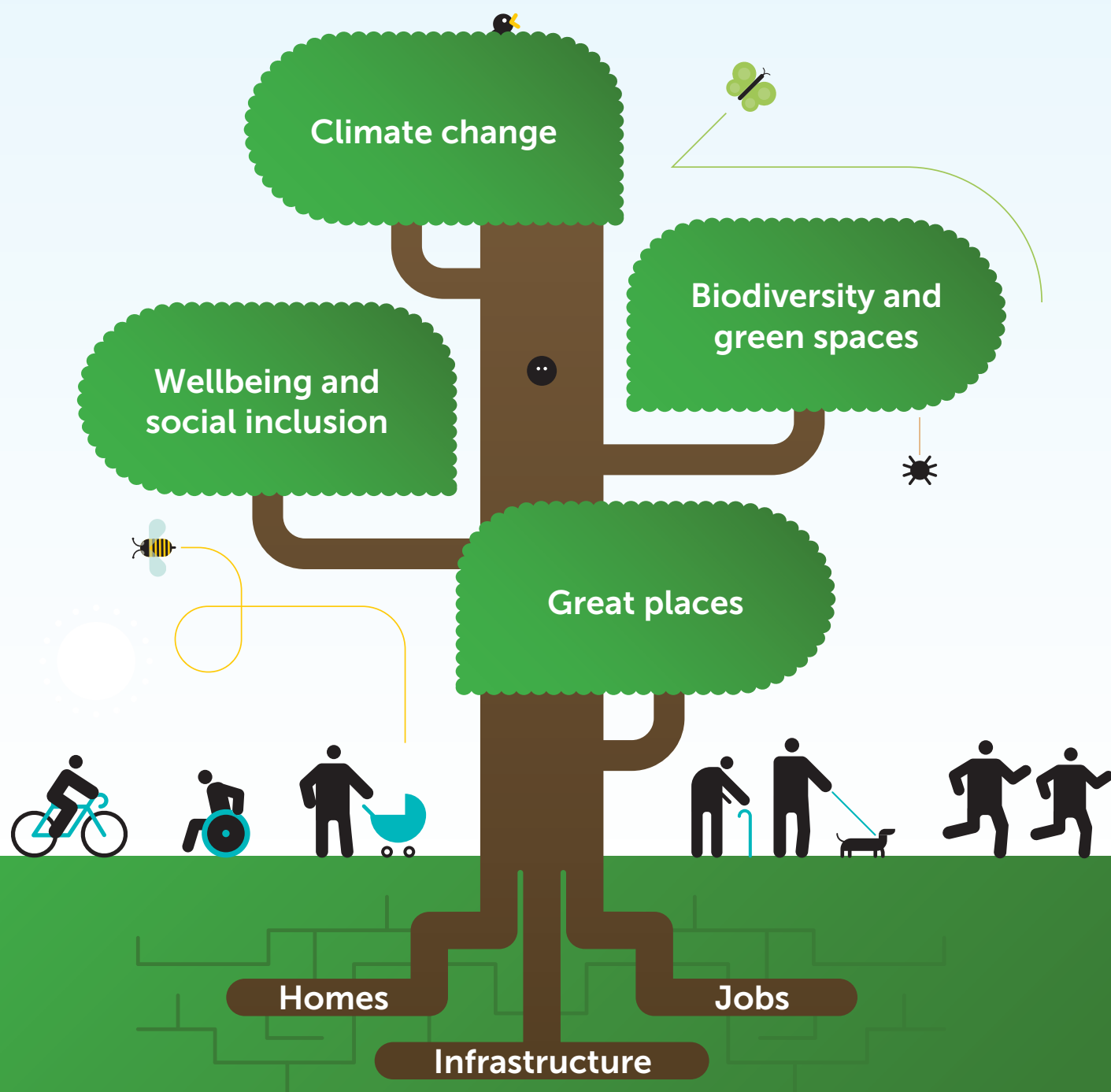


Summary of the Proposed Submission Greater Cambridge Local Plan



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The figure numbers in this summary document align with the Proposed Submission Local Plan document and may not be displayed in chronological order.

What we are consulting on and how you can comment

The Local Plan is now at Regulation 19 stage known as the Proposed Submission Local Plan. This is the final opportunity for members of the public to comment on the Local Plan before it is submitted to Government for examination.

We will be consulting on:

- The [Proposed Submission Greater Cambridge Local Plan](#), which sets out our proposed vision, development strategy, site allocations in different parts of Greater Cambridge, and development management policies, organised under seven key themes.
- The [Proposed Submission Greater Cambridge Policies Map](#), which illustrates where the Plan's policies, designations and site allocations would apply.
- Two key supporting documents:
 - The [Sustainability Appraisal \(SA\)](#), which assesses how the Plan will help to achieve relevant environmental, economic and social objectives
 - The [Habitats Regulation Assessment \(HRA\)](#), which test if the Plan could significantly harm legally protected areas for rare nature.

Alongside this, we will publish other relevant supporting evidence and other materials to help you understand the Local Plan and get the most out of the consultation. You can view supporting evidence and documents in our [Document Library](#).

