Authority, and U&C's forecasted delivery rates are contingent upon the determination of applications to discharge of pre-commencement conditions, allowing construction to start.

There is a high level of confidence that homes at parcels P5.1, P5.2 and P5.3 can be brought forward quickly in response to the high demand present in Greater Cambridgeshire. Importantly U&C retain control of delivery of the parcels and therefore are confident that the development will deliver at the forecasted rates. U&C will work proactively with the Local Planning Authority to this end.

Response 34: Waterbeach New Town – East

From: Boyer Planning
Sent: 16/02/2026 17:26

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?

An application for the new waste water pumping station has been submitted, whilst delivery of the relocated railway station by the Greater Cambridge Partnership (GCP) is also underway. The process of reaching a commercial arrangement under the terms of the links protocol contained within the respective Section 106 agreements is ongoing, with securing of the satisfactory design and delivery of the southern link road from the A10 to the relocated station the current focus on the path towards delivery of housing at Waterbeach New Town East (WNTE).

2. Planning permissions were approved in September 2025 for a temporary construction haul road with associated drainage infrastructure and earthworks. What is your anticipated programme for the delivery of any other initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
    a. When do you anticipate that further reserved matters planning application(s) for initial infrastructure will be submitted?
    b. When do you anticipate that construction works on the initial infrastructure will start on site?
    c. When do you anticipate that the initial infrastructure will be completed?

The first reserved matters application will relate to the WNTE link road element, timescales for which remain tied to positive and timely conclusion of the links protocol/commercial arrangement and separate proposals for the A10 roundabout, design and delivery of the WNTW link road section. Certainty is required on these elements before reserved matters submissions are made in this regard.

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?

There is a protocol to secure the required connection between the relocated station and the A10 which commits the parties to a programme of delivery of this initial infrastructure of up to 3 years. This process is now underway.

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 and remains an ongoing process that will continue alongside the activities outlined above. However, it will not fully conclude until greater certainty on delivery of the A10/Station link road has been secured.

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 selecting housebuilders, including securing delivery of the relocated Railway Station and reinforcement of strategic infrastructure such as waste water treatment facilities, but most notably achievement of certainty over delivery of the southern A10.

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 2028-2029. 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 2030. Is that still the intention? If not, when do you anticipate that the first parcel of dwellings will be completed?

The first phase which includes a development parcel of housebuilder dwellings of circa 150 homes is anticipated to be completing from 2029/30 through to 2031.

7. 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 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?

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 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: 75
   - 1 April 2030 – 31 March 2031: 150

10. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

2029/30	75
2030/31	150
2031/32	150
2032/33	175
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	250
2048/49	200

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 outline 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 between the A10 and relocated railway station.

C2 accommodation for students and older people

Strategy for the institutional use units being developed.

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. A condition on the outline planning permission states that if any 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 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

17. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 35: Bourn Airfield New Village

From: Lichfields
Sent: 06/03/2026 15:35

While Greycoat, on behalf of the Juniper joint venture, is not in a position to answer all of your detailed questions at this time, we are able to provide you with two indicative housing trajectories (attached).

The first scenario captures Greycoat's expectations for delivery based on the widely discussed 'accelerated delivery' approach, with the early provision of infrastructure and serviced land parcels supporting housing development at a faster rate than would otherwise by achieved by the staged approach typical of a more traditional housebuilder model. This is the basis on which Greycoat is actively bringing forward the development.

At Bourn Airfield, the housing delivery trajectory is however currently dependent on the timely delivery of the Cambourne to Cambridge scheme, given the restrictions imposed by Condition 13 on the outline planning permission. At the present time, ahead of the Cambourne to Cambridge Inquiry Inspectors' Report and further progress towards delivery of the Cambourne to Cambridge scheme, there is some uncertainty around delivery of more that 500 homes. We have therefore set out a second scenario, which indicates how a delay to the delivery of Cambourne to Cambridge, in the context of Condition 13, might impact the completion of homes. This trajectory indicates the development programme is able to absorb some limited delay to the Cambourne to Cambridge scheme programme (against the 2027 Cambourne to Cambridge scheme completion date you note in Q10 below), but that any significant delay or reconsideration of the scheme is likely to result in a period of delay in the implementation of the extant outline permission.

As the Council's planning register will confirm, on behalf of the master developer we have already amended the permission to assist delivery, submitted details pursuant to and discharged a number of pre-commencement conditions, and prepared and submitted a reserved matters submission for the first phase of infrastructure. A full project team has been appointed for almost 12 months and is working closely with a contracted housebuilder delivery partner and the District and County Council's to progress the detailed design stage. Enabling works have also begun in site, with the expectation that the necessary planning approvals will be secured in a timely way to enable the contractor to proceed to the next stage of implementation works uninterrupted. This activity provides clear evidence of deliverability, and specifically that housing completions will begin on site within five years.

We would be pleased to provide a further update to you later in 2026, as the Bourn Airfield development moves forward and the draft local plan progresses towards submission for examination.

Scenario 1: Unconstrained Accelerated Delivery

Year	Completions
2026/7	-
2027/8	25
2028/9	100
2029/30	250
2030/1	300
2031/2	300
2032/3	300
2033/4	400
2034/5	450
2035/6	450
2036/7	450
2037/8	300
2038/9	175
2039/40	-
2040/1	-
2041/2	-
2042/3	-
2043/4	-
2044/5	-
2045/6	-
Total	**3500**
5YHLS	**675**

Scenario 2: Constrained Delivery (Condition 13 / Cambourne to Cambridge)

Year	Completions
2026/7	-
2027/8	25
2028/9	100
2029/30	250
2030/1	125
2031/2	-
2032/3	-
2033/4	-
2034/5	300

2035/6	300
2036/7	400
2037/8	450
2038/9	450
2039/40	450
2040/1	300
2041/2	175
2042/3	175
2043/4	-
2044/5	-
2045/6	-
Total	**3500**
5YHLS	**500**

The questions sent to Lichfields were:

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?

2. We are aware that a reserved matters application for initial infrastructure is being considered by the Council. What is your anticipated programme for the delivery of any initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
   a. When do you anticipate further reserved matters planning application(s) for initial infrastructure will be submitted?
   b. You previously anticipated that construction work on initial infrastructure would start in 2026. Is that still the intention? If not, when do you anticipate that construction of initial infrastructure will start on site?
   c. You previously anticipated that the initial infrastructure works would be completed by the end of 2026. Is that still the intention? If not, when do you anticipate that the initial infrastructure will be completed?

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?

4. What are your intentions regarding securing development partner(s) to bring forward the delivery of this site?

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 by the end of Q1 2026. 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?
    b. You previously anticipated the first parcel would accommodate about 150-180 dwellings. Is this still the intention? If not, how many dwellings do you anticipate the first parcel will accommodate?
    c. You previously anticipated that construction will start on the first dwelling(s) in Q4 2026. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?
    d. You previously anticipated that the first dwelling(s) will be completed in Q2 or Q3 2027. Is this 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 will be completed in Q4 2028 – Q2 2029. Is this still the intention? If not, when do you anticipate that the first parcel of dwellings will be completed?

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?

7. You previously anticipated that about 250 dwellings a year across 3 sales outlets 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?

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

- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

9. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

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?

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?

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?

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?

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?

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?

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 2026 – 31 March 2027:
- 1 April 2027 – 31 March 2028:
- 1 April 2028 – 31 March 2029:
- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

18. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 36a: Cambourne West (land north west of Lower Cambourne) – Parcels 1.1a & 1.1b

From: Vistry Group
Sent: 05/02/2026 16:50

All plots are completed at 1.1a & 1.1b.

The questions sent to Vistry Group were:

1. Parcels 1.1a & 1.1b have detailed planning permission for 200 dwellings. At March 2025, 170 dwellings had been completed and 30 dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that Parcels 1.1a & 1.1b would be completed in April 2025. Have Parcels 1.1a & 1.1b been completed? If not, when do you anticipate that Parcels 1.1a & 1.1b will be completed?

3. What are the anticipated completions for each of the next five years on Parcels 1.1a & 1.1b?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 36b: Cambourne West (land north west of Lower Cambourne) – Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b

From: Taylor Wimpey
Sent: 13/02/2026 08:56

1. Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b have detailed planning permission for 278 dwellings. At March 2025, 185 dwellings had been completed, 60 dwellings were under construction and 33 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

A further 14 dwellings were completed in this time.

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

We are programmed to complete a further 10 dwellings by March 31st 2026

2. You previously anticipated that Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b would be completed in Q4 2027. Is that still the intention? If not, when do you anticipate that Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b will be completed?

Correct, this is still the intention

3. What are the anticipated completions for each of the next five years on Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b?
   - 1 April 2026 – 31 March 2027: 45
   - 1 April 2027 – 31 March 2028: 24
   - 1 April 2028 – 31 March 2029: 0
   - 1 April 2029 – 31 March 2030: 0
   - 1 April 2030 – 31 March 2031: 0

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

Response 36c: Cambourne West (land north west of Lower Cambourne) – Parcel 1.2

From: Taylor Wimpey
Sent: 29/01/2026 15:14

1. Parcel 1.2 has detailed planning permission for 190 dwellings. At March 2025, 182 dwellings had been completed and 8 dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?

We have completed 185 dwellings as of the end of the year

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

We are programmed to complete 1 more dwelling by 31st March 2026

2. You previously anticipated that Parcel 1.2 would be completed in 2028. Is that still the intention? If not, when do you anticipate that Parcel 1.2 will be completed?

Correct, this is still the intention.

3. What are the anticipated completions for each of the next five years on Parcel 1.2?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 0
   - 1 April 2028 – 31 March 2029: 4
   - 1 April 2029 – 31 March 2030: 0
   - 1 April 2030 – 31 March 2031: 0

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Parcel will be complete in 2028

Response 36d: Cambourne West (land north west of Lower Cambourne) – Parcel 1.5

From: Taylor Wimpey
Sent: 13/02/2026 08:58

1. Parcel 1.5 has detailed planning permission for 41 dwellings. At March 2025, all 41 dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?

19 dwellings were completed by the end of the year

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

14 dwellings are expected to be completed by March 2026

2. You previously anticipated that the first dwelling(s) would be completed in September 2025. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

1st dwellings completed on programme

3. You previously anticipated that Parcel 1.5 would be completed in Q4 2026. Is that still the intention? If not, when do you anticipate that Parcel 1.5 will be completed?

This is still the intention

4. What are the anticipated completions for each of the next five years on Parcel 1.5?
   - 1 April 2026 – 31 March 2027: 8
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

Response 36e: Cambourne West (land north west of Lower Cambourne) – Parcel 2.1

From: Vistry Group
Sent: 05/02/2026 16:51

Parcel 2.1 is completed.

The questions sent to Vistry Group were:

1. Parcel 2.1 has detailed planning permission for 118 dwellings. At March 2025, 78 dwellings had been completed, 30 dwellings were under construction and 10 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that the development would be completed in Q2 2026. Is that still the intention? If not, when do you anticipate that Parcel 2.1 will be completed?

3. What are the anticipated completions for each of the next five years on Parcel 2.1?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 36f: Cambourne West (land north west of Lower Cambourne) – Parcel 2.2a

From: Taylor Wimpey
Sent: 29/01/2026 12:17

1. The whole of the West Cambourne development has outline planning permission for up to 2,350 dwellings. A reserved matters application on parcel 2.2a for 86 dwellings is currently being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

Application is live, determination deadline is set for the 20th March 2026. Planning Conditions will be submitted shortly afterwards.

2. When do you anticipate that construction will start on the first dwelling(s) on parcel 2.2a?

Construction is programmed to begin February 2027

3. You previously anticipated that the first dwelling(s) would be completed on parcel 2.2a in 2027. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

We are now programmed to have first completion in 2028

4. You previously anticipated that parcel 2.2a would be completed in 2029. Is that still the intention? If not, when do you anticipate that parcel 2.2a will be completed?

This is looking likely to creep into 2030

5. What are the anticipated completions for each of the next five years on parcel 2.2a?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029: 19
   - 1 April 2029 – 31 March 2030: 60
   - 1 April 2030 – 31 March 2031: 7

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

As previously noted, there are of course external market factors which may impact our delivery. These include increased production costs; however, Taylor Wimpey are confident that we are able to complete the development in line with current programmes.

Response 36g: Cambourne West (land north west of Lower Cambourne) – Parcel 2.2b (south)

From: Taylor Wimpey
Sent: 26/01/2026 12:15

1. Parcel 2.2b (south) has detailed planning permission for 120 dwellings. At March 2025, all 120 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

All pre-commencement conditions (Below base level) have been discharged.

2. When do you anticipate that construction will start on the first dwelling(s) on Parcel 2.2b (south)?

We are currently programmed for first completion in Aug 2026

3. You previously anticipated that the first dwelling(s) on Parcel 2.2b (south) would be completed in 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) on Parcel 2.2b (south) will be completed?

Please see above

4. If any dwellings have been completed:
    a. Which plots had been completed by 31 December 2025?

N/A

    b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

N/A

5. You previously anticipated that Parcel 2.2b (south) would be completed in 2028. Is that still the intention? If not, when do you anticipate that Parcel 2.2b (south) will be completed?

The programme has been slightly amended with the final dwelling completion estimated for Q1 2029

6. What are the anticipated completions for each of the next five years on Parcel 2.2b (south)?
    - 1 April 2026 – 31 March 2027: 25

- 1 April 2027 – 31 March 2028: 57
- 1 April 2028 – 31 March 2029: 38
- 1 April 2029 – 31 March 2030: 0
- 1 April 2030 – 31 March 2031: 0

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

As you'll be aware rising build costs are a cause of concern; however, at TW we are confident these will have minor impact on the delivery of our developments.

Response 36h: Cambourne West (land north west of Lower Cambourne) – Parcel 2.3

From: Taylor Wimpey
Sent: 26/01/2026 10:20

1. Parcel 2.3 has detailed planning permission for 203 dwellings, which was approved in June 2025. What progress is being made towards delivery of dwellings on the site?

We are in the process of discharging pre-commencement planning conditions.

2. When do you anticipate that construction will start on the first dwelling(s) on Parcel 2.3?

August 2026

3. You previously anticipated that the first dwelling(s) on Parcel 2.3 would be completed in 2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) on Parcel 2.3 will be completed?

July 2027

4. If any dwellings have been completed:
    a. Which plots had been completed by 31 December 2025?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

N/A

5. You previously anticipated that Parcel 2.3 would be completed in 2031. Is that still the intention? If not, when do you anticipate that Parcel 2.3 will be completed?

2030

6. What are the anticipated completions for each of the next five years on Parcel 2.3?
    - 1 April 2026 – 31 March 2027: 5
    - 1 April 2027 – 31 March 2028: 60
    - 1 April 2028 – 31 March 2029: 61
    - 1 April 2029 – 31 March 2030: 56
    - 1 April 2030 – 31 March 2031: 21

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

Not currently

Response 36i: Cambourne West (land north west of Lower Cambourne) – Parcel 3.2a

From: Vistry Group
Sent: 06/02/2026 09:44

1. Parcel 3.2a has detailed planning permission for 111 dwellings, which was approved in September 2025. What progress is being made towards delivery of dwellings on the site?

Infrastructure and foundation works have started on site (w/c 12th January 2026).

2. When do you anticipate that construction will start on the first dwelling(s) on Parcel 3.2a?

Superstructure works are due to start on site w/c 6th April 2026.

3. When do you anticipate that the first dwelling(s) will be completed on Parcel 3.2a?

First legal completion estimated w/c 31st August 2026

4. When do you anticipate that Parcel 3.2a will be completed?

September 2028

5. What are the anticipated completions for each of the next five years on Parcel 3.2a?
   - 1 April 2026 – 31 March 2027: 38 completions
   - 1 April 2027 – 31 March 2028: 49 completions
   - 1 April 2028 – 31 March 2029: 24 completions
   - 1 April 2029 – 31 March 2030: site completed September 2028
   - 1 April 2030 – 31 March 2031: N/A

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A – completed September 2028

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 – development is proceeding as expected.

Response 36j: Cambourne West (land north west of Lower Cambourne) – Parcel 3.2b

No response has been received from Vistry.

The questions sent to Vistry were:

1. Parcel 3.2b has detailed planning permission for 122 dwellings, which was approved in August 2025. 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) on Parcel 3.2b in Q3 2025. 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 3.2b?