The Regulation 19 consultation is different to previous consultations which had more 'open' questions on all aspects of the Plan. Regulation 19 is a more formal process where comments (representations) are invited on the soundness and legal compliance of the Plan that must be targeted to a specific policy or paragraph of the Plan. Proposals for new site allocations will not be considered at this stage.

Soundness is defined by specific tests set out in the Government's National Planning Policy Framework which requires Local Plans to be positively prepared, justified, effective and consistent with national policy. Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** – deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national policy, where relevant.

All representations received during the representation period will be sent to the government together with the final version of the Local Plan and supporting documentation including the evidence base. It will be important that you make clear in your comments whether you are objecting to the Plan. If you are objecting, you will need to set out what changes to the Plan would resolve your objection.

If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy?
- Is the issue with which you are concerned already covered by another policy in this plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

Methods of how to comment are set out in the Statement of Representation and further representation guidance on our [website](#). The easiest way to comment on the Proposed Submission Local Plan is via our [consultation system](#).

We have organised webinars and events to help you understand the Local Plan and its supporting evidence, and support you in preparing your representation in the right way. Some of these will be hosted online and recorded to be viewed afterwards. Others will be held in locations across Greater Cambridge. Details of the exhibitions during August and September are set out on our [Greater Cambridge Shared Planning website](#).

Consultation will take place between 9am on 3 August 2026 and 5pm on 25 September 2026. If you require further assistance, please email localplan@greatercambridgeplanning.org or telephone 01954 713183.

Once the consultation ends, we will prepare documents for submission to the Government. They will then appoint an independent Planning Inspector to undertake a 'public examination' of the Plan and propose any modifications which are required to ensure that the Plan is sound and legally compliant. This is the last stage of the process for producing a Local Plan.

Our vision for Greater Cambridge



We want Greater Cambridge to be a place where climate and environmental impacts are significantly reduced, where our world-leading innovation economy continues to thrive and where everyone can enjoy a high-quality life.

New development should:

- Minimise carbon emissions and reduce car dependency
- Create thriving, well-connected neighbourhoods with a mix of homes, jobs and services
- Expand our network of green spaces, nature and wildlife
- Protect our distinctive heritage, villages, towns and landscapes.
- The vision flows into seven strategic priorities for the plan as follows:
 - **Climate change:** Help Greater Cambridge transition to net zero carbon by 2050, by ensuring that development is sited in places that help to reduce carbon emissions, is designed to the highest achievable standards for energy and water use to reduce environmental impacts, adapts to and mitigates against climate change, and is resilient to current and future climate risk, including the longer term risk of flooding.

- **Biodiversity and green spaces:** Increase and improve our network of habitats for wildlife, and green spaces for people, ensuring that development leaves the natural environment better than it was before.
- **Wellbeing and social inclusion:** Help improve equality of access and opportunities for people in Greater Cambridge to lead healthier and happier lives, ensuring that everyone benefits from the development of new homes and jobs.
- **Great places:** Sustain the unique character and identities of Cambridge and South Cambridgeshire, and complement it with well-designed and distinctive development, creating a place where people want to live, work, visit and play.
- **Jobs:** Encourage a flourishing, dynamic and mixed economy in Greater Cambridge which includes a wide range of jobs, while maintaining our area's global reputation for education, research and innovation.
- **Homes:** Plan for enough housing to meet our needs, including significant quantities of housing that is affordable to rent and buy, and different kinds of homes to suit our diverse communities.
- **Connectivity and infrastructure:** Plan for transport, water, energy and digital networks; and health, education and cultural facilities; in the right places and built at the right times to serve our existing and growing communities.



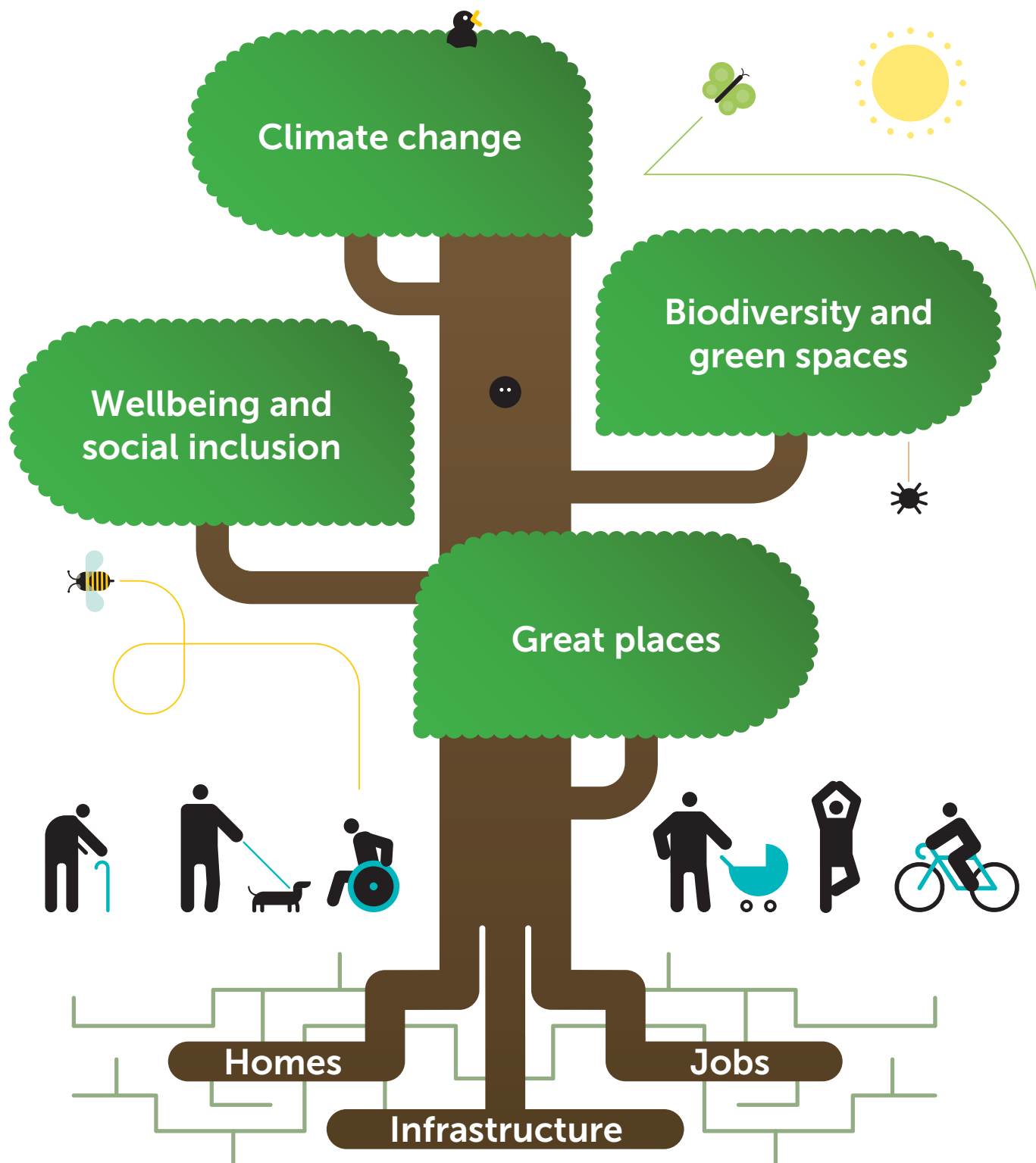


Figure 3: Greater Cambridge Local Plan themes

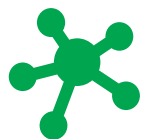
How we will plan for future needs

A key role of the Local Plan is to identify and meet the area's development needs. Greater Cambridge is home to two universities and one of Europe's most important clusters for high-tech industries, research and life sciences. This strong economy is expected to continue growing with around 73,300 new jobs, anticipated between 2024 and 2045.

To support this, the plan proposes at least 48,069 new homes between 2024 and 2045 which is around 2,289 homes per year. Much of this growth will come from existing planned sites such as Darwin Green, Northstowe, and Waterbeach, as well as windfall sites, together expected to deliver around 38,380 homes by 2045. Around 1,000,000 square metres of employment space is also already planned at places like the Cambridge Science Park and the Wellcome Genome Campus.

We have identified sites that will deliver further homes by 2045 to meet the needs and provide a buffer to ensure the target is met. We also plan further development for needs of specific employment sectors, and to ensure we have a sufficiently flexible supply of employment land.

This plan sets a long term, balanced approach to growth, helping Greater Cambridge remain a world-leading place to live, work and innovate.





Existing homes in Greater Cambridge:
133,743*



New homes already in the pipeline for 2024-2045: 38,378

Sites which already have planning permission, and on 'windfall' sites which are not specifically identified in plan but which are policy compliant.



Additional homes from new allocations for 2024-2045 to meet identified need: 9,691

Our total identified need for 2024-2045 is 48,069 homes.



Extra homes we are planning for, that gives us approximately 8.2% headroom for flexibility: 3,963

*Source: Number of dwellings by tenure and district, Ministry of Housing, Communities and Local Government (May 2026)

Figure 7: Infographic showing the number of new homes we propose to plan for



1 About the Greater Cambridge Local Plan

Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan for Greater Cambridge. The Local Plan is a legal document that sets out how land will be used in the future and guides decisions on new homes, jobs, services and infrastructure. The Plan also identifies where development should take place and how it will be supported.

The UK Government recognises Greater Cambridge as a national priority for sustainable economic growth. Our plan aims to support this growth by planning for the homes, jobs, facilities and transport improvements the area needs, while also protecting and enhancing our environment. The Proposed Submission Local Plan has been shaped through several stages of public engagement and discussions with local partners.

Following the consultation, all comments will be reviewed and reported to the full Council, before being submitted to the government alongside the Local Plan and its supporting documents and evidence. In line with the deadline established by government, we are required to do this by the end of December 2026.

An independent examination of the Local Plan is then expected to commence in early 2027. When submitting your representation, you will be asked whether you wish to participate in the Examination hearings. The appointed Planning Inspector will decide whether participation at a hearing session is necessary and who will be invited to attend.