3. You previously anticipated that the first dwelling(s) on Parcel 3.2b would be completed in Q2 2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) on Parcel 3.2b will be completed?

4. If any dwellings have been completed:
    a. Which plots had been completed by 31 December 2025?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

5. You previously anticipated that Parcel 3.2b would be completed in Q4 2028. Is that still the intention? If not, when do you anticipate that Parcel 3.2b will be completed?

6. What are the anticipated completions for each of the next five years on Parcel 3.2b?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 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 36k: Cambourne West (land north west of Lower Cambourne) – remainder

From: Taylor Wimpey
Sent: 29/01/2026 16:22

1. The whole of the West Cambourne development has outline planning permission for up to 2,350 dwellings. 1,541 dwellings already have reserved matters permission, and a reserved matters application for 86 dwellings on parcel 2.2a is being considered by the Council. What progress is being made towards delivery of dwellings on the remaining parcels within West Cambourne (where there is no reserved matters application or permission)?

The Phase 2 Infrastructure Road has recently gained planning approval, planning conditions are currently being worked through to enable construction. This infrastructure road will unlock the remaining parcels to come forward for planning. Phases 3.2(a) & 3.2(b) have reserved matters planning consent.

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?

We are not intending to bring on any other development partners at this time.

3. We understand that for Parcel 2.2b (north) that pre-application discussions have been undertaken. What is your anticipated programme for the delivery of Parcel 2.2b (north)? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted?
    b. How many dwellings do you anticipate the parcel will accommodate?
    c. When do you anticipate that construction will start on the first dwelling(s)?
    d. When do you anticipate that the first dwelling(s) will be completed?
    e. When do you anticipate that the development will be completed?

Vistry to advise

4. What are the anticipated completions for each of the next five years on Parcel 2.2b (north)?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:

- 1 April 2029 – 31 March 2030:
- 1 April 2030 – 31 March 2031:

Vistry to advise

5. Are the anticipated completions for 2031-2032 onwards on Parcel 2.2b (north) at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Vistry to advise

6. What is your anticipated programme for the delivery of the remaining parcels of dwellings (that do not yet have reserved matters applications or permissions, and which are not listed individually above)? In particular:
    a. When do you anticipate that a reserved matters planning application(s) will be submitted for each parcel?

Please see Phasing of Housing Delivery Table below

    b. How many dwellings do you anticipate each parcel will accommodate?

Same as above

    c. When do you anticipate that construction will start on the first dwelling(s) for each parcel?

Same as above

    d. When do you anticipate that the first dwelling(s) in each parcel will be completed?

As a rough estimate, it takes approximately 6 months from start of first dwelling to 1st dwelling completion

    e. When do you anticipate that each parcel of dwellings will be completed?

Please refer to table below

7. 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?

This still seems an appropriate estimate.

8. What are the anticipated completions for each of the next five years on the remaining parcels (that do not yet have reserved matters applications or permissions, and which are not listed individually above)?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

We have not prepared programmes for the delivery of the remaining parcels specifically; and therefore, I am unable to answer the below from a Taylor Wimpey perspective.

9. Are the anticipated completions for 2031-2032 onwards on the remaining parcels at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Please refer to table below

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?

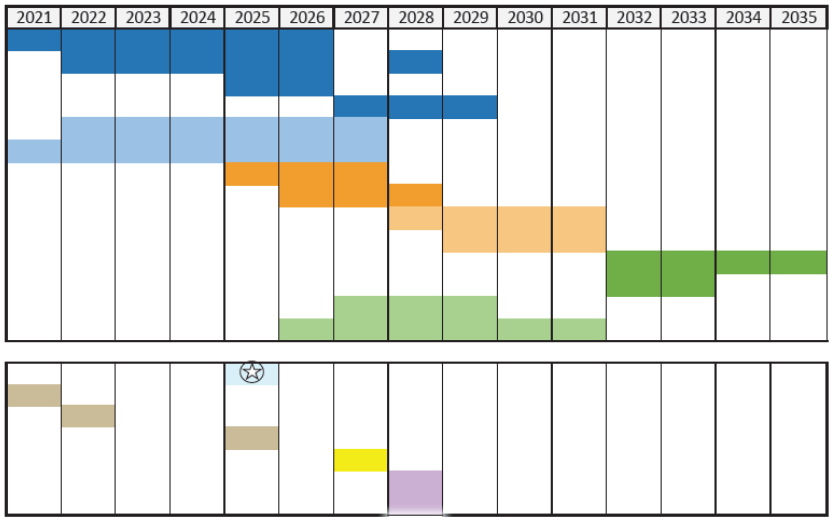
Rising production costs and difficulties within the planning industry are constraints; however, Taylor Wimpey are confident we will be able to deliver the remaining unit numbers at Cambourne in line with the table below.

Extract from ‘Cambourne West Development phasing document Revision G’, Randal Thorp (February 2025)

Phasing of housing delivery

	Parcel	Developer	Area (ha)	Units
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

Retail	
Secondary School	6.4
1st Primary school	2.3
2nd Primary School	2.3
Phase 1B Business/ Employment	5.28
Community centre	0.93
Sports Pavilion	n/a



Notes:

1) Definitive parcel areas and units yield subject to RM applications;

2)Timing for delivery of school sites denotes date of land transfer only.

3) Timing for delivery of employment land denotes land transfer only.

4) Sheepfold employment land to be built out by 800th occupation. (in accordance with S106)

5) Timing for delivery of community centre and sport pavilion by 1000th occupations

Response 37: Cambourne West (Land within the Business Park)

From: Hill
Sent: Wed 25/02/2026 07:22

1. The site has full planning permission for 256 dwellings and change of use of the existing marketing suite to a café At March 2025, construction works had started on site, however all 256 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

We started works onsite in July 2025 with the installation on onsite infrastructure (roads, Sewers, services), we have currently started build of 2 affordable apartment blocks (30 Units) and 45 Houses as part of the 1st Phase of the development.

2. You previously anticipated that construction would start on the first dwelling(s) in July 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

As above works are underway onsite

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

1st properties will be completed around August / September 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?

March 2030

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 65
   - 1 April 2027 – 31 March 2028: 55
   - 1 April 2028 – 31 March 2029: 81
   - 1 April 2029 – 31 March 2030: 55
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Please refer to the dates 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 38: 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. At March 2025, 48 dwellings had been completed, 12 dwellings were under construction and 143 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 39: St Peters Nurses Home, Church Lane

No response has been received from LTPS Limited.

The questions sent to LTPS Limited were:

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 2025, no construction works had started on site. What progress is being made towards delivery of dwellings on the site?

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?

3. You previously anticipated that construction would start on the first dwelling(s) in June 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

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

5. If any dwellings have been completed:
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

6. You previously anticipated that the development would be completed in December 2026. 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 40: Land south of Babraham Road, Sawston

From: Redrow Homes
Sent: 05/02/2026 16:25

1. The site has full planning permission for 280 dwellings. At March 2025, 82 dwellings had been completed, 16 dwellings were under construction and 182 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

      29

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

      10

2. You previously anticipated that the development would be completed in 2030-2031. Is that still the intention? If not, when do you anticipate that the development will be completed?

Monitoring year 2028-29 (we are now building from two outlets)

3. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 80
   - 1 April 2027 – 31 March 2028: 60
   - 1 April 2028 – 31 March 2029: 19
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

   N/A

Response 41: Land at Bennell Farm, West Street, Comberton

From: Pegasus Planning
Sent: 06/02/2026 14:08

Our client has implemented the planning permission but is not yet in a position to fully build out the site. There is an issue with EWR taking some of the water attenuation area to accommodate a realignment of West Street. Until that matter is resolved, our client is not in a position to provide a trajectory for when the houses will come forward.

The questions sent to Pegasus Group were:

1. The site has full planning permission for 41 dwellings on land west of the access road. A Certificate of Lawfulness to demonstrate that a material start has been made on the permission, in the form of excavation of the foundations for a garage, has been granted by the Council. At March 2025, all 41 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. If any dwellings have been completed:
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 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 42: The Bishops Site, Cambridge Road, Impington

From: SEG Construction
Sent: 16/01/2026 13:54

1. The site has full planning permission for 38 dwellings. At March 2025, no construction works had started on site. What progress is being made towards delivery of dwellings on the site?

Works commenced in May 2025.

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

Impington Development Ltd is the developer on this project with SEG Construction the Principal Contractor.

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

The foundations and slabs have been completed with frame work commenced.

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

September 2026

5. If any dwellings have been completed:
   a. Which plots had been completed by 31 December 2025? None
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

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

September 2026

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: Work completed prior
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

No

Unallocated Sites with Planning Permission

Response 43: 149 Newmarket Road, Cambridge

No response has been received from CBB Architects.

The questions sent to CBB Architects were:

1. The site has full planning permission for demolition of an existing dwellings and the erection of 10 new dwellings. 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 2025, the existing dwelling had been demolished, and all 10 new dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that the development would be completed in September/October 2025. 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

5. 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: 185-189 Newmarket Road and 1 Godesdone Road, Cambridge

From: Stratta Services Ltd
Sent: 03/03/2026 16:50

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 2025, no construction works had started on site. What progress is being made towards delivery of dwellings on the site?

We are finalising the structural elements of the design, also working through the Conditions set out in the planning approval with a view to start in late April 2026.

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

We have secured a developer Stratta Services.

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

We plan to start no later than April 2026.

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

Within 12 months of starting, April 2027.

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

Within 12 months of starting, April 2027.

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028: 12
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

None at this time.

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?

Dispersal of the conditions within the approved Planning permission. We intend to have these removed in full or part by working with the local authorities.

Response 45: 212-214 Newmarket Road, Cambridge

From: Factory Estates
Sent: 06/02/2026 09:59

1. The site has full planning permission for 13 dwellings. At March 2025, all 13 dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?

      0

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

      0

2. You previously anticipated that the first dwelling(s) would be completed in June 2025. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

First dwelling should be April or May 2026

3. You previously anticipated that the development would be completed in July 2025. Has the development been completed? If not, when do you anticipate that the development will be completed?

May 2026

4. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 13
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

Response 46: Edward House, 8 Albion Row, Cambridge

From: Mole Architects
Sent: 28/01/2026 14:06

1. The site has full planning permission for demolition of a care home and erection of 16 Almshouses apartments. At March 2025, the existing care home had been demolished, and all 16 new dwellings had not been started. What progress is being made towards delivery of new dwellings on the site?

The care home was demolished in summer 2025, and a contractor is being appointed in the next few weeks with a view to start on site spring 2026

2. You previously anticipated that construction would start on the first new dwelling(s) in autumn 2025. Has construction started on the first new dwelling(s)? If not, when do you anticipate that construction will start on the first new dwelling(s)?

Spring 2026

3. You previously anticipated that the first new dwelling(s) would be completed in spring 2027. Is that still the intention? If not, when do you anticipate that the first new dwelling(s) will be completed?

Winter 2027

4. You previously anticipated that the development would be completed in Spring 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?

Winter 2027

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 16
   - 1 April 2028 – 31 March 2029: 0
   - 1 April 2029 – 31 March 2030: 0
   - 1 April 2030 – 31 March 2031: 0

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 47: St Edmund's College, Cambridge

From: St Edmunds College
Sent: 13/02/2026 09:50

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 2025, 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. You previously advised that you have not secured the funds to enable the project to begin. Has there been any change in this situation?

No change at present; we are still seeking funding

3. 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

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

No date planned at present; we are still seeking funding

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

No date at present

6. What are the anticipated completions in terms of number of bedrooms and dwellings for each of the next five years on this development?
   - 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
   - 1 April 2030 – 31 March 2031: 0

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 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 48: 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 (113 bedrooms) as well as conversion and extension of The Knott (from 5 flats to 25 bedrooms) to provide for postgraduate accommodation. At March 2025, Fossdene, Whinside and The Gables had been demolished, however no construction had started on the new buildings or on the conversion and extension of The Knott. 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 new bedroom(s)?

3. When do you anticipate that the first new 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 49: Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

No response has been received from Sorento 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 50: 12-34 Fanshawe Road, Cambridge

From: Hill Group
Sent: 30/01/2026 12:16

1. The site has full planning permission for the demolition of the existing buildings (including 30 dwellings) and the erection of 84 new dwellings. At March 2025, the 30 existing dwellings had been demolished, however, all 84 new dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

      None.

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

      8 houses

2. You previously anticipated that the first new dwelling(s) would be completed in 2026-2027. Is that still the intention? If not, when do you anticipate that the first new dwelling(s) will be completed?

All units complete end of year.

3. You previously anticipated that the development would be completed in April 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?

We will be complete prior to this.

4. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 78 units completed and handed over.
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

All completed prior to this.

Response 51: 6A Chapel Street, Cambridge

From: Carter Jonas
Sent: 30/01/2026 13:08

Since obtaining planning consent I have not had any direct discussion with the applicant that would enable me to advise with any confidence on delivery. I understand there are some viability issues, and options will inevitably need to be considered. I would be surprised if nothing happens, but I am not sure you makes any assumptions with confidence.

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. At March 2025, 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 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 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 52: 19-35 Regent Street, Cambridge

From: Carter Jonas
Sent: 03/02/2026 08:42

The 26 student rooms are due to be completed for Autumn 2027.

The questions sent to Carter Jonas were:

1. The site has full planning permission for the redevelopment of the site (including 4 flats) to provide commercial use at ground floor with student accommodation (26 student bedrooms) on the upper floors. At March 2025, no construction works had started on site. What progress is being made towards delivery of bedrooms on the site?

2. You previously anticipated that construction would start in 2025. Has construction started on the redevelopment of this site? If not, 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. You previously anticipated that the development would be completed in late 2026. Is that still the intention? If not, 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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: Ravenscroft House, 59-61 Regent Street, Cambridge

From: WM Middleton
Sent: 11/02/2026 15:03

We cannot see this development starting for two years. At present looking at specification and the approvals.

The questions sent to WM Middleton were:

1. The site has prior approval permission for change of use and alteration of existing upper floor offices to form 12 dwellings, which was granted in August 2025. 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 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 54: Dukes Court, 54-62 Newmarket Road, Cambridge

No response has been received from Carter Jonas.

The questions sent to Carter Jonas were:

1. The site has prior approval permission for change of use from commercial, business and service use (Use Class E) to 23 apartments. At March 2025, 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 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 55: Wesley House, Jesus Lane, Cambridge

From: Savills
Sent: 19/02/2026 16:02

1. The site has full planning permission for change of use from Principals Lodge (a dwelling) to 8 bed student accommodation, which was approved in August 2025. What progress is being made towards delivery of bedrooms on the site?

The works have been completed with practical completion on 13 February 2026.

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

Completed.

3. When do you anticipate that the first bedroom(s) will be completed?

Completed – due to be occupied towards the end of March/early April.

4. If the first bedroom(s) has been completed:
    a. Which bedroom(s) had been completed by 31 December 2025?

0

    b. Which bedroom(s) are anticipated to be completed between 1 January and 31 March 2026?

8

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

Completed 13 February 2026.

6. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
    - 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
    - 1 April 2030 – 31 March 2031: 0

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 56: Stanton House, Christchurch Street, Cambridge

From: Hill
Sent: 21/01/2026 12:37

1. The site has a prior approval decision from July 2025 that confirms that permission is not required for the demolition of a sheltered housing scheme comprising of 33 flats and a former wardens house. What progress is being made towards the demolition of the dwellings on the site?

Demolition (soft strip) commenced 5th Jan 2026.

2. When do you anticipate that construction will start on the demolitions?

Demolition already started. Construction commencement TBC. Planning application to redevelop the site likely to be submitted in Spring 2026.

3. When do you anticipate that the demolitions will be completed?

8-week programme so due to complete w/c 2nd March 2026.

4. What are the anticipated demolitions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: n/a – Demo to be completed in March 2026
   - 1 April 2027 – 31 March 2028: n/a
   - 1 April 2028 – 31 March 2029: n/a
   - 1 April 2029 – 31 March 2030: n/a
   - 1 April 2030 – 31 March 2031: n/a

5. Are the anticipated demolitions for 2031-2032 onwards at the same rate as anticipated in 2030-2031? If not, please provide anticipated demolitions for each year.

n/a

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

n/a

Response 57: 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: 19/01/2026 11:11

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 the coach houses to create two flats. The development will provide 12 student bedrooms. At March 2025, no construction works had started on site. What progress is being made towards delivery of bedrooms on the site?