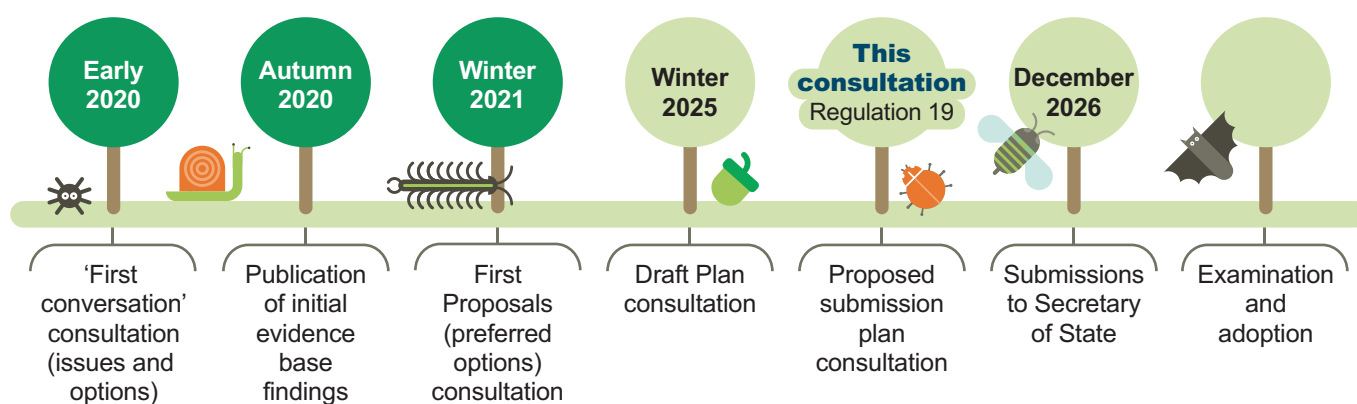


Figure 2: Our plan-making journey

2 Development strategy

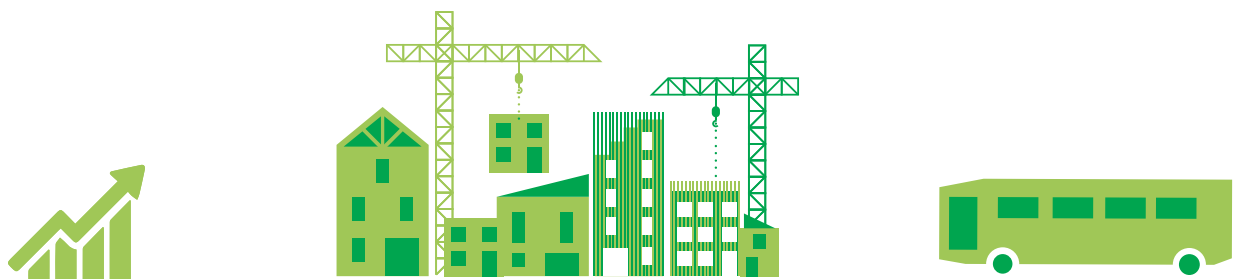
Our development strategy focuses on putting new homes and jobs in the most sustainable locations. This means planning growth where people can easily walk, cycle or use public transport; where new green spaces can be created; and where services and facilities are close to where people live. We have also prioritised making use of brownfield land.

To choose the best locations, we followed a simple order of preference:

1. Within the Cambridge urban area;
2. On the edge of Cambridge, whilst considering the impact on Green Belt purposes;
3. At Cambourne and new settlements; and
4. In the rural southern clusters and rest of rural area.

Our development strategy focuses on the period 2024-2045, but many developments will continue to grow beyond this, helping to maintain a long-term supply of land for homes and jobs. This long-term approach also helps protect the Cambridge Green Belt by reducing pressure for future releases.

This development strategy ensures Greater Cambridge can deliver the 73,300 additional jobs and 48,069 homes expected between 2024 and 20245, supported by new infrastructure, health facilities and sustainable transport links. It balances growth with protecting our countryside, villages, landscapes and the Cambridge Green Belt, creating a long-term framework for a well-connected, sustainable and inclusive future.



Development strategy policies

The six policies in this [chapter](#) respond to growth planned in the right places, close to jobs, services and public transport, while protecting the countryside and Green Belt. For this Proposed Submission Local Plan, our development strategy remains largely the same from the previous draft Local Plan, continuing to focus homes and jobs at large scale sites that are already or can be supported by infrastructure. It focuses on the period 2024-2045, but development will continue to grow beyond this, helping to maintain a long term supply of land for homes and jobs.