The work commenced in January 2025 and is ongoing as per the planning drawings.

2. You previously anticipated that construction would start on the first bedroom(s) in 2025. Has construction started on the first bedroom(s)? If not, when do you anticipate that construction will start on the first bedroom(s)?

Yes work commenced in January 2025

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

Estimated to be completed June 2026

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

Estimated to be completed June 2026, occupation October 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 2026 – 31 March 2027: All rooms available for occupation October 2026
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

None, works on programme.

Response 58: 102-108 Shelford Road, Cambridge

From: Trumpington Group
Sent: 11/02/2026 09:12

The site has not progressed and development did not commence by June 2025. The development was deemed not viable due to increased costs.

The questions sent to Trumpington Group were:

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 a three storey apartment block (6 flats). At March 2025, no construction works had started on site. What progress is being made towards delivery of dwellings on the site?

2. We have noted that a material start needed to be made on site by June 2025 for the planning permission to remain extant. Has a material start been made so that this planning permission remains extant?

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

4. 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 2027 at the earliest. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

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

7. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 59: Land off Sandy Lane and land at 51-55 Elizabeth Way, Cambridge

No response has been received from Paul Harney Associates.

The questions sent to Paul Harney Associates were:

1. Land off Sandy Lane has full planning permission for 26 dwellings. At March 2025, no construction works had started on site. Land at 51-55 Elizabeth Way had a linked planning permission to provide affordable housing, however this planning permission appears to have lapsed without being implemented. 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. 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 are the anticipated completions for each of the next five years on land off Sandy Lane?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

5. 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 60: 121-125 Chesterton Road, Cambridge

From: Pegasus Group
Sent: 26/01/2026 14:47

1. The site has full planning permission 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. A Certificate of Lawfulness 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. An alternative full planning permission for demolition of the existing building and provision of a mixed use redevelopment of the site comprising an apart-hotel with commercial unit(s) was approved in January 2025. What progress is being made towards delivery of the houses in multiple occupation on the site?

No progress is currently being made on delivery of the HMO scheme. The permission remains “alive” through the implementation works undertaken, but the landowner is currently considering his options with regards to the redevelopment of the site.

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

No current intentions.

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

Not known

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

Not known

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

Not known

6. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

Not known

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Not known

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?

Financial viability is a critical element of project delivery in the current environment.

Response 61: 35 Milton 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 demolition of the existing two houses and erection of 4 dwellings and 7 flats, which was approved in April 2025. 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 early 2026. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

4. You previously anticipated that the first dwelling(s) would be completed in late 2027/early 2028. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

5. You previously anticipated that the development would be completed in late 2027/early 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 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 62: John Banks Honda, 444 Newmarket Road, Cambridge

From: ROK Planning
Sent: 16/02/2026 14:48

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. A Certificate of Lawfulness to demonstrate that a material start has been made on the permission, in the form of demolition of the existing buildings, has been granted by the Council. What progress has been made towards the delivery of bedrooms on the site?

Construction works have commenced on site.

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

Works have commenced

3. When do you anticipate that the first bedroom(s) will be completed?

The benchmark room will be completed by the end of March 2026

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

August 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 2026 – 31 March 2027: 140 Bedrooms (All of the rooms will be completed in this period)
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 63: Fitzwilliam College, Storeys Way, Cambridge

From: Shrimplin Planning & Development
Sent: 30/01/2026 13:18

1. The site has full planning permission for an extension to provide student accommodation. The development will provide 17 student bedrooms. At March 2025, no construction works had started on site. What progress is being made towards delivery of bedrooms on the site?

Project construction commenced August 2025

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

As above

3. When do you anticipate that the first bedroom(s) will be completed?

September 2026

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

September 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

Development will be complete in first period.

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A development complete

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 64: 64 & 65 Bridge Street, Cambridge

From: Savills
Sent: 02/02/2026 12:40

We can confirm that the conversion from college accommodation to offices was completed in June 2025. A number of the questions in your email below are therefore not directly applicable and so we trust this gives the clarity that you need.

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 (13 student bedrooms) to offices. At March 2025, construction works were happening on site.
    a. Which bedrooms had been completed by 31 December 2025?
    b. Which bedrooms are anticipated to be completed between 1 January and 31 March 2026?

2. When do you anticipate that the development 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 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 65: Downing College, Regent Street, Cambridge

From: Turley
Sent: 09/02/2026 10:53

1. The site has full planning permission for conversion of existing roof space into student rooms. The development will provide 6 student bedrooms. At March 2025, no construction works had started on site. What progress is being made towards delivery of bedrooms on the site?

3 of 6 built

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

Construction commenced in 2025

3. When do you anticipate that the first bedroom(s) will be completed?

Already completed three bedrooms

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

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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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: Owlstone Croft, Cambridge

From: Turley
Sent: 02/02/2026 16:50

The Owlstone Croft development is now on site and actively under construction, having commenced in August 2025. The project is progressing well, with the main construction phase underway and key elements of the build programme already achieved. The scheme is being delivered in line with the approved design and remains a core part of the College's strategic accommodation portfolio. The development will result in a net increase of 45 bedspaces, contributing directly to the Councils' housing trajectory.

The anticipated programme is as follows: construction commenced in August 2025, practical completion is expected in June 2027, with first occupation in September or October 2027. This programme is considered achievable and is based on the current contractor schedule.

All additional bedspaces are expected to be delivered in 2027, with occupation from the start of the 2027/28 academic year.

The principal delays to delivery were not commercial or technical, but arose from the planning process. The scheme experienced significant delays due to protracted consideration by Cambridge City Council's Planning Committee, followed by councillors taking the application to appeal, which materially delayed the start on site. These matters have now been resolved and construction is underway.

Standard market risks remain, including construction inflation, labour availability, and supply chain pressures, but none are currently preventing delivery, and the scheme is progressing in line with programme, albeit 2 years late.

The questions sent to Turley were:

1. The site has full planning permission for demolition of nursery building, partial demolition, refurbishment and extension of other existing college buildings, and the erection of four accommodation blocks containing rooms for postgraduate students. The development will provide 60 student bedrooms. At March 2025, no demolition or construction had started on site. What progress is being made towards delivery of bedrooms on the site?

2. You previously anticipated that construction would start on the first bedroom(s) in July 2025. Has construction started on the first bedroom(s)? If not, when do you anticipate that construction will start on the first bedroom(s)?

3. You previously anticipated that the first bedroom(s) would be completed in 2027. Is that still the intention? If not, when do you anticipate that the first bedroom(s) will be completed?

4. You previously anticipated that the development would be completed in 2027. Is that still the intention? If not, 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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: Former CEMEX Cement Works, Haslingfield Road, Barrington

From: Redrow
Sent: 05/02/2026 16:33

1. The site has detailed planning permission for 260 dwellings. At March 2025, 166 dwellings had been completed, 48 dwellings were under construction and 46 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

36

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

15

2. 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?

Yes

3. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 35
   - 1 April 2027 – 31 March 2028: 8
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A

Response 68: 26 South End, Bassingbourn

From: Wood Oak Ltd
Sent: Tuesday 20/01/2026 15:25

1. The site has full planning permission for demolition of the existing dwelling and erection of 10 new dwellings. At March 2025, the existing dwelling had been demolished, 4 new dwellings had been completed, and 6 new dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

      Plot 1, Plot 1A (refurbishment only, application reference: 20/04231/FUL), Plot 9, and Plot 10.

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

      Plot 1B (application reference: 22/00943/FUL)

2. You previously anticipated that construction would start on the remaining new dwellings in 2025. Has construction started on the remaining new dwellings? If not, when do you anticipate that construction will start on the remaining new dwellings?

Plots 3, 4, 5, 6, 7, 8 underway. Plot 2 yet to start. Plot 9A yet to start (under application reference: 24/04781/FUL)

3. When do you anticipate that the next new dwelling(s) will be completed?

Phased over the next 12 months.

4. You previously anticipated that the development would be completed in winter 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?

Hopefully around this time.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 5
   - 1 April 2027 – 31 March 2028: 2
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 69: Land north east of Rampton Road, Cottenham

No response has been received from Tilia Homes.

The questions sent to Tilia Homes were:

1. The site has detailed planning permission for 140 dwellings. At March 2025, 36 dwellings had been completed and 104 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that the development would be completed in December 2026. Is that still the intention? 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 70: Rear of 38 Histon Road, Cottenham

From: South Cambridgeshire District Council Newbuild
Sent: 23/01/2026 16:24

1. The site has detailed planning permission for 34 dwellings as a Social Housing Rural Exception Site in the Greenbelt, which was approved in September 2025. What progress is being made towards delivery of dwellings on the site?

Newbuild has an Employers Agent acting for us to get the project underway. Regular meetings have been held to enable the project to start. Currently there is some design work to do around drainage and highway issues to meet the planning conditions - these also have to be costed as they may be above what was budgeted for.

2. You previously anticipated that construction would start on the first dwelling(s) in 2025-2026. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

No, still resolving issues above. I would say a late spring start on site, subject to approving any additional costs.

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

December 2026

4. You previously anticipated that the development would be completed in January 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?

December 2028

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 0
   - 1 April 2027 – 31 March 2028: 0
   - 1 April 2028 – 31 March 2029: 17
   - 1 April 2029 – 31 March 2030: 17
   - 1 April 2030 – 31 March 2031: 0

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

N/A

Response 71: Land at Potton End, Eltisley (market homes)

From: [REDACTED, the landowner]
Sent: Fri 16/01/2026 08:43

Going on the market in a month or two.

The questions sent to the landowner were:

1. The site has full planning permission for 12 dwellings, including 3 market dwellings (plots 10, 11 and 12). At March 2025, the 3 market dwellings had not been started. What progress is being made towards delivery of market dwellings on the site?

2. You previously anticipated that construction would start on the first market dwelling(s) in 2026. Is that still the intention? If not, when do you anticipate that construction will start on the first market dwelling(s)?

3. You previously anticipated that the first market dwelling(s) would be completed in 2027. Is that still the intention? If not, when do you anticipate that the first market dwelling(s) will be completed?

4. You previously anticipated that the development would be completed in 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?

5. What are the anticipated market housing completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 72: Land at Teversham Road, Fulbourn

From: Hill Group
Sent: 16/02/2026 08:14

1. The site has detailed planning permission for 110 dwellings. At March 2025, 68 dwellings had been completed, 20 dwellings were under construction and 22 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?

      Plots 1-40, 86-110.

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

      Plots 41-47, 70-85

2. 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?

September 2026

3. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: Plots 48-69
   - 1 April 2027 – 31 March 2028: N/A
   - 1 April 2028 – 31 March 2029: N/A
   - 1 April 2029 – 31 March 2030: N/A
   - 1 April 2030 – 31 March 2031: N/A

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

   N/A

Response 73: Telford House, 76 Cow Lane, Fulbourn

No response has been received from Granville Group.

The questions sent to Granville Group were:

1. The site has prior approval permission for chang Land between 66-68 Common Lan Land between 66-68 Common Lane of use of office to 11 dwellings. At March 2025, all 11 dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that the first dwelling(s) would be completed in June 2025. 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 2025. 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

5. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 74: South of West Road, Gamlingay

From: BPHA
Sent: 06/02/2026 12:29

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, in the form of part construction of the access road, has been granted by the Council. At March 2025, all 29 dwellings had not been started. What progress is being made towards delivery of dwellings on the site?

We have liaised with a couple of developer partners over the last year to work through a route to delivery. As yet we have not entered into a contract to start building but discussions are continuing with a delivery partner.

2. You previously anticipated that construction would start on the first dwelling(s) in January 2026. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

We anticipate a start in April 2027.

3. You previously anticipated that the first new dwelling(s) would be completed in January 2027. Is that still the intention? If not, when do you anticipate that the first new dwelling(s) will be completed?

We now anticipate that the first dwelling would be completed in April 2028.

4. You previously anticipated that the development would be completed in October 2027. Is that still the intention? If not, when do you anticipate that the development will be completed?

September 2028.

5. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029: 29
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 rise in construction costs since 2018 when we acquired the site have affected the viability. We are reviewing the unit types and make up to be more reflective of the current market, we are investigating options for scheme re-design.

Response 75: Former Waste Water Treatment Facility, Cambridge Road, Hauxton

No response has been received from Carden Group.

The questions sent to Carden Group were:

1. The site has detailed planning permission for the demolition of existing structures, remediation of the site, and erection of 32 dwellings. At March 2025, no construction works had started on site. The site also has an alternative outline planning permission for employment uses. 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, and that remediation works have been started. When do you anticipate that the remediation works will be completed?

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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 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 76a: Wellcome Genome Campus, Hinxton - Remainder

From: David Lock Associates
Sent: 12/02/2026 16:54

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 where there is no reserved matters planning permission?

Wellcome Genome Campus Limited (WGCL), the entity that has now been established to deliver and manage the whole Wellcome Genome Campus, has appointed a site wide master planner (Allies and Morrison) to review the masterplan and help guide the delivery of the Campus (both existing and expansion land). Allies and Morrison are currently undertaking a design review of the next tranche of residential parcels to inform briefs for prospective residential parcel architects. Further, Savills have been engaged to advise on a residential strategy and help inform the likely mix for the next parcels. This, alongside the necessary housing monitoring required by the S106, will inform the preparation of briefs for the next residential parcels. It is intended that design work will start in 2026 on the next parcel(s) with the preparation of RMA(s) and WGCL is currently in discussion with its shareholder about funding for this next phase.

2. Phase 1 infrastructure works to provide access, utilities and drainage to parcels have been approved. What is your anticipated programme for the delivery of this initial infrastructure necessary to enable dwellings to be delivered on site? In particular:
    a) You previously anticipated that construction of initial on-site infrastructure would start in Q2 2025. 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?

Prioritisation has been given to facilitating site set up for the various contractors and some elements of infrastructure have been delayed eg by the highway, procurement or archaeological requirements of others. The implementation of the Phase 1 Infrastructure is due to start in Q2 2026.

    b) You previously anticipated that the initial on-site infrastructure would be phased but the first elements would be completed in 2026. Is that still your intention? If not, when do you anticipate that the initial on-site infrastructure will be completed?

The infrastructure will be phased. The necessary infrastructure to support the first development parcels will be completed aligned with those parcels (i.e. 2027).

3. What is your anticipated programme for the delivery of the second phase of dwellings? In particular:
    a. You previously anticipated that a reserved matters planning application(s) for the second phase of dwellings would be submitted in 2026. Is that still the intention? If not, when do you anticipate a reserved matters planning application(s) for the second phase of dwellings will be submitted?

It is likely that work will start on this RMA in 2026, it may be submitted in 2027.

    b. You previously anticipated that the second phase of residential development would include about 250 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?

This will depend on the parcels that are brought forward and the mix of units. It is possible that this could be 250 dwellings or more in this second phase (a phase could include more than one RMA).

    c. You previously anticipated that construction would start on the first dwelling(s) on this second phase in 2026. Is this still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) on this second phase?

Construction is likely to start in 2027, subject to planning and funding.

    d. You previously anticipated that the first dwelling(s) on the second phase would be completed in 2027/28. Is that still the intention? If not, when do you anticipate that the first dwelling(s) on the second phase will be completed?

It is likely that this could be 2028/29, again subject to planning and funding.

    e. You previously anticipated that the second phase of dwellings would be completed in 2029. Is that still the intention? If not, when do you anticipate that the second phase of dwellings will be completed?

It is still possible that this could be the case (subject to the extent of this second phase, planning and funding).

4. 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 the intention that residential RMAs will be submitted to enable a steady delivery of units per annum, this may include some RMAs with a larger capacity, others lower. Over the life of the project and recognising the complexity of the S106 requirements, 150 units per annum would be an ambitious target, informed by the work being undertaken by Savills. The s106 agreement for the development places restrictions on the occupation of dwellings and requires monitoring of a housing register. As such, housing delivery will be influenced quite differently to market housing – it will be necessary to understand demand of 'Campus related workers' as it is not a simple process of putting units up for market sale or rent.

b. How many dwellings do you anticipate each phase will accommodate?

It is anticipated to maintain a steady supply of units (see above) but this will be subject to the parcels brought forward, the mix that there is demand for and detailed design.

c. When do you anticipate that construction will start on the first dwelling(s) for each phase?

As above – this will depend on when RMAs are required to be submitted and implemented to maintain a supply (subject to demand).

d. When do you anticipate that the first dwelling(s) in each phase will be completed?

As above

e. When do you anticipate that each phase of dwellings will be completed?

As above

5. 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?

It is intended that there will be a steady supply, this is likely to increase and decrease depending on campus demand from our growing workforce and the unit numbers for any given RMA. Bearing in mind the restrictions in the S106 and Lettings Strategy and wider economic conditions, unless these alter in any way, 150 per units per annum is now likely to be more realistic and still ambitious.

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028: 83
    - 1 April 2028 – 31 March 2029: circa 150
    - 1 April 2029 – 31 March 2030: circa 150
    - 1 April 2030 – 31 March 2031: circa 150

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Yes, subject to demand from Campus Related Workers and the application of the restrictions in the S106 and Lettings Strategy.

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?

WGCL, in accordance with the Outline Permission S106 must deliver residential units alongside R&T space and growth in demand from the Campus Related Workers arising from that R&T expansion. 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. This may impact on the mix and number of units brought forward. There are restrictions on the occupation of units in the s106 and Lettings Strategy and this reinforces the need to respond to demand. This is very likely to influence the delivery of units. The work being undertaken by Allies and Morrison is helping to inform and understand the future potential of the Campus (both existing and expansion land) and the recent representations submitted by WGCL into the emerging Local Plan seek to affirm this longer-term potential of the Campus such that it can grow and evolve into a place / small town. This will require an ongoing dialogue with SCDC regarding the type of housing delivery at the Campus and the range of supporting uses that could be provided to help it evolve as a place.

Response 76b: Wellcome Genome Campus, Hinxton – Parcel A

From: David Lock Associates
Sent: 12/02/2026 16:56

1. Parcel A has reserved matters permission for 83 dwellings. What progress is being made towards the delivery of dwellings on Parcel A?

A contractor is appointed and the Reserved Matters pre-commencement planning condition applications have been submitted and are awaiting approval. Site set up and early works are due to commence as soon as these approvals are secured (March / April 2026).

2. You previously anticipated construction would start on the first dwelling(s) on Parcel A in July 2025. 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 A?

There has been a period of important coordination between appointed contractors and the appointed site wide logistics contractor as there will be multiple building projects being constructed in tandem. Thus, build coordination is paramount and the appointment of the site wide logistics contractor has been integral to this process. Construction is due to commence in the next 2 months.

3. You previously anticipated that the first dwelling(s) would be completed on Parcel A in 2026/27. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

It is still intended that the first dwellings will be completed by end of 2027.

4. You previously anticipated that Parcel A would be completed in 2027. Is that still the intention? If not, when do you anticipate that Parcel A will be completed?

As above – it is still intended that the first dwellings will be completed by end 2027.

5. What are the anticipated completions for each of the next five years on Parcel A?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028: 83
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

Parcel A is only the 83 units – the other reponses (6 onwards) are completed in respect of the separate form for the wider development / Outline permission.

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Please see the main response to the Outline Permission form for questions 6 + 7.

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 77: Land adjacent to School Hill, Histon

From: Carter Jonas
Sent: 30/01/2026 14:53

1. The site has full planning permission for first and second floor extensions above the existing ground floor commercial premises and Library to create 15 residential apartments and commercial units, which was approved in December 2025. What progress is being made towards delivery of dwellings on the site?

No progress as consent has only recently been granted.

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

The applicant is in discussions currently with potential design and delivery partners.

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

2028

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

2028/2029

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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029: Most likely
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

No

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 applicant will manage costs by closely controlling the build process. But if the scheme isn’t viable, they will not build. The costs will need to be reviewed and there is a reasonable likelihood that the viability will need to be reviewed, which might be sufficient to mitigate the market and cost factors.

Response 78: 135 Station Road, Impington

From: Carter Jonas
Sent: 13/02/2026 08:46

The 11 units here are to be completed in October 2026.

The questions sent to Carter Jonas were:

1. The site has prior approval permission for change of use from commercial, business and service (use class E) to 11 dwellings, which was granted in April 2025. 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 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 79: Land at and to the rear of 30 and 32 New Road, Over

From: Hayfield Homes
Sent: 26/01/2026 16:55

1. The site has detailed planning permission for the demolition of 2 dwellings and the erection of 44 new dwellings. At March 2024, the two existing dwellings had been demolished, 34 new dwellings had been completed and 10 new dwellings were under construction.
   a. Which plots had been completed by 31 December 2025?

      Plots 1-26 and 28.

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

      Plots 27, 29 and 33.

2. You previously anticipated that the development would be completed in Q4 2025. Has the development been completed? If not, when do you anticipate that the development will be completed?

   The development is due to be completed in May 2026.

3. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027: 3 dwellings (Plots 30, 31 & 32).
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

   N/A, development due to be completed in May 2026.

Response 80: Land between 66-68 Common Lane, Sawston

No response has been received from Carter Jonas.

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 2025. 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 new dwelling(s) would be completed in late 2026 / early 2027. Is that still the intention? If not, when do you anticipate that the first new dwelling(s) will be completed?

4. You previously anticipated that the development would be completed in late 2026 / early 2027. 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 81: Land between Haverhill Road and Hinton Way, Stapleford

From: Rangeford Villages
Sent: 17/01/2026 11:40

Practical completion was September 2025. All 147 units were completed prior to December 2025.

1. The site has detailed planning permission for a retirement village, including 147 dwellings for older people. At March 2025, 129 dwellings had been completed and 18 dwellings had not been started.
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

2. You previously anticipated that the development would be completed in September 2025. 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

4. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Response 82: Land rear of 130 Middlewatch, Swavesey

From: Hill Group
Sent: 29/01/2026 10:19

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, in the form of the demolition of the existing dwelling, has been granted by the Council. At March 2025, 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?

Hill started on site at the end of September 2025. To date have installed haul roads, a site compound and welfare/offices and circa 20% of foundations. Of the foundations thus far complete, about half have substructure blockwork installed.

2. You previously anticipated that construction would start on the first dwelling(s) in July 2025. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

As above.

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

First dwelling(s) expected to be complete December 2026.

4. If any dwellings have been completed:
   a. Which plots had been completed by 31 December 2025?

None

   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

None

5. You previously anticipated that the development would be completed in January 2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

We anticipate completing all plots by October 2027.

6. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027: 25 of 70 properties
    - 1 April 2027 – 31 March 2028: (remaining) 45 of 70 properties.
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

N/A project complete in 2027.

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 at present.

Response 83: Land north of 39A Station Road West, Whittlesford Bridge

From: Logic Planning
Sent: 13/02/2026 11:45

1. The site has full planning permission for the demolition of existing buildings (including a dwelling) and the construction of 48 dwellings. At March 2025, no construction works had started on site. What progress is being made towards delivery of dwellings on the site?

No work can commence onsite until the environment agency contract is entered into.

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?

   As above. No work started but programme agreed.

   b. If not, when do you anticipate that the remediation will be undertaken?

   Hopefully work will commence in the beginning of May 2026.

   c. When will the site become available for housing?

   Our longstop date is that construction will start in the spring of 2027.

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

We have our own inhouse development team.

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

March 2027

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

Christmas 2027

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

End of 2028

7. What are the anticipated completions for each of the next five years on this development?
    - 1 April 2026 – 31 March 2027:
    - 1 April 2027 – 31 March 2028:
    - 1 April 2028 – 31 March 2029:
    - 1 April 2029 – 31 March 2030:
    - 1 April 2030 – 31 March 2031:

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 84: Land south of 1b Over Road, Willingham

No response has been received from Carter Jonas.

The questions sent to Carter Jonas were:

1. The site has detailed planning permission for erection of 26 dwellings. At March 2025, all 26 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 2024-2025. 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 November 2025. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

4. If any dwellings have been completed:
   a. Which plots had been completed by 31 December 2025?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2026?

5. You previously anticipated that the development would be completed in March 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

7. Are the anticipated completions for 2031-2032 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 85: Former Hotel Felix, Whitehouse Lane, Cambridge

From: Q+A Planning
Sent: 21/01/2026 15:03

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 2025, no construction had started on site. What progress is being made towards delivery of bedrooms on the site?

A s73 application was submitted in September 2025 following my clients (Cambridge Care Home Propco Ltd) acquisition of the site from the former freehold owners (Kyn Cambridge Ltd). In response, several amendments are required to the previously approved plans in order to review efficiencies in how the care home would operate, to ensure compliance with current building regs and to better suit the operational requirements of the new care provider.

As a result, the amended scheme proposes a reduction in bed numbers from 80 to 72.

Pre-commencement conditions have been discharged, and the former hotel is currently being demolished. Once the s73 application is determined, construction on the revised proposals will commence.

2. You previously anticipated that construction would start on the first bedroom(s) in Q1 2026. Has construction started on the first bedroom(s)? If not, when do you anticipate that construction will start on the first bedroom(s)?

Demolition has commenced, due to be completed during February 2026. A start on site developing the s73 approval is scheduled to commence in June 2026.

3. You previously anticipated that the first bedroom(s) would be completed in Q4 2027. Is that still the intention? If not, when do you anticipate that the first bedroom(s) will be completed?

To be confirmed, likely early 2028.

4. You previously anticipated that the development would be completed in Q2 2028. Is that still the intention? If not, when do you anticipate that the development will be completed?

To be confirmed, likely late 2028.

5. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?

All care beds will be completed and delivered at the same time, upon first opening of the care home.

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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 86: Girton College, Huntingdon Road, Girton

From: Turley
Sent: 24/02/2026 11:01

1. The site has outline planning permission for the construction of student residential accommodation together will ancillary meeting, office and social space, an auditorium and grounds maintenance workshops, which was approved in June 2025. What progress is being made towards the delivery of bedrooms on this site?

Phase 1 of the outline planning permission – scheme for 120 student residential bedrooms, some ancillary space and the auditorium is currently being discussed with Greater Cambridge Shared Planning Services.

2. When do you anticipate that a reserved matters planning application(s) for bedrooms will be submitted?

Q4 2026

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

Q4 2027

4. When do you anticipate that the first bedroom(s) will be completed?

Cannot confirm

5. When do you anticipate that the student accommodation will be completed?

Q3 2030

6. What are the anticipated completions in terms of number of bedrooms for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031: Circa 120

7. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? If not, please provide anticipated completions for each year.

Not applicable.

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?

Not able to advise at this stage.

Response 87: 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. The development will result in the loss of 6 existing bedrooms and the creation of 4 new bedrooms. At March 2025, no construction works had started on site. What progress is being made towards 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 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029:
   - 1 April 2029 – 31 March 2030:
   - 1 April 2030 – 31 March 2031:

6. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

Unallocated Sites with Resolution to Grant Planning Permission

Response 88: Land to the south of North End, Meldreth

From: Smith Jenkins
Sent: 04/02/2026 14:20

1. The Council's planning committee in July 2025 approved an outline planning application for the demolition of the existing turkey farm and the redevelopment for up to 38 dwellings, subject to completion of a s106 agreement. What progress is being made towards the delivery of dwellings on this site?

We remain in the process of negotiating the S106.

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

There is an SME developer on board who has been involved with the project throughout including the design coding for the site.

3. When do you anticipate that a reserved matters planning application for housing will be submitted?

We anticipate a reserved matters application being submitted in early 2027.

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

Q1 2028

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

Q4 2028

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

Within 2 years of commencement.

7. What are the anticipated completions for each of the next five years on this development?
   - 1 April 2026 – 31 March 2027:
   - 1 April 2027 – 31 March 2028:
   - 1 April 2028 – 31 March 2029: 18
   - 1 April 2029 – 31 March 2030: 20
   - 1 April 2030 – 31 March 2031:

8. Are the anticipated completions for 2031-2032 onwards at the same build out rate as anticipated in 2030-2031? 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?

The cost and availability of labour and materials is a universal challenge. These are not unique to the development and will look to have greater certainty, particularly around the affordable element to align with the S106 process.

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 2025 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 2025 in Cambridge and South Cambridgeshire.

E.2. Any small sites included in Figures 18 and 21 that will lapse by 31 March 2026 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 2025

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 for those with a year (YY) up to and including 20 and C/0NNNN/YY to YY/0NNNN for those with a year (YY) of 21 or later.

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)
Land rear of 29 - 31 Peverel Road, Cambridge	Abbey	C/01221/19	Full	1	0	1	0
538 Newmarket Road, Cambridge	Abbey	C/01416/22	Full	2	0	-1	3
177 - 181 Newmarket Road, Cambridge	Abbey	C/04045/22	Full	4	0	4	0
72 Stretten Avenue, Cambridge	Arbury	C/03409/24	Full	1	0	1	0
145 Perne Road, Cambridge	Coleridge	C/00199/23	Full	3	0	3	0
46 Perne Road, Cambridge	Coleridge	C/05049/22	Full	2	0	2	0
196 Green End Road, Cambridge	East Chesterton	C/05100/22	Full	9	0	9	0
32 Ramsden Square, Cambridge	King's Hedges	C/01837/22	Full	1	0	1	0
380 Milton Road, Cambridge	King's Hedges	C/03942/23	Full	1	0	1	0
17 and 17A Emmanuel Road, Cambridge	Market	C/00393/21	Full	0	0	0	0
15 & 16 Emmanuel Road, Cambridge	Market	C/01541/22	Full	1	0	1	0
17 - 19 Willow Walk, Cambridge	Market	C/01602/24	Full	9	0	9	0
2 and 3 Park Parade, Cambridge	Market	C/01700/24	Full	-1	0	-1	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

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)
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
11 Hinton Avenue, Cambridge	Queen Edith's	C/00197/22	Full	1	0	1	0
1A Fendon Road, Cambridge	Queen Edith's	C/02067/22	Full	8	0	0	8
136 Mowbray Road, Cambridge	Queen Edith's	C/04180/22	Full	1	0	1	0
198 Queen Ediths Way, Cambridge	Queen Edith's	C/05556/22	Full	3	-1	0	4
163 - 167 Mill Road, Cambridge	Romsey	C/03622/21	Prior Notification	4	0	4	0
34 Barrow Road, Cambridge	Trumpington	C/01229/20	Full	0	-1	0	1
Total	**-**	**-**	**-**	**50**	**-4**	**38**	**16**

Figure 18: Cambridge – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2025

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 for those with a year (YY) up to and including 20 and C/0NNNN/YY to YY/0NNNN for those with a year (YY) of 21 or later.