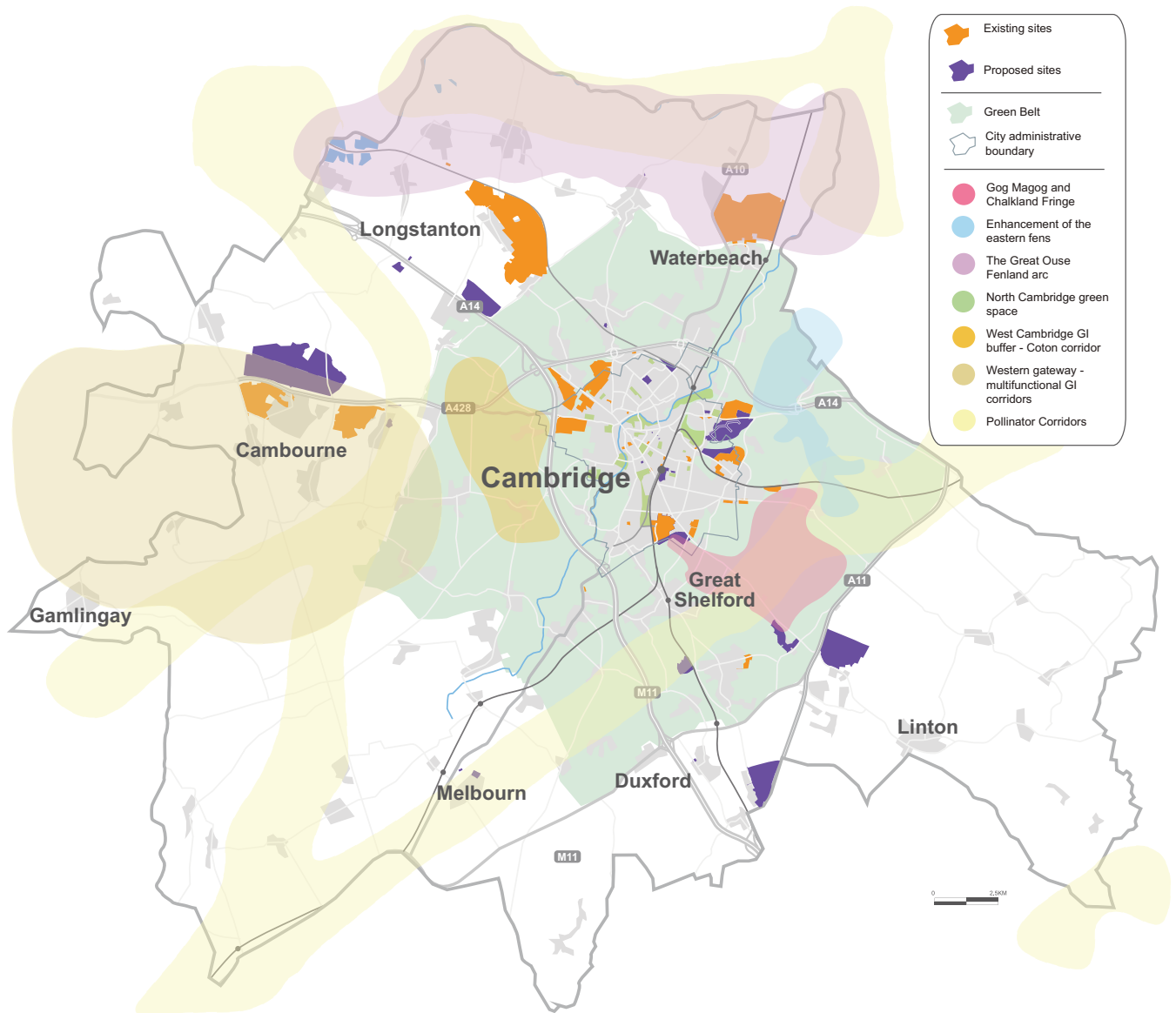


Figure 5: Map showing proposed development strategy for Greater Cambridge



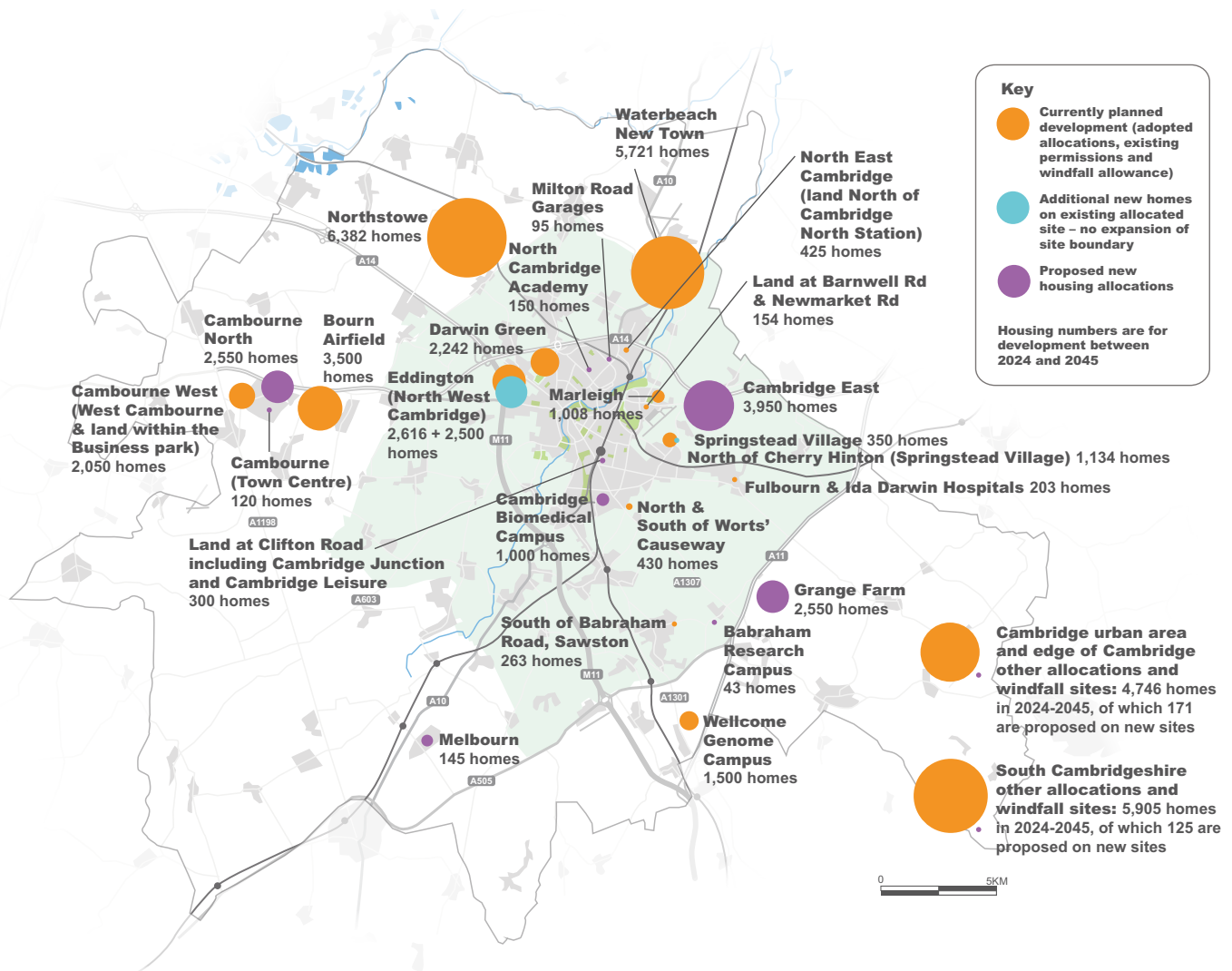


Figure 6: Illustrative Map showing locations of proposed new housing development

Policy S/JH: New jobs and homes – sets out the objectively identified need for 73,300 additional Jobs and 48,069 new homes in Greater Cambridge over the plan period. Detail is also provided in the policy around the number of homes required to meet the needs of specific groups including Gypsies, Travellers, Travelling Showpeople, looked after children, older people, students, those with disabilities, and boat dwellers.

Policy S/DS: Development strategy – presents the Councils order of preference for development. The policy also lists the strategic allocations that are proposed to meet the housing and employment needs set out in Policy S/JH. Detailed site-specific totals for the number of homes and employment floorspace required at each over and beyond the plan period are provided.

Policy S/SH: Settlement hierarchy – sets out the grouping of settlements into categories that reflect their scale, characteristics and sustainability, to ensure that development is located in the most sustainable places. It then sets out the scale of development proposals coming forward through planning applications for unallocated (windfall) sites that would be potentially suitable in each category of settlement.

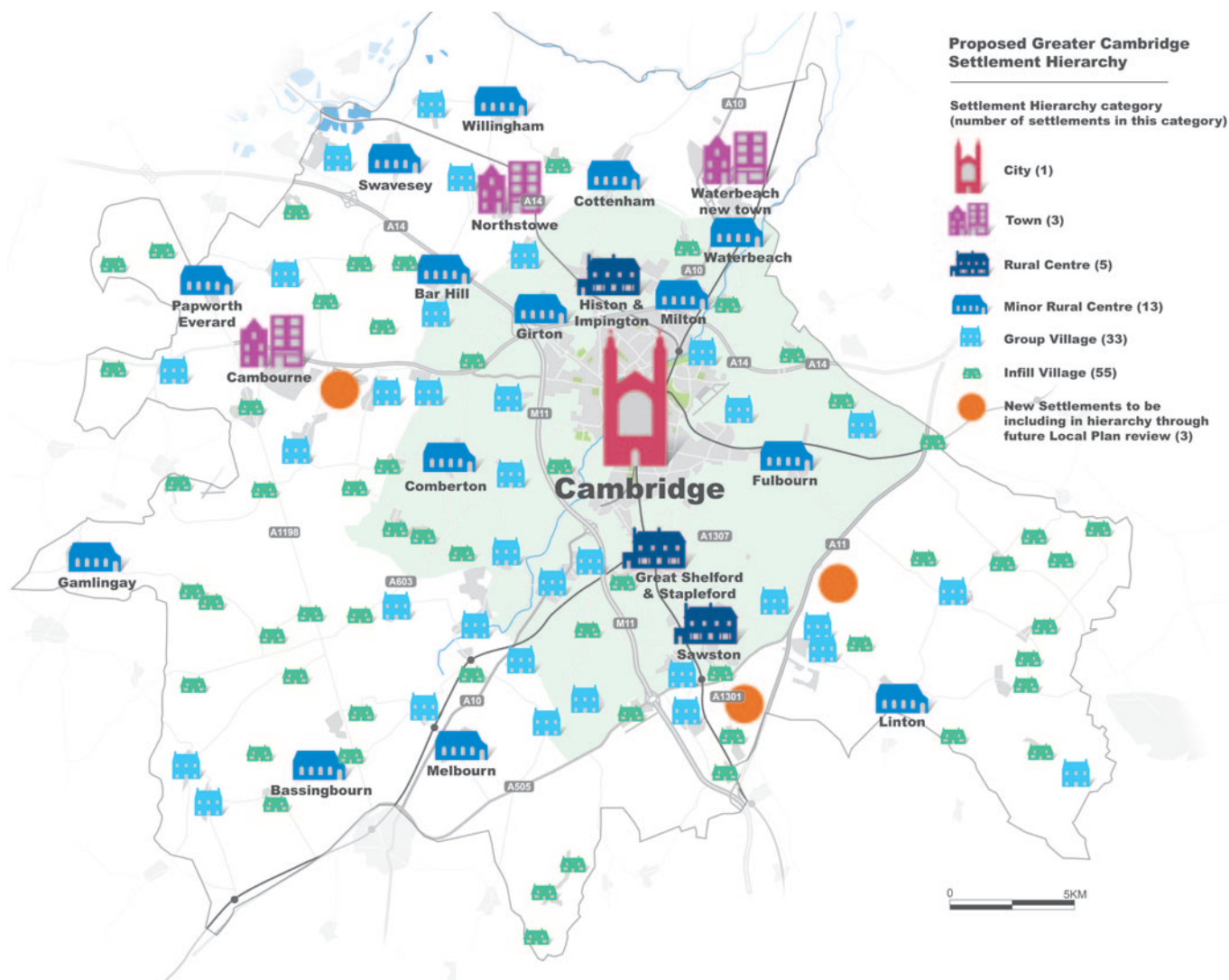


Figure 11: Map illustrating the settlement hierarchy

Policy S/DE: Defined development extents – establishes the boundaries of settlements, defining where policies for the built-up area of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment and helps guard against incremental growth in unsustainable locations.

Policy S/GB: The Cambridge Green Belt – sets out the specific purposes of the Cambridge Green Belt, which alongside national planning policy provide a framework for consideration of any development proposals within the Green Belt. The extent of the Green Belt boundaries can be found on the Policies Map.

Policy S/MO: Monitoring – sets out the Council's approach to monitoring the performance of the other policies and allocations included in the Local Plan. The Councils will monitor the implementation and performance of the Local Plan and results will be reported annually and if through monitoring it appears that policies and allocations are not being achieved certain mechanisms will be triggered.

3

Site allocations in the Proposed Submission Local Plan

The site allocations are set out in chapter 3 of the Local Plan:

- 3.1 Cambridge urban area
- 3.2 Edge of Cambridge
- 3.3 New settlements
- 3.4 Rural southern cluster
- 3.5 Rest of rural area