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
7 Thorleye Road, Cambridge	Abbey	C/01141/24	Full	0	0	0	0	-
627-631 Oakley Lodge, Newmarket Road, Cambridge	Abbey	C/01227/24	Full	1	0	0	1	-
20 Norton Close, Cambridge	Abbey	C/01760/22	Full	1	0	0	1	Not lapsed. Evidence suggests that a start has been made on site.
68 Whitehill Road, Cambridge	Abbey	C/01820/23	Full	1	0	0	1	-
664 - 666 Newmarket Road, Cambridge	Abbey	C/02489/24	Full	4	0	0	4	-
23 The Westering, Cambridge	Abbey	C/02669/24	Full	0	0	0	0	-
36 Peverel Road, Cambridge	Abbey	C/03413/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
588 Newmarket Road, Cambridge	Abbey	C/04811/23	Full	1	0	0	1	-
Land at Tedder Way, Cambridge	Arbury	C/00440/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
104 Stretten Avenue, Cambridge	Arbury	C/00795/24	Full	0	0	0	0	-
24 Mere Way, Cambridge	Arbury	C/01706/24	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
217 Arbury Road, Cambridge	Arbury	C/03242/24	Full	0	0	0	0	-
39 Cockerell Road, Cambridge	Arbury	C/04550/23	Full	1	0	0	1	-
Land at 38 Darwin Drive, Cambridge	Arbury	C/04953/23	Full	1	0	0	1	-
15-17 Castle Street, Cambridge	Castle	C/00128/24	Prior Notification	3	0	0	3	-
28 Huntingdon Road, Cambridge	Castle	C/02062/24	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	-
17 High Street, Cherry Hinton	Cherry Hinton	C/03207/24	Full	0	0	0	0	-
562 Coldhams Lane, Cambridge	Cherry Hinton	C/03377/23	Outline	1	0	0	1	-
5 High Street, Cherry Hinton	Cherry Hinton	C/03749/24	Full	0	0	0	0	-
338 Cherry Hinton Road, Cambridge	Coleridge	C/01144/22	Full	2	-	-	-	Unable to identify a material start therefore assume lapsed.
78-80 Cherry Hinton Road, Cambridge	Coleridge	C/01260/24	Full	6	0	0	6	-
127 Cherry Hinton Road, Cambridge	Coleridge	C/02039/24	Prior Notification	1	0	0	1	-
218 Cherry Hinton Road, Cambridge	Coleridge	C/02251/24	Prior Notification	1	0	0	1	-
Garage adjacent 1 Rustat Road, Cambridge	Coleridge	C/02882/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
208 - 208A Cherry Hinton Road, Cambridge	Coleridge	C/02936/22	Full	2	-	-	-	Unable to identify a material start therefore assume lapsed.
195 Perne Road, Cambridge	Coleridge	C/02950/24	Full	6	0	0	6	-
332-334A Cherry Hinton Road, Cambridge	Coleridge	C/03719/24	Full	-1	0	0	-1	-
42 Birdwood Road, Cambridge	Coleridge	C/03759/23	Full	1	0	0	1	-
16 Golding Road, Cambridge	Coleridge	C/03840/24	Full	1	0	0	1	-
Rear of 56 Cherry Hinton Road, Cambridge	Coleridge	C/04257/23	Full	7	0	0	7	-
286 Cherry Hinton Road, Cambridge	Coleridge	C/05304/22	Full	0	0	0	0	-
157 Green End Road, Cambridge	East Chesterton	C/00469/22	Full	1	0	0	1	Discharge of Conditions application and Variation of Condition application, therefore assume not lapsed.
Land adjacent to 97 Kendal Way, Cambridge	East Chesterton	C/00996/22	Full	1	0	0	1	Discharge of Conditions application and Variation of Condition application, therefore assume not lapsed.
The White House, 72 Fen Road, Cambridge	East Chesterton	C/01013/23	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Stable House, Fen Road, Cambridge	East Chesterton	C/01458/24	Full	1	0	0	1	-
2 Scotland Close, Cambridge	East Chesterton	C/01783/24	Full	0	0	0	0	-
Land rear of 190 Green End Road, Cambridge	East Chesterton	C/01791/21	Full	1	0	0	1	-
Roebuck House and 22 Ferry Lane, Cambridge	East Chesterton	C/02120/24	Full	0	0	0	0	-
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	-
2 The Grove, Cambridge	East Chesterton	C/04381/24	Full	1	0	0	1	-
Former The Jenny Wren, 80 Campkin Road, Cambridge	King's Hedges	C/00278/22	Full	9	0	0	9	Discharge of Conditions application and non-material amendment application, therefore assume not lapsed.
Land adjacent to 33 Jolley Way, Cambridge	King's Hedges	C/01621/24	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	-
1 St Kilda Avenue, Cambridge	King's Hedges	C/02681/24	Full	1	0	0	1	-
452 Milton Road, Cambridge	King's Hedges	C/02752/24	Full	0	0	0	0	-
11A Garry Drive, Cambridge	King's Hedges	C/02837/24	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
27 Hawkins Road, Cambridge	King's Hedges	C/03157/24	Full	1	0	0	1	-
Land rear of 368-370 Milton Road, Cambridge	King's Hedges	C/03508/21	Full	2	0	0	2	-
127 Kings Hedges Road, Cambridge	King's Hedges	C/03781/22	Full	1	0	0	1	Discharge of Conditions applications and Variation of Condition application, therefore assume not lapsed.
Land rear of 321 and 323 Milton Road, Cambridge	King's Hedges	C/04016/24	Full	1	0	0	1	-
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	-	-	-	Unable to identify a material start therefore assume lapsed.
67 Regent Street, Cambridge	Market	C/01519/24	Prior Notification	1	0	0	1	-
Commercial unit adjacent to 1 Prospect Row, Cambridge	Market	C/01784/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed. Also, replaced by 25/02975/FUL in Figure 19.
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	-	-	-	Unable to identify a material start therefore assume lapsed.

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
1 - 2 Victoria Street, Cambridge	Market	C/03699/23	Full	2	0	0	2	-
35 Cambridge Place, Cambridge	Market	C/04500/24	Prior Notification	3	0	0	3	-
4-5 Bene't Place, Lensfield Road, Cambridge	Market	C/04579/22	Full	2	0	0	2	-
27 Hills Road, Cambridge	Petersfield	C/00891/24	Full	2	0	0	2	-
18 Upper Gwydir Street, Cambridge	Petersfield	C/04252/24	Full	0	0	0	0	-
111 - 113 Queen Ediths Way, Cambridge	Queen Edith's	C/00245/24	Reserved Matters	1	0	0	1	-
101 Beaumont Road, Cambridge	Queen Edith's	C/01309/23	Full	0	0	0	0	-
237 Hills Road, Cambridge	Queen Edith's	C/01360/24	Full	0	0	0	0	-
Edeva Court, Cambridge	Queen Edith's	C/01604/24	Full	4	0	0	4	-
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	Discharge of Conditions application and Variation of Conditions application, therefore assume not lapsed.
157 Mowbray Road, Cambridge	Queen Edith's	C/01946/22	Full	1	0	0	1	Not lapsed. Evidence suggests that the change of use has been completed.
5 Hinton Avenue, Cambridge	Queen Edith's	C/02094/23	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
173 Queen Ediths Way, Cambridge	Queen Edith's	C/02532/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Land at 4 Cavendish Avenue, Cambridge	Queen Edith's	C/02574/24	Full	1	0	0	1	-
276A Hills Road, Cambridge	Queen Edith's	C/02859/24	Full	1	0	0	1	-
15 Tillyard Way, Cambridge	Queen Edith's	C/02862/21	Full	2	-	-	-	Unable to identify a material start therefore assume lapsed.
235 Hills Road, Cambridge	Queen Edith's	C/03465/24	Full	1	0	0	1	-
Orchard House, Fendon Close, Cambridge	Queen Edith's	C/03568/23	Full	1	0	0	1	-
The Pelican Preparatory School, 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	-
Land at 11 Queen Ediths Way, Cambridge	Queen Edith's	C/04428/24	Full	4	0	0	4	-
159 Vinery Road, Cambridge	Romsey	C/01014/23	Full	3	0	0	3	-
74 St Philips Road, Cambridge	Romsey	C/01861/24	Full	1	0	0	1	-
64 Cromwell Road, Cambridge	Romsey	C/02487/23	Full	1	0	0	1	-
161 Mill Road, Cambridge	Romsey	C/03455/24	Full	2	0	0	2	-
261 Mill Road, Cambridge	Romsey	C/03741/23	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Land to rear of 33-39 Paget Road, Cambridge	Trumpington	C/00973/24	Full	4	0	0	4	-
Mackery End, Gazeley Road, Cambridge	Trumpington	C/01320/23	Full	0	0	0	0	-
62 Byron Square, Cambridge	Trumpington	C/02187/24	Full	0	0	0	0	-
71 - 73 Bishops Road, Cambridge	Trumpington	C/02782/22	Full	0	0	0	0	Discharge of Conditions applications and Variation of Conditions applications, therefore assume not lapsed.
26 Foster Road, Cambridge	Trumpington	C/02836/24	Full	0	0	0	0	-
Land at 14-16 Hauxton Road, Cambridge	Trumpington	C/03954/24	Reserved Matters	1	0	0	1	-
Land at 134 Shelford Road, Cambridge	Trumpington	C/04379/22	Outline	1	-	-	-	Reserved matters application submitted in July 2025, but refused in November 2025. Therefore assume lapsed.
15 High Street, Trumpington	Trumpington	C/04434/23	Full	0	0	0	0	-
79 Long Road, Cambridge	Trumpington	C/04628/24	Full	0	0	0	0	-
10 De Freville Avenue, Cambridge	West Chesterton	C/00279/22	Full	1	0	0	1	Discharge of Conditions application, therefore assume not lapsed.

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
10 Milton Road, Cambridge	West Chesterton	C/01003/22	Full	2	-	-	-	Unable to identify a material start therefore assume lapsed.
Mayflower House, Manhattan Drive, Cambridge	West Chesterton	C/02127/23	Full	8	0	0	8	-
Land rear of 109 Milton Road, Cambridge	West Chesterton	C/02200/22	Full	1	0	0	1	Discharge of Conditions application, therefore assume not lapsed.
2 Herbert Street, Cambridge	West Chesterton	C/03164/24	Prior Notification	3	-	-	-	Replaced by 25/03649/FUL in Figure 19.
22, 24, 26 and 28 Metcalfe Road, Cambridge	West Chesterton	C/03814/24	Full	1	0	0	1	-
5 Elizabeth Way, Cambridge	West Chesterton	C/03855/24	Full	0	0	0	0	-
52 Alpha Road, Cambridge	West Chesterton	C/04538/22	Full	1	0	0	1	-
Land at back of 22, 24, 26 and 28 Metcalfe Road, Cambridge	West Chesterton	C/04640/24	Full	5	0	0	5	-
Total	**-**	**-**	**-**	**161**	**0**	**0**	**133**	**A lapse rate of 14% for non delivery has been applied, therefore 114 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 2025

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
680 Newmarket Road, Cambridge	Abbey	25/00751/FUL	Full Application	0
17 Peverel Road, Cambridge	Abbey	25/02996/FUL	Full Application	0
Land rear of 303 Histon Road, Cambridge	Arbury	24/04811/FUL	Full Application	1
Land rear of 322 and 324 Histon Road, Cambridge	Arbury	25/00072/FUL	Full Application	3
310 Histon Road, Cambridge	Arbury	25/00102/FUL	Full Application	2
1 Longview Terrace, Histon Road, Cambridge	Arbury	25/02104/PRIOR	Prior Approval	1
298 Histon Road, Cambridge	Arbury	25/02939/FUL	Full Application	2
154-156 Victoria Road, Cambridge	Arbury	25/04035/PRIOR	Prior Approval	5
6A and 6B Howes Place, Cambridge	Castle	25/01013/FUL	Full Application	-1
Canterbury Cottage, 50A Canterbury Street, Cambridge	Castle	25/01141/FUL	Full Application	0
80 Castle Street, Cambridge	Castle	25/01969/PRIOR	Prior Approval	1
82 Castle Street, Cambridge	Castle	25/01970/PRIOR	Prior Approval	1
55 Greystoke Road, Cambridge	Cherry Hinton	25/01756/FUL	Full Application	0
10 Greystoke Road, Cambridge	Cherry Hinton	25/01966/FUL	Full Application	0
10 Maitland Avenue, Cambridge	East Chesterton	25/01504/FUL	Full Application	2
Grafton Centre, Fitzroy Street, Cambridge	Market	23/02685/FUL	Full Application	-2
22 Grafton Street, Cambridge	Market	25/01440/FUL	Full Application	1
105 Russell Street, Cambridge	Market	25/02413/CLUED	Lawful Development Certificate	0
Commercial unit adjacent to 1 Prospect Row, Cambridge	Market	25/02975/FUL	Full Application	1
88 Regent Street, Cambridge	Market	25/03133/PRIOR	Prior Approval	1
7 Wellington Court, Wellington Street, Cambridge	Market	25/03567/FUL	Full Application	2
Innisfree, South Green Road, Cambridge	Newnham	24/04582/FUL	Full Application	0
Darwin College, Silver Street, Cambridge	Newnham	25/01221/FUL	Full Application	-1
3 Brooklands Avenue, Cambridge	Petersfield	25/02629/PRIOR	Prior Approval	1
94A Mill Road, Cambridge	Petersfield	25/02952/FUL	Full Application	1
30 St Matthews Street, Cambridge	Petersfield	25/03246/FUL	Full Application	1
57 Mowbray Road, Cambridge	Queen Ediths	23/02189/FUL	Full Application	1
24 Luard Road, Cambridge	Queen Ediths	24/04362/FUL	Full Application	0
76 Gunhild Way, Cambridge	Queen Ediths	24/04742/FUL	Full Application	2

Location	Ward	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
1 Stansgate Avenue, Cambridge	Queen Ediths	24/04743/FUL	Full Application	2
83 Beaumont Road, Cambridge	Queen Ediths	25/01274/FUL	Full Application	0
5 Stansgate Avenue, Cambridge	Queen Ediths	25/01309/FUL	Full Application	0
51 Cromwell Road, Cambridge	Romsey	24/04163/FUL	Full Application	1
2 and 2A Cockburn Street, Cambridge	Romsey	25/00832/FUL	Full Application	-1
32 Natal Road, Cambridge	Romsey	25/02458/FUL	Full Application	0
15 Rutherford Road, Cambridge	Trumpington	23/01922/FUL	Full Application	0
Wilbury, Latham Road, Cambridge	Trumpington	25/03882/FUL	Full Application	0
Rear of 82 to 84, Victoria Road, Cambridge	West Chesterton	25/00101/FUL	Full Application	1
83 Victoria Road, Cambridge	West Chesterton	25/01028/PRIOR	Prior Approval	1
245 Chesterton Road, Cambridge	West Chesterton	25/01590/FUL	Full Application	1
Ground Floor, 21 Aylestone Road, Cambridge	West Chesterton	25/02362/FUL	Full Application	1
2 Herbert Street, Cambridge	West Chesterton	25/03649/FUL	Full Application	1
10 Hertford Street, Cambridge	West Chesterton	25/04113/FUL	Full Application	1
Total	**-**	**-**	**-**	**33** **A lapse rate of 14% for non-delivery has been applied, therefore 28 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 2025

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 for those with a year (YY) up to and including 20 and S/0NNNN/YY to YY/0NNNN for those with a year (YY) of 21 or later.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)
9A Comberton Road, Barton	Barton	S/03831/23	Full	0	-1	1	0
Land adjacent to 56 High Street and west of Spring Lane, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/01141/19	Full	4	0	4	0
41 Fen Road, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/02256/16	Full	0	-1	1	0
The Farmhouse, 90 North End, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/04253/23	Full	1	0	1	0
Homecroft, The Drift, Bourn	Bourn	S/03490/22	Full	0	0	0	0
Adjacent to 63 Highfields Road, Highfields Caldecote	Caldecote	S/00403/15	Full	2	1	0	1
Network House, St Neots Road, Caldecote	Caldecote	S/01434/24	Full	2	0	2	0
East of Casa-De-Foseta, St Neots Road, Caldecote	Caldecote	S/01847/16, S/02459/19, S/1544/20	Full	9	8	0	1
16 East Drive, Highfields Caldecote	Caldecote	S/02079/23	Full	3	0	3	0
Manor Farm, Main Street, Caldecote	Caldecote	S/04543/19	Full	1	0	0	1
Great Common Farm, Broadway, Bourn	Cambourne	S/00414/24	Full	4	0	0	4
6 Garstones, Great Cambourne	Cambourne	S/03300/16	Full	2	0	2	0

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)
Oakview Barn, Camps End, Castle Camps	Castle Camps	S/02736/20	Full	1	0	1	0
Land at 2 Homers Lane, Castle Camps	Castle Camps	S/04397/23	Prior Notification	1	0	1	0
Firs Farm, St Peters Street, Caxton	Caxton	S/00021/22, S/00647/21, S/01092/21, S/1527/21, S/01814/21, S/02005/21, S/4042/21, S/05539/22	Reserved Matters	8	7	1	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
Land rear of 64 Barton Road, Comberton	Comberton	S/02337/22	Full	1	0	1	0
38 South Street, Comberton	Comberton	S/02475/22	Full	0	-1	1	0
254 Barton Road, Comberton	Comberton	S/03294/23	Full	0	-1	0	1
Land adjacent to 40 West Street, Comberton	Comberton	S/05283/20	Full	2	0	2	0
New Barns Farm, New Barns Road, Conington	Conington	S/00355/23	Full	4	0	4	0
Rectory Cottage, School Lane, Conington	Conington	S/02692/24	Full	0	-1	0	1
13 Victory Way, Cottenham	Cottenham	S/03818/22	Full	1	0	1	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
5 Hunts Road, Duxford	Duxford	S/02116/24	Full	0	-1	1	0

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)
Barn at Browns Farm, Boxworth Road, Elsworth	Elsworth	S/04671/21	Prior Notification	2	1	1	0
Land south of 29 Brook Street, Elsworth	Elsworth	S/04791/20	Full	1	0	0	1
Land adjacent to 27 Springhill Road, Fen Drayton	Fen Drayton	S/01594/24	Full	1	0	1	0
4 Mill Road, Fen Drayton	Fen Drayton	S/03609/16	Full	1	0	1	0
Land south west of Sandfield Bungalow, Mill Road, Fen Drayton	Fen Drayton	S/04696/23	Full	1	0	1	0
47 Middleton Way, Fen Drayton	Fen Drayton	S/05273/21	Full	1	0	1	0
1 Royston Road, Foxton	Foxton	S/03288/24	Full	0	-1	0	1
Land at 1 Town Close, Fulbourn	Fulbourn	S/02145/23	Full	1	0	0	1
29 Apthorpe Street, Fulbourn	Fulbourn	S/02891/23	Full	0	-1	1	0
21 Church Street, Gamlingay	Gamlingay	S/00741/22	Full	1	0	1	0
Agricultural Building, Drove Road, Gamlingay	Gamlingay	S/02300/21	Full	2	0	0	2
Old Plantation Cottage, Heath Road, Gamlingay	Gamlingay	S/02762/19	Full	0	-1	1	0
Soule Croft, Gamlingay	Gamlingay	S/02888/24, S/03059/24, S/03192/24, S/03197/24	Full	4	0	1	3
Land rear of 8 Little Heath, Gamlingay	Gamlingay	S/04696/21	Full	1	0	1	0
19 High Street, Grantchester	Grantchester	S/00376/23	Full	0	-1	1	0

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (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
Bridgefoot Barn Farm Shop and Tea Room, Barley Road, Flint Cross, Great and Little Chishill	Great and Little Chishill	S/05474/22	Full	1	0	1	0
Reed House, 1 London Road, Great Shelford	Great Shelford	S/00108/19	Full	1	0	1	0
40 Leeway Avenue, Great Shelford	Great Shelford	S/04065/21	Full	1	-1	2	0
40 Hinton Way, Great Shelford	Great Shelford	S/04739/23	Full	1	-1	2	0
44 Orchard Road, Great Shelford	Great Shelford	S/05136/22	Full	1	0	0	1
Barn A, Willow Barn, Pound Green, Guilden Morden	Guilden Morden	S/00855/24	Full	1	0	1	0
Barn 2, north of 23 Pound Green, Guilden Morden	Guilden Morden	S/02022/21	Full	1	0	1	0
Willow Barn, Pound Green, Guilden Morden	Guilden Morden	S/03087/22	Full	1	0	0	1
44 Hall Drive, Hardwick	Hardwick	S/01886/17	Full	1	0	1	0
339 St. Neots Road, Hardwick	Hardwick	S/02665/17	Full	1	0	0	1
4 Haslingfield Road, Harlton	Harlton	S/01640/23	Full	0	0	0	0
106 High Street, Harston	Harston	S/00960/21	Full	1	0	1	0
167 High Street, Harston	Harston	S/02287/23	Full	0	-1	1	0

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)
76 New Road, Haslingfield	Haslingfield	S/05449/22	Full	1	-1	2	0
Former Wood Green Animal Shelter, Chishill Road, Heydon	Heydon	S/04141/23	Full	8	0	0	8
Barns at Abbey Farm House, Abbey Farm, Park Lane, Histon	Histon	S/05171/21	Full	2	0	2	0
11 Clay Close Lane, Impington	Impington	S/00584/24	Full	0	0	0	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
41 Back Road, Linton	Linton	S/04745/21	Full	0	-1	0	1
Land adjacent to 20 Royston Road, Litlington	Litlington	S/05075/22	Full	1	0	1	0
Land adjacent to 17 Leetes Lane, Little Eversden	Little Eversden	S/02643/23	Full	2	0	2	0
53 Harlton Road, Little Eversden	Little Eversden	S/02730/23	Full	0	-1	1	0
9A Hauxton Road, Little Shelford	Little Shelford	S/03296/22	Full	1	0	1	0
2 Manor Close, Little Wilbraham	Little Wilbraham	S/02125/23	Full	1	0	1	0
Highfield, Robins Lane, Lolworth	Lolworth	S/01309/24	Reserved Matters	1	0	1	0
Clare College Farm, Huntingdon Road, Lolworth	Lolworth	S/03851/21	Full	0	0	0	0
New Farm, Royston Road, Melbourn	Melbourn	S/02559/23	Full	1	0	1	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	S/01102/23	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)
Oakington and Westwick							
39 Cambridge Road, Oakington and Westwick	Oakington and Westwick	S/04590/22	Full	0	-1	1	0
2A Lotfield Street, Orwell	Orwell	S/04383/23	Full	0	-1	1	0
Land rear of 8 Fen End, Over	Over	S/01584/23	Full	1	0	1	0
Land adjacent to 7 Station Road, Over	Over	S/01597/22	Full	8	0	8	0
46 Station Road, Over	Over	S/01648/20	Full	4	-1	5	0
5 West Street, Over	Over	S/03007/24	Full	2	0	2	0
16 New Road, Over	Over	S/03110/24	Full	1	0	0	1
Studley, The Main Road, Papworth St Agnes	Papworth St Agnes	S/00854/23	Full	0	-1	1	0
8-10 Meldreth Road, Shepreth	Shepreth	S/01682/24	Full	0	0	0	0
Pithayes, 2 Frog End, Shepreth	Shepreth	S/02351/18	Full	1	0	1	0
Land north of 26 High Street, Shepreth	Shepreth	S/04586/23	Full	1	0	1	0
Sunavon, High Street, Shingay cum Wendy	Shingay cum Wendy	S/04827/18	Full	0	1	-1	0
124 Hay Street, Steeple Morden	Steeple Morden	S/01677/24	Full	0	-1	1	0
Land at 77 Station Road, Stow cum Quy	Stow cum Quy	S/00554/19	Full	2	0	2	0
Land adjacent to 26 Taylors Lane, Swavesey	Swavesey	S/00955/21	Full	1	0	0	1
63 Middle Watch, Swavesey	Swavesey	S/01118/23	Full	5	-1	6	0
Driftwood, Hale Road, Swavesey	Swavesey	S/01910/24	Full	0	-1	1	0
121 Middle Watch, Swavesey	Swavesey	S/03379/20	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)
The Travellers Rest, Ely Road, Chittering	Waterbeach	S/00033/21	Full	6	2	4	0
Rear of 11 Station Road, Waterbeach	Waterbeach	S/03084/24	Full	1	0	1	0
73 The Lamb Yard, High Street, West Wratting	West Wratting	S/04689/22	Full	8	-1	9	0
Ivy House, The Green, Weston Colville	Weston Colville	S/00187/21	Full	3	-1	4	0
Land adjacent to 23 Station Road (West), Whittlesford	Whittlesford	S/03356/23	Full	1	0	1	0
Alwyn Tourist Park, Willingham Road, Willingham	Willingham	S/00599/24	Full	0	0	0	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
Land between Shepherds Court & 29 Schole Road, Willingham	Willingham	S/02760/19	Reserved Matters	8	0	0	8
17- 19A Green Street, Willingham	Willingham	S/04529/19	Reserved Matters	2	0	2	0
33 Earith Road, Willingham	Willingham	S/04765/20	Full	0	0	0	0
Total	**-**	**-**	**-**	**165**	**-6**	**127**	**44**

Figure 21: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2025

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 for those with a year (YY) up to and including 20 and S/0NNNN/YY to YY/0NNNN for those with a year (YY) of 21 or later.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
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	-
19 Princes Close, Balsham	Balsham	S/04799/23	Full	1	0	0	1	-
Land east of 7 Mill Lane, Barrington	Barrington	S/00010/25	Planning Permission in Principle	1	0	0	1	-
Land adjacent to 31 Shepreth Road, Barrington	Barrington	S/00343/25, S/01901/24, S/04447/23	Full	4	0	0	4	-
7 West Green, Barrington	Barrington	S/03885/21	Full	1	0	0	1	Not lapsed. Discharge of Conditions applications and Variation of Conditions applications, and evidence suggests the existing dwelling has been demolished.
Land between 28 and 63 Kings Grove, Barton	Barton	S/01524/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Burwash Manor, School Lane, Barton	Barton	S/02524/21	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
12 and 14 Comberton Road, Barton	Barton	S/04430/23	Full	8	0	0	8	-
1 The Tanyard, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/00419/24	Full	1	0	0	1	-
36 Old North Road, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/03498/23	Prior Notification	1	-	-	-	Replaced by 25/02512/PRIOR in Figure 22.
131 The Causeway, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/03644/22	Outline	3	-	-	-	No reserved matters application submitted, therefore assume lapsed.
Land south of The Causeway, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/04153/22	Outline	9	0	0	9	-
11A High Street, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/04227/24	Prior Notification	1	0	0	1	-
Land west of 183A North End, Bassingbourn cum Kneesworth	Bassingbourn cum Kneesworth	S/04466/22	Outline	1	-	-	-	Replaced by 24/04453/REM in Figure 22.
154 Bridge Street, Whaddon	Bassingbourn cum Kneesworth	S/04929/22	Full	0	-	-	-	Replaced by 24/03254/FUL in Figure 22.
Golders Farm, Fox Road, Bourn	Bourn	S/00077/23	Prior Notification	1	-	-	-	Replaced by 25/03631/FUL in Figure 22.
Land between Hillcrest and The Fairways, Toft Road, Bourn	Bourn	S/00197/23	Reserved Matters	1	0	0	1	-
Barn adjacent to 133 Caxton End, Bourn	Bourn	S/02024/24	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Land north of Davids Lodge, Old North Road, Bourn	Bourn	S/02752/23	Outline	5	0	0	5	-
36 Gills Hill, Bourn	Bourn	S/03298/24	Full	1	0	0	1	-
Land adjacent to Gills Hill Farm, Gills Hill, Bourn	Bourn	S/03849/23	Outline	5	0	0	5	-
Drift End Stables, The Drift, Bourn	Bourn	S/04115/24	Full	0	0	0	0	-
44 Gills Hill, Bourn	Bourn	S/04142/23	Full	0	0	0	0	-
Land at Fairways, Toft Road, Bourn	Bourn	S/04549/24	Reserved Matters	1	0	0	1	-
13 Gills Hill, Bourn	Bourn	S/05219/22	Full	1	0	0	1	-
Westwind, Highfields Road, Highfields Caldecote	Caldecote	S/01754/24	Full	5	0	0	5	-
42 West Drive, Highfields Caldecote	Caldecote	S/03681/21	Full	2	0	0	2	Discharge of Conditions applications, therefore assume not lapsed.
West of Casa De Foseta, St Neots Road, Caldecote	Caldecote	S/04460/22	Full	2	0	0	2	-
Land rear of 4 and 6 East Drive, Highfields Caldecote	Caldecote	S/04523/23	Full	2	0	0	2	-
East of Oak Tree Cottage, St Neots Road, Cambourne	Cambourne	S/01574/24	Reserved Matters	5	0	0	5	-
West of Oak Tree Cottage, St Neots Road, Cambourne	Cambourne	S/04177/24	Outline	1	0	0	1	-
Land adjacent to Pond Cottage,	Carlton	S/02529/24	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Church Road, Carlton								
Land south of Willingham Green Road, Carlton	Carlton	S/02932/23	Outline	4	-	-	-	No reserved matters application submitted, therefore assume lapsed.
Brownings Farm, Camps End, Castle Camps	Castle Camps	S/00258/24	Full	1	0	0	1	-
Barn south of Westoe Farm, Camps Road, Bartlow	Castle Camps	S/02937/23	Prior Notification	1	0	0	1	-
Land south of Coopers Farm, Olmstead Green, Castle Camps	Castle Camps	S/03475/21	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Land east of Ermine Street, Caxton	Caxton	S/01335/23	Outline	9	0	0	9	-
Grange Farm, Bourn Road, Caxton	Caxton	S/02508/24	Prior Notification	5	0	0	5	-
Land at St Peters Street, Caxton	Caxton	S/04704/20	Outline	9	0	0	9	-
Gage Farm, Branch Road, Comberton	Comberton	S/00786/24	Full	0	0	0	0	-
Land adjacent to 245 Barton Road, Comberton	Comberton	S/01014/24	Reserved Matters	1	0	0	1	-
94 Swaynes Lane, Comberton	Comberton	S/02468/23	Outline	1	0	0	1	-
5 Green End, Comberton	Comberton	S/03716/23	Full	1	0	0	1	-
58 High Street, Coton	Coton	S/04876/23	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Agricultural Building, rear of 29 Histon Road, Cottenham	Cottenham	S/00261/25	Prior Notification	1	0	0	1	-
Lockspit Hall Farm, Lockspit Hall Drove, Cottenham	Cottenham	S/01182/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
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	-
Land rear of 51 Beach Road, Cottenham	Cottenham	S/01745/24	Outline	1	0	0	1	-
35 High Street, Cottenham	Cottenham	S/01793/23	Full	1	-	-	-	Replaced by 25/02886/FUL in Figure 22.
73 High Street, Cottenham	Cottenham	S/02061/23	Full	1	0	0	1	-
Kings Farm, High Street, Cottenham	Cottenham	S/02107/24	Full	3	-	-	-	Replaced by 25/02886/FUL in Figure 22.
300 High Street, Cottenham	Cottenham	S/02302/24	Outline	1	0	0	1	-
79 High Street, Cottenham	Cottenham	S/02562/24	Full	1	0	0	1	-
The Grandstand, Race Course, Beach Road, Cottenham	Cottenham	S/03002/23	Full	1	0	0	1	-
Land at 9 Church Close, Cottenham	Cottenham	S/05121/20	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.

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Land adjacent to 3 Old Rectory Drive, Dry Drayton	Dry Drayton	S/00037/25	Reserved Matters	1	0	0	1	-
Scotland Farm, Scotland Road, Dry Drayton	Dry Drayton	S/03394/23	Full	1	0	0	1	-
53 Boxworth Road, Elsworth	Elsworth	S/03422/24	Full	3	0	0	3	-
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	-	-	-	Discharge of Conditions applications, therefore assume not lapsed. However, replaced by 25/01532/FUL in Figure 22.
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	-	-	-	Unable to identify a material start therefore assume lapsed. Also, replaced by 25/03945/FUL in Figure 22.
Ridgeleys Farm, High Street, Fen Drayton	Fen Drayton	S/01412/07	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
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	Discharge of Conditions application, therefore assume not lapsed.
29 Cootes Lane, Fen Drayton	Fen Drayton	S/03537/23	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	-
Home Farm, High Street, Fowlmere	Fowlmere	S/01150/24	Full	6	0	0	6	-
Deans Farm, Long Lane, Fowlmere	Fowlmere	S/01700/23	Full	1	0	0	1	-
Land adjacent to Dove House, Rectory Lane, Fowlmere	Fowlmere	S/03235/24	Full	1	-	-	-	Replaced by 25/04086/FUL in Figure 22.
Penny Corner, Top Close, Fowlmere	Fowlmere	S/03810/24	Full	0	0	0	0	-
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 south east of 29 Barrington Road, Foxton	Foxton	S/03109/24	Planning Permission in Principle	1	-	-	-	Replaced by 25/03678/FUL in Figure 22.
Land at 71A High Street, Foxton	Foxton	S/04570/23	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
20-24 Pierce Lane, Fulbourn	Fulbourn	S/00280/23	Full	3	-	-	-	Replaced by 25/02218/PRIOR in Figure 22.
39 Pierce Lane, Fulbourn	Fulbourn	S/01215/24	Full	2	0	0	2	-
25 Thomas Road, Fulbourn	Fulbourn	S/01768/23	Prior Notification	1	0	0	1	-
Land west of 3 Teversham Road, Fulbourn	Fulbourn	S/03182/22	Full	1	0	0	1	Discharge of Conditions application, therefore assume not lapsed.
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	-	-	-	Unable to identify a material start therefore assume lapsed. Also, replaced by 25/03392/FUL in Figure 22.
5 Hollmans Close, Fulbourn	Fulbourn	S/04834/23	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	-	-	-	Unable to identify a material start therefore assume lapsed.
Land rear of 46 Cinques Road, Gamlingay	Gamlingay	S/00237/24	Outline	2	0	0	2	-
8B Little Heath, Gamlingay	Gamlingay	S/01183/24	Full	2	0	0	2	-

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Land rear of 33 Church Street, Gamlingay	Gamlingay	S/01257/24	Full	5	0	0	5	-
8A Potton Road, The Heath, Gamlingay	Gamlingay	S/01680/22	Full	0	0	0	0	Discharge of Conditions application, therefore assume not lapsed.
The Shack, Little Heath, Gamlingay	Gamlingay	S/01729/22	Full	0	-	-	-	Unable to identify a material start therefore assume lapsed.
Land between 1-3 and 5-9 The Cinques, Gamlingay	Gamlingay	S/02905/23	Outline	2	-	-	-	Replaced by 25/01078/FUL in Figure 22.
Land rear of 61 Church Street, Gamlingay	Gamlingay	S/03064/23	Full	1	0	0	1	Discharge of Conditions application, therefore assume not lapsed.
Rose Villa, Little Heath, Gamlingay	Gamlingay	S/03311/23	Full	5	0	0	5	-
16 Little Heath, Gamlingay	Gamlingay	S/03489/24	Full	0	0	0	0	-
Land rear of 53 Church Street, Gamlingay	Gamlingay	S/05174/22	Full	1	0	0	1	Variation of Conditions and Non-material amendment applications, therefore assume not lapsed.
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	-
Land between 1 and 3A Cherry	Girton	S/04442/24	Full	1	0	0	1	-

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Bounds Road, Girton								
45 Thornton Way, Girton	Girton	S/04656/23	Full	1	0	0	1	-
26 Coton Road, Grantchester	Grantchester	S/02388/24	Full	0	0	0	0	-
7A High Street, Grantchester	Grantchester	S/02693/24	Full	1	0	0	1	-
33 South Road, Great Abington	Great Abington	S/00129/23	Full	1	0	0	1	-
29 South Road, Great Abington	Great Abington	S/00718/24	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/01967/24	Reserved Matters	1	0	0	1	-
88 High Street, Great Abington	Great Abington	S/02083/24	Full	1	0	0	1	-
55 North Road, Great Abington	Great Abington	S/03023/24	Full	0	0	0	0	-
Land adjacent to 39 South Road, Great Abington	Great Abington	S/03031/24	Full	1	0	0	1	-
Land east of Horsehill House, 49A North Road, Great Abington	Great Abington	S/03087/23	Full	1	0	0	1	-
17 Heydon Road, Great and Little Chishill	Great and Little Chishill	S/02706/23	Full	1	0	0	1	-
44 Wimpole Road, Great Eversden	Great Eversden	S/03100/24	Full	1	0	0	1	-
134 Cambridge Road, Great Shelford	Great Shelford	S/00170/25	Prior Notification	1	-	-	-	Replaced by 24/04142/FUL in Figure 22.
Land rear of 10B Church Street, Great Shelford	Great Shelford	S/00513/24	Planning Permission in Principle	1	0	0	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
16 Granhams Road, Great Shelford	Great Shelford	S/00990/24	Full	1	0	0	1	-
26 Coppice Avenue, Great Shelford	Great Shelford	S/03068/24	Full	1	0	0	1	-
Land rear of 45 Tunwells Lane, Great Shelford	Great Shelford	S/03309/24	Full	1	0	0	1	-
1 Glebe Lane, Great Shelford	Great Shelford	S/03542/23	Full	0	0	0	0	-
13 Westfield Road, Great Shelford	Great Shelford	S/03891/24	Full	0	0	0	0	-
4 Mingle Lane, Great Shelford	Great Shelford	S/03916/24	Full	0	0	0	0	-
Westfield Farm Barn, Cambridge Road, Hauxton	Great Shelford	S/04704/24	Prior Notification	4	-	-	-	Replaced by 25/03083/FUL in Figure 22.
Great Wilbraham Hall Farmhouse, Mill Road, Great Wilbraham	Great Wilbraham	S/03323/24	Full	-1	0	0	-1	-
1 New Road, Guilden Morden	Guilden Morden	S/00286/25	Full	1	0	0	1	-
Cold Harbour Farm, Ashwell Road, Guilden Morden	Guilden Morden	S/01981/23	Prior Notification	1	0	0	1	-
57A High Street, Guilden Morden	Guilden Morden	S/02086/22	Planning Permission in Principle	1	-	-	-	No technical details application submitted, therefore assume lapsed.
The Hay Barn, Cold Harbour Farm, Ashwell Road, Guilden Morden	Guilden Morden	S/02442/23	Full	2	0	0	2	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Land west of Dubbs Knoll Road, Guilden Morden	Guilden Morden	S/03097/23	Outline	8	0	0	8	-
Land west of 39 Pound Green, Guilden Morden	Guilden Morden	S/03344/24	Planning Permission in Principle	1	0	0	1	-
Willow Barn, Pound Green, Guilden Morden	Guilden Morden	S/03519/24	Full	1	-	-	-	Replaced by 25/01268/FUL in Figure 22.
49 New Road, Guilden Morden	Guilden Morden	S/04190/23	Full	4	0	0	4	-
39 New Road, Guilden Morden	Guilden Morden	S/04784/22	Full	0	-	-	-	Evidence to suggest an alternative proposal has been implemented, and unable to identify a material start therefore assume lapsed.
323 St Neots Road, Hardwick	Hardwick	S/00157/24	Full	1	0	0	1	-
Newton House, 147 St Neots Road, Hardwick	Hardwick	S/02099/24	Full	7	0	0	7	-
347 St Neots Road, Hardwick	Hardwick	S/03354/24	Full	1	0	0	1	-
Land at 147 St Neots Road, Hardwick	Hardwick	S/03438/21	Full	9	0	0	9	Not lapsed. Evidence suggests a start has been made on site.
Land west of 283 St Neots Road, Hardwick	Hardwick	S/04073/23	Full	1	0	0	1	-
Land adjacent to 54 Eversden Road, Harlton	Harlton	S/01204/24	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
83 High Street, Harlton	Harlton	S/01304/24	Full	1	0	0	1	-
Land rear of 136-138 High Street, Harston	Harston	S/00595/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Beech Farm, Church Street, Harston	Harston	S/01384/22	Full	9	0	0	9	Not lapsed. Discharge of Conditions applications, and evidence suggests a start has been made on site.
13 Royston Road, Harston	Harston	S/02624/21	Full	3	0	0	3	Not lapsed. 25/02420/CLUED approved in August 2025 to confirm development lawfully commenced.
2 High Street, Harston	Harston	S/03394/20	Full	4	0	0	4	Discharge of Conditions applications and Variation of Conditions application, therefore assume not lapsed.
16 Pightle Close, Harston	Harston	S/04375/22	Full	0	-	-	-	Unable to identify a material start therefore assume lapsed.
Frog End Farm, Barton Road, Haslingfield	Haslingfield	S/00140/22	Full	1	0	0	1	Discharge of Conditions applications, therefore assume not lapsed.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
1 River Lane, Haslingfield	Haslingfield	S/04189/24	Prior Notification	1	0	0	1	-
6 Chishill Road, Heydon	Heydon	S/03455/22	Full	0	-	-	-	Unable to identify a material start therefore assume lapsed.
Hinxton Grange Coach House, Cambridge Road, Hinxton	Hinxton	S/00348/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Glebe House, 64 High Street, Hinxton	Hinxton	S/00457/24	Full	1	0	0	1	-
55 Narrow Lane, Histon	Histon	S/03740/22	Full	2	0	0	2	Not lapsed. Discharge of Conditions application, and evidence suggests a start has been made on site.
Barn at Low Fen Drove Way, Horningsea	Horningsea	S/00343/22	Prior Notification	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Manor Farm, Clayhithe Road, Horningsea	Horningsea	S/01581/23	Full	7	0	0	7	-
Land between The Lays and Hollytree Cottage, High Street, Horningsea	Horningsea	S/03155/23	Full	1	0	0	1	-
Kings Farm, High Street, Horningsea	Horningsea	S/03470/22	Full	1	0	0	1	Variation of Conditions application, therefore assume not lapsed.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Northgate Farm, High Street, Horningsea	Horningsea	S/04533/22	Full	2	0	0	2	Discharge of Conditions, Variation of Conditions and Non-material amendment applications, therefore assume not lapsed.
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	Discharge of Conditions application, therefore assume not lapsed.
Barn at Rectory Farm, Grange Road, Ickleton	Ickleton	S/00050/25	Prior Notification	1	0	0	1	-
Land at Little Farm Barns, 8 Mill Lane, Ickleton	Ickleton	S/00129/25	Full	1	0	0	1	-
Land rear of 95 Station Road, Impington	Impington	S/01225/22	Full	1	0	0	1	Not lapsed. Discharge of Conditions applications, and evidence suggests that a start has been made on site.
Land rear of 60 Impington Lane, Impington	Impington	S/05392/22	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Kingston Pastures Farm, Old Wimpole Road, Arrington	Kingston	S/02899/24	Reserved Matters	5	0	0	5	-
Former Grain Store, Tinkers Lane, Kingston	Kingston	S/03966/22	Full	2	-	-	-	Unable to identify a material start, and a new planning application (26/00259/FUL) is being considered, therefore assume lapsed.
Hall Farm, Ely Road, Landbeach	Landbeach	S/02659/24	Prior Notification	2	-	-	-	Replaced by 25/04255/PRIOR in Figure 22.
1 Cambridge Road, Linton	Linton	S/04403/24	Prior Notification	1	0	0	1	-
Land rear of Fulwells, 97 High Street, Linton	Linton	S/04503/24	Full	1	0	0	1	-
Bancroft Farm, Church Lane, Little Abington	Little Abington	S/03039/21	Full	6	0	0	6	-
Land adjacent to 40-42 High Street, Little Eversden	Little Eversden	S/02957/24	Full	1	0	0	1	-
Clare College Farm, Huntingdon Road, Lolworth	Lolworth	S/03571/23	Full	2	0	0	2	-
1 Prentice Close, Longstanton	Longstanton	S/04124/24	Reserved Matters	1	0	0	1	-
Foxfield Farm, Fowlmere Road, Melbourn	Melbourn	S/00726/23	Prior Notification	1	0	0	1	Discharge of Conditions application, therefore assume not lapsed.
Ruboic The Flint, Newmarket Road, Melbourn	Melbourn	S/01692/14	Full	0	-1	0	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Hillside Farm, Newmarket Road, Melbourn	Melbourn	S/02082/24	Full	5	0	0	5	-
65 Orchard Road, Melbourn	Melbourn	S/02322/24	Full	5	0	0	5	-
Southside View, London Way, Melbourn	Melbourn	S/02510/23	Full	1	0	0	1	-
New Farm, Royston Road, Melbourn	Melbourn	S/02556/23	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	-
4 Station Road, Melbourn	Melbourn	S/04904/22	Full	2	0	0	2	-
Veterinary Surgery, Stone Lane, Meldreth	Meldreth	S/00842/24	Full	0	0	0	0	-
13 Chiswick End, Meldreth	Meldreth	S/02154/14	Full	1	0	0	1	-
Valley Farm, Station Road, Meldreth	Meldreth	S/02850/22	Full	0	0	0	0	-
Land at 10 North End, Meldreth	Meldreth	S/03144/24	Planning Permission in Principle	5	0	0	5	-
Land adjacent to 40 High Street, Meldreth	Meldreth	S/04123/23	Full	1	0	0	1	-
Land adjacent to 27 Howard Road, Meldreth	Meldreth	S/04781/23	Full	1	0	0	1	-
69 Cambridge Road, Milton	Milton	S/00969/24	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Land at 26 Butt Lane, Milton	Milton	S/02722/20	Full	1	-	-	-	Unable to identify a material start, therefore assume lapsed. Also, replaced by 25/03382/FUL in Figure 22.
51 Cambridge Road, Milton	Milton	S/04088/24	Prior Notification	3	0	0	3	-
Land north west of 28 Harston Road, Newton	Newton	S/03863/24	Outline	1	0	0	1	-
27-29 Longstanton Road, Oakington and Westwick	Oakington and Westwick	S/01349/12	Full	1	0	0	1	-
4 Topper Street, Orchard Park	Orchard Park	S/01351/24	Full	-1	0	0	-1	-
9 Graham Road, Orchard Park	Orchard Park	S/03133/24	Full	0	0	0	0	-
Butts Farm, Malton Road, Orwell	Orwell	S/04556/21	Full	1	0	0	1	Discharge of Conditions application, therefore assume not lapsed.
25 Station Road, Over	Over	S/02812/23	Full	1	0	0	1	-
71 Willingham Road, Over	Over	S/03448/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Land rear of 10A-12 High Street, Pampisford	Pampisford	S/04193/24	Full	1	0	0	1	-
Land north of Jubilee Green, Papworth Everard	Papworth Everard	S/00150/23	Outline	6	-	-	-	Replaced by 25/02132/REM in Figure 22.
Papworth Everard Fire Station, Elm	Papworth Everard	S/00979/24	Full	3	0	0	3	-

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Way, Papworth Everard								
Land adjacent to 12 Brookfield Road, Papworth Everard	Papworth Everard	S/01107/24	Full	2	0	0	2	-
1 Farm Road, Papworth Everard	Papworth Everard	S/02802/21	Full	1	0	0	1	-
The Cottage, Topfield Farm, Cow Lane, Rampton	Rampton	S/02771/23	Full	1	0	0	1	-
Topfield Farm, Cow Lane, Rampton	Rampton	S/02789/24	Full	0	0	0	0	-
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	-
Builders Yard, Common Lane, Sawston	Sawston	S/04659/24	Prior Notification	4	0	0	4	-
6 Angle Lane, Shepreth	Shepreth	S/01213/24	Full	6	0	0	6	-
Brookside Farm, Barrington Road, Shepreth	Shepreth	S/04192/23	Prior Notification	1	0	0	1	-
Vine Farm, High Street, Shingay cum Wendy	Shingay cum Wendy	S/00594/23	Prior Notification	2	0	0	2	-
Park Lodge, New Road, Shudy Camps	Shudy Camps	S/04450/22	Full	0	-	-	-	Unable to identify a material start therefore assume lapsed.
8 Parkway, Shudy Camps	Shudy Camps	S/04987/20	Full	1	0	0	1	Variation of Conditions application and 24/04233/CL2PD approved in March 2025 to confirm

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
								that construction of the access would constitute a material start, therefore assume not lapsed.
Land rear of 51 Priams Way, Stapleford	Stapleford	S/01782/23	Full	1	0	0	1	-
51 London Road, Stapleford	Stapleford	S/02134/24	Prior Notification	-1	0	0	-1	-
Dingle Dell, Cambridge Road, Stapleford	Stapleford	S/02675/23	Full	0	0	0	0	-
Foxhill, Hinton Way, Great Shelford	Stapleford	S/03637/24	Full	0	0	0	0	-
40 Church Street, Stapleford	Stapleford	S/03818/24	Full	1	-	-	-	Replaced by 25/00916/FUL in Figure 22.
2A North Brook End, Steeple Morden	Steeple Morden	S/02034/23	Full	1	-	-	-	Replaced by 25/00185/FUL in Figure 22.
Land adjacent to 64 Station Road, Stow cum Quy	Stow cum Quy	S/00805/24	Full	1	0	0	1	-
Church View, Newmarket Road, Stow cum Quy	Stow cum Quy	S/04006/23	Full	1	0	0	1	-
Land south of 58 and rear of 60 Station Road, Stow cum Quy	Stow cum Quy	S/04730/24	Full	1	0	0	1	-
The Old Station, Station Road, Stow cum Quy	Stow cum Quy	S/05247/22	Prior Notification	1	0	0	1	Not lapsed. Discharge of Conditions applications, and evidence to

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
								suggest that the change of use has been completed.
Land adjacent to 76 Middle Watch, Swavesey	Swavesey	S/00445/22	Full	1	0	0	1	Not lapsed. Evidence to suggest that a start has been made on site.
Land rear of 27 High Street (access off Wallmans Lane), Swavesey	Swavesey	S/02642/20	Full	1	0	0	1	-
48 Middle Watch, Swavesey	Swavesey	S/03908/24	Reserved Matters	1	0	0	1	-
New England Barn, New England Farm Road, Tadlow	Tadlow	S/00055/23	Full	1	0	0	1	-
Tadlow Bridge Farm, High Street, Tadlow	Tadlow	S/00423/24	Prior Notification	3	0	0	3	-
Rectory Farm, Middle Street, Thriplow	Thriplow	S/03975/18/3	Full	7	0	0	7	Discharge of Conditions applications and Variation of Conditions application, therefore assume not lapsed.
55 High Street, Toft	Toft	S/01754/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Cambridgeshire County Council Social Services Building, Comberton Road, Toft	Toft	S/03941/24	Full	4	-	-	-	Replaced by 25/00512/FUL in Figure 22.

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Land rear of 2 Pieces Terrace, Waterbeach	Waterbeach	S/00429/24	Full	1	0	0	1	-
Rush Hill Farm, Long Drove, Waterbeach	Waterbeach	S/01004/24	Prior Notification	2	0	0	2	-
Land south east of Lode Avenue, Waterbeach	Waterbeach	S/02804/24	Full	1	0	0	1	-
13 High Street, Waterbeach	Waterbeach	S/03460/24	Outline	1	0	0	1	-
Joist Farm, Long Drove, Waterbeach	Waterbeach	S/04347/23	Full	2	0	0	2	-
3 St Andrews Hill, Waterbeach	Waterbeach	S/04621/24	Prior Notification	1	0	0	1	-
Platts Farm, High Street, West Wickham	West Wickham	S/01039/22	Full	2	-	-	-	Unable to identify a material start therefore assume lapsed.
Annexe, The Meadow, Streetly End, West Wickham	West Wickham	S/01780/23	Prior Notification	1	-	-	-	Replaced by 25/01701/PRIOR in Figure 22.
Garage plot north of 14 Horseshoes Lane, Weston Colville	Weston Colville	S/02156/24	Reserved Matters	1	0	0	1	-
Land at 44 Mill Hill, Weston Colville	Weston Colville	S/03023/22	Full	1	0	0	1	Discharge of Conditions application and Variation of Conditions application, therefore assume not lapsed.
Pickering Farm, Church Street, Whaddon	Whaddon	S/02210/24	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 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Aerodrome Service Station, 38 Royston Road, Duxford	Whittlesford	S/01609/23	Full	-1	0	0	-1	-
Spinney Hill Farm, Newton Road, Whittlesford	Whittlesford	S/02150/23	Full	-1	0	0	-1	-
1 Bar Lane Cottages, Newton Road, Whittlesford	Whittlesford	S/02296/23	Full	1	0	0	1	-
105 Duxford Road, Whittlesford	Whittlesford	S/03536/23	Full	1	0	0	1	-
Land east of 19 High Street, Willingham	Willingham	S/00614/22	Full	1	-	-	-	Unable to identify a material start therefore assume lapsed.
Land adjacent to 74 Station Road, Willingham	Willingham	S/01085/21	Full	2	0	0	2	Discharge of Conditions and Variation of Conditions applications, therefore assume not lapsed.
Avon Fields, land at Haden Way, Willingham	Willingham	S/02619/24	Outline	4	0	0	4	-
49 Newington, Willingham	Willingham	S/03341/24	Full	1	0	0	1	-
Merles, West Fen Road, Willingham	Willingham	S/03343/22	Full	1	0	0	1	-
33 Earith Road, Willingham	Willingham	S/03565/24	Full	1	0	0	1	-
Land south of Millfield, Willingham	Willingham	S/03577/23	Prior Notification	1	0	0	1	-
West Fen Farm, West Fen Road, Willingham	Willingham	S/04110/23	Outline	1	0	0	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2025 (net number of dwellings)	Under Construction at 31 March 2025 (net number of dwellings)	Not Started at 31 March 2025 (net number of dwellings)	Comments
Oakhurst, Station Road, Longstanton	Willingham	S/04329/24	Outline	2	-	-	-	Replaced by 25/01936/OUT in Figure 22.
25-27 Green Street, Willingham	Willingham	S/04344/23	Prior Notification	2	0	0	2	-
Land adjacent to 155 Rampton Road, Willingham	Willingham	S/04369/24	Full	1	0	0	1	-
106 Cambridge Road, Wimpole	Wimpole	S/01178/24	Full	1	0	0	1	-
Total	**-**	**-**	**-**	**438**	**-1**	**0**	**376**	**A lapse rate of 11% for non delivery has been applied, therefore 335 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 2025

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
Worsted Lodge, London Road, Old A11, Babraham	Balsham	25/00615/FUL	Full Application	1	-
Worsted Lodge, London Road, Old A11, Babraham	Balsham	25/03416/FUL	Full Application	1	-
130 Appletrees, Bar Hill	Bar Hill	25/00829/FUL	Full Application	1	-
154 Bridge Street, Whaddon	Bassingbourn Cum Kneesworth	24/03254/FUL	Full Application	0	-
Land west of 183A North End, Bassingbourn cum Kneesworth	Bassingbourn Cum Kneesworth	24/04453/REM	Approval of Reserved Matters	1	-
36 Old North Road, Bassingbourn cum Kneesworth	Bassingbourn Cum Kneesworth	25/02512/PRIOR	Prior Approval	1	-
Land between Acorns and Fox Cottage, Fox Road, Bourn	Bourn	24/04096/OUT	Outline Application	1	-
Land west of Stowe Cottage, Fox Road, Bourn	Bourn	25/00932/FUL	Full Application	1	-
Land north east of Criers Cottage, 140 Caxton End, Bourn	Bourn	25/01183/PIP	Permission in Principle	1	-
Mill House, 49 Broadway, Bourn	Bourn	25/02687/FUL	Full Application	1	-
Golders Farm, Fox Road, Bourn	Bourn	25/03631/FUL	Full Application	1	-
Network House, St Neots Road, Caldecote	Caldecote	24/01434/FUL	Full Application	2	-
Misty Meadow, St Neots Road, Caldecote	Caldecote	25/02408/PIP	Permission in Principle	1	-
Land south of Willingham Green Road, Carlton	Carlton	25/03408/TDC	Technical Details Consent	1	-
2 Park Lane, Castle Camps	Castle Camps	24/00309/FUL	Full Application	1	-
The Depot, Royston Road, Caxton	Caxton	25/00662/REM	Approval of Reserved Matters	-1	-
Land between 22 and 32 Bourn Road, Caxton	Caxton	25/01922/PIP	Permission in Principle	2	-
93 Swaynes Lane, Comberton	Comberton	25/00628/FUL	Full Application	1	-
11 Green End, Comberton	Comberton	25/02121/FUL	Full Application	0	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
Land south of Chear Fen Boat Club, Twentypence Road, Cottenham	Cottenham	22/01703/FUL	Full Application	9	-
Land between Redlands and Nissus, Oakington Road, Cottenham	Cottenham	24/02654/OUT	Outline Application	9	-
156 Histon Road, Cottenham	Cottenham	24/03466/FUL	Full Application	1	-
238 High Street, Cottenham	Cottenham	25/00523/PRIOR	Prior Approval	2	-
268 High Street, Cottenham	Cottenham	25/01395/FUL	Full Application	1	-
Merton Farm, Church Lane, Cottenham	Cottenham	25/01843/PRIOR	Prior Approval	2	-
300 High Street, Cottenham	Cottenham	25/02755/FUL	Full Application	1	-
Kings Farm, High Street, Cottenham	Cottenham	25/02886/FUL	Full Application	3	-
The Beeches, Lower Road, Croydon	Croydon	24/03472/FUL	Full Application	1	-
Uplands, Croydon Hill, Croydon	Croydon	25/01316/FUL	Full Application	0	-
Pantiles, High Street, Croydon	Croydon	25/04101/PIP	Permission in Principle	2	-
24 High Ditch Road, Fen Ditton	Fen Ditton	25/00897/FUL	Full Application	0	-
36 Green End, Fen Ditton	Fen Ditton	25/01532/FUL	Full Application	0	-
Land south of Sandfield Bungalow, Mill Road, Fen Drayton	Fen Drayton	25/00562/PIP	Permission in Principle	2	-
Land adjacent to Diamond Jubilee House, Church Street, Fen Drayton	Fen Drayton	25/02712/FUL	Full Application	1	-
Land adjacent to 46 Middleton Way, Fen Drayton	Fen Drayton	25/03945/FUL	Full Application	1	-
2 Moor Lane, Fowlmere	Fowlmere	24/01809/FUL	Full Application	0	-
Land south west of Lanacre, 86 Chrishall Road, Fowlmere	Fowlmere	24/03285/OUT	Outline Application	5	-
Dove House, Rectory Lane, Fowlmere	Fowlmere	25/04086/FUL	Full Application	2	-
Land south east of 29 Barrington Road, Foxton	Foxton	25/01684/FUL	Full Application	1	-
College Farm, Barrington Road, Foxton	Foxton	25/03678/FUL	Full Application	1	-
20-24 Pierce Lane, Fulbourn	Fulbourn	25/02218/PRIOR	Prior Approval	5	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
Land adjacent to 14 Dogget Lane, Fulbourn	Fulbourn	25/03392/FUL	Full Application	2	-
Soule Croft, land at Green End/Heath Road, Gamlingay	Gamlingay	24/01080/OUT	Outline Application	5	Four dwellings already have detailed planning permission (see Figure 20), therefore this results in an additional 5 dwellings only.
Land between 1-3 and 5-9 The Cinques, Gamlingay	Gamlingay	25/01078/FUL	Full Application	1	-
Old Plough Farm, Drove Road, Gamlingay	Gamlingay	25/01787/PRIOR	Prior Approval	1	-
The Conifers, Long Lane, Gamlingay	Gamlingay	25/03600/FUL	Full Application	1	-
Land at 31 South Road, Great Abington	Great Abington	25/00366/FUL	Full Application	1	-
27 South Road, Great Abington	Great Abington	25/00520/OUT	Outline Application	1	-
Land adjacent to 2 Pampisford Road, Great Abington	Great Abington	25/03922/FUL	Full Application	1	-
The Annexe, Bridgefoot Farm Kennels, Barley Road, Flint Cross, Great and Little Chishill	Great and Little Chishill	25/00135/FUL	Full Application	1	-
Oak Barn, Rectory Farm, Little Chishill Road, Great and Little Chishill	Great and Little Chishill	25/01383/CLUED	Lawful Development Cert (s191)	1	-
Tanglin, Rectory Farm, Little Chishill Road, Great and Little Chishill	Great and Little Chishill	25/02478/FUL	Full Application	0	-
132 and 134 Cambridge Road, Great Shelford	Great Shelford	24/04142/FUL	Full Application	0	-
Acacia Court, Chaston Road, Great Shelford	Great Shelford	25/02315/PRIOR	Prior Approval	2	-
Land adjacent to Holmfield House, 8 London Road, Great Shelford	Great Shelford	25/02393/FUL	Full Application	1	-
11 Spinney Drive, Great Shelford	Great Shelford	25/02843/FUL	Full Application	0	-
Westfield Farm Barn, Cambridge Road, Hauxton	Great Shelford	25/03083/FUL	Full Application	4	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
Barn 1, adjacent to The Laurels, Pound Green, Guilden Morden	Guilden Morden	25/00502/FUL	Full Application	1	-
Land adjacent to 45 Church Street, Guilden Morden	Guilden Morden	25/00771/FUL	Full Application	1	-
Willow Barn, Pound Green, Guilden Morden	Guilden Morden	25/01268/FUL	Full Application	1	-
Land at 4 New Road, Guilden Morden	Guilden Morden	25/01825/FUL	Full Application	1	-
323 St Neots Road, Hardwick	Hardwick	25/00558/FUL	Full Application	0	-
Land rear of Alexandra House, 345A St Neots Road, Hardwick	Hardwick	25/01953/FUL	Full Application	2	-
17 Green Man Lane, Harston	Harston	24/04794/FUL	Full Application	0	-
43 London Road, Harston	Harston	25/00397/FUL	Full Application	1	-
Land off Royston Road, Harston	Harston	25/02105/FUL	Full Application	4	-
Rectory Farm, Cambridge Road, Hauxton	Harston	25/04198/PRIOR	Prior Approval	2	-
Rectory Farm, Cambridge Road, Hauxton	Harston	25/04199/PRIOR	Prior Approval	1	-
44 Broad Lane, Haslingfield	Haslingfield	25/03390/FUL	Full Application	4	-
23 and 27 High Street, Hauxton	Hauxton	25/02107/FUL	Full Application	1	-
25 High Street, Hauxton	Hauxton	25/03663/FUL	Full Application	0	-
1 Garden Walk, Histon	Histon & Impington	25/00532/OUT	Outline Application	3	-
55 Narrow Lane, Histon	Histon & Impington	25/01606/FUL	Full Application	1	-
10 Cottenham Road, Histon	Histon & Impington	25/03732/FUL	Full Application	1	-
Land rear of 15 Park Lane, Histon	Histon & Impington	25/03884/FUL	Full Application	1	-
The White House, Field Road, Kingston	Kingston	25/01377/FUL	Full Application	1	-
Hall Farm, Ely Road, Landbeach	Landbeach	25/04255/PRIOR	Prior Approval	5	-
Linton Village College, Cambridge Road, Linton	Linton	25/01618/FUL	Full Application	-1	-
41 Back Road, Linton	Linton	25/02286/FUL	Full Application	2	One new dwelling already counted through S/04745/21 (see Figure 20), therefore this

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
					results in an additional 2 dwellings only.
Highfield Farm, Royston Road, Litlington	Litlington	25/00694/FUL	Full Application	1	-
Land south of The Drift, Little Gransden	Little Gransden	25/00876/PIP	Permission in Principle	2	-
32 Hauxton Road, Little Shelford	Little Shelford	25/02848/FUL	Full Application	0	-
Land west of Whitecroft Road, Meldreth	Meldreth	24/04284/OUT	Outline Application	4	-
12 Fenny Lane, Meldreth	Meldreth	25/00969/FUL	Full Application	1	-
26 Butt Lane, Milton	Milton	25/03382/FUL	Full Application	1	-
Land at Manor Farm Close, Oakington and Westwick	Oakington and Westwick	25/02567/FUL	Full Application	8	-
44 Mill Road, Over	Over	25/01624/PIP	Permission in Principle	2	-
Elm Court, Drings Close, Over	Over	25/02314/PRIOR	Prior Approval	2	-
Land rear of 75 Station Road, Over	Over	25/03514/PIP	Permission in Principle	1	-
Former Estate Office, Ermine Street South, Papworth Everard	Papworth Everard	25/00840/FUL	Full Application	4	-
Land north of Jubilee Green, Papworth Everard	Papworth Everard	25/02132/REM	Approval of Reserved Matters	6	-
Mill Field Farm, 88 King Street, Rampton	Rampton	24/02827/FUL	Full Application	1	-
The Wilderness, Church Road, Shudy Camps	Shudy Camps	24/04809/FUL	Full Application	1	-
1 Bangs Close, Shudy Camps	Shudy Camps	25/02110/FUL	Full Application	1	-
40 Church Street, Stapleford	Stapleford	25/00916/FUL	Full Application	1	-
154 Hinton Way, Great Shelford	Stapleford	25/01090/FUL	Full Application	0	-
57 Bar Lane, Stapleford	Stapleford	25/02373/FUL	Full Application	0	-
2 Finch's Close, Stapleford	Stapleford	25/03430/FUL	Full Application	0	-
2A North Brook End, Steeple Morden	Steeple Morden	25/00185/FUL	Full Application	1	-
2-4 Station Road, Swavesey	Swavesey	25/02731/PRIOR	Prior Approval	6	-
Thriplow Manor, 27 Middle Street, Thriplow	Thriplow and Heathfield	25/00871/CLUED	Lawful Development Cert (s191)	1	-
20 Middle Street, Thriplow	Thriplow and Heathfield	25/02983/FUL	Full Application	1	-

Location	Parish	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
Cambridgeshire County Council Social Services Building, Comberton Road, Toft	Toft	25/00512/FUL	Full Application	4	-
The Meadow, Streetly End, West Wickham	West Wickham	25/01701/PRIOR	Prior Approval	1	-
111 High Street, West Wickham	West Wickham	25/03677/FUL	Full Application	2	-
St Clairs, The Green, Weston Colville	Weston Colville	25/01544/FUL	Full Application	1	-
Fosters Farm House, 37 Newton Road, Whittlesford	Whittlesford	25/04433/PRIOR	Prior Approval	2	-
43 Church Street, Willingham	Willingham	24/02416/FUL	Full Application	0	-
Avon Fields, Haden Way, Willingham	Willingham	25/01428/PRIOR	Prior Approval	4	-
Storage Building, Lyndhurst, Station Road, Longstanton	Willingham	25/01936/OUT	Outline Application	4	-
128 Rampton Road, Willingham	Willingham	25/02618/FUL	Full Application	1	-
25 Green Street, Willingham	Willingham	25/03979/FUL	Full Application	1	-
53 Cambridge Road, Wimpole	Wimpole	25/04228/OUT	Outline Application	1	-
Total	**-**	**-**	**-**	**186** **A lapse rate of 11% for non delivery has been applied, therefore 166 dwellings anticipated from these sites.**	**-**