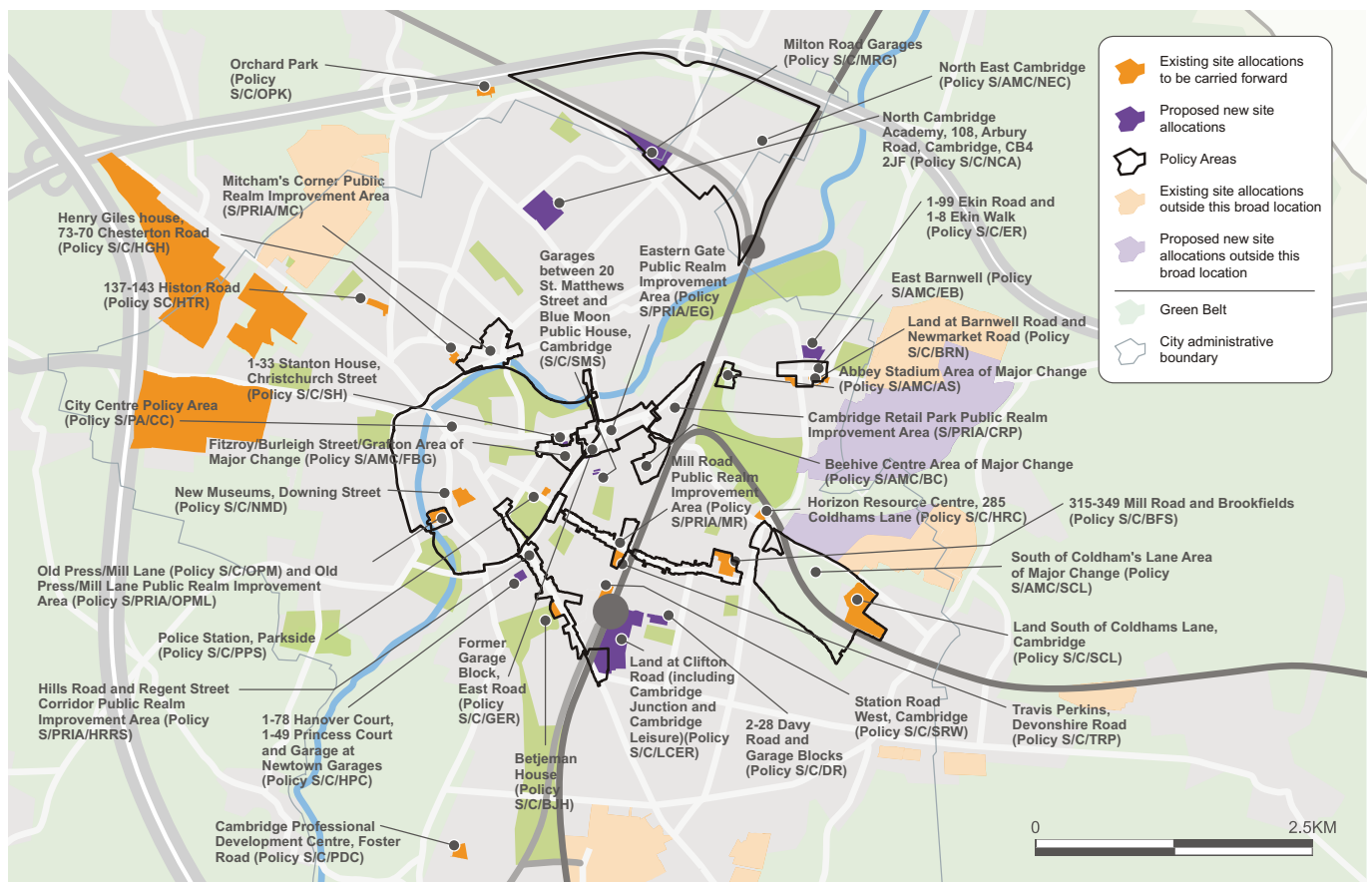


Figure 12: Map of site allocations and policy areas in Cambridge urban area

Cambridge Urban Area

There are 24 site allocations in the Cambridge urban area, one Policy Area, seven Areas of Major Change and seven Public Realm Improvement Areas.

The Cambridge urban area includes all of the built-up areas of Cambridge, including the existing homes and businesses that fall within the adjoining administrative areas of South Cambridgeshire. Our ambition is to enable Cambridge to accommodate growth of the highest quality whilst protecting and enhancing the historic environment and the key public spaces which are an important part of what makes the city so special to local people.

Clifton Road Area (including Cambridge Junction and Cambridge Leisure)

Two site policies included in the Draft Local Plan for Clifton Road Area and Cambridge Junction and Cambridge Leisure, Hills Road have been combined to become a single site allocation for Land at Clifton Road (including Cambridge Junction and Cambridge Leisure) (S/C/LCR). The residential capacities for the original sites have been combined and connections to the proposed new Cambridge Station entrance have been incorporated into the policy requirements. There is a continued support for enhancements to Cambridge Junction and other cultural and leisure facilities to ensure the area evolves as a "cultural quarter" for Greater Cambridge.

Eastern Gate Public Realm Improvement Area

The Eastern Gate Public Realm Improvement Area (S/PRIA/EG) has been expanded to encompass the Elizabeth Way Underpass, acknowledging opportunities for improvements to the public realm and use of space for community and cultural activity. It also includes reference to surrounding communities such as the Riverside neighbourhood and Anglia Ruskin University and access via pedestrian greenways and cycle lanes. The Supporting Information has been amended to refer to the opportunity to secure funding and other initiatives through community engagement and participation with stakeholders.

North East Cambridge

North East Cambridge was allocated as a site in the Draft Local Plan. It has now been amended to be an Area of Major Change at North East Cambridge (S/AMC/NEC) to reflect the withdrawal of Government funding and uncertainty over the delivery of the site allocation. To reflect the potential for development coming forward in this location, a site allocation has been included for Milton Road Garages (S/C/MRG).



Other changes to Cambridge urban area site allocations

The Old Press/Mill Lane (S/C/OPM) boundary has been amended to reflect the most up to date land ownership of the site. The site capacity has been amended from 256 to 243 student rooms to reflect permissions already built out and no longer falling within the permission boundary.

The site boundary of Police Station, Parkside (S/C/PPS) has been revised to reflect the land ownership of the promoter. Following representations from Historic England, building heights have been limited to 4 storeys. The capacity of the site remains the same.

Building heights on North Cambridge Academy, 108 Arbury Road (S/C/NCA) have been limited to 3–4 storeys following Historic England's comments and any loss of Protected Open Space will need to be outweighed by the enhancement of open space through the provision of a sports hall, sports pitches and a multi-use games area.

The site capacities of 2-28 Davy Road and Garage Blocks (S/C/DR) and 1-78 Hanover Court, 1-49 Princess Court and Garage at Newtown Garages (S/C/HPC) have been revised to 26 additional homes and 38 additional homes respectively to reflect the latest Cambridge Investment Partnership proposals.

Other site allocations including 1-99 Ekin Road and 1-8 Ekin Walk (S/C/ER), Former Garage Blocks, East Road (S/C/GER) and 1-33 Stanton House, Christchurch Street (S/C/SH), have had specific height requirements added.

South of Coldham's Lane Policy Area (S/AMC/SCL) has been revised to include areas to support and facilitate the proposed delivery of Cambridge East railway station and a high density, residential-led, mixed-use neighbourhood with a multifunctional green infrastructure network.

Edge of Cambridge

There are 10 site allocations in the Edge of Cambridge, and one Area of Major Change.

We want to complete the planned new neighbourhoods on the edge of Cambridge from previous plans, as well as bringing forward new opportunities for sustainable developments that successfully link the city to the countryside, and where active and public transport is the natural first choice.

Cambridge East

Amendments have been made to Cambridge East (S/CE). Changes include clarification of sport and leisure facilities, requirements for a cultural hub and reference to the heritage assets of interest such as the Listed Control and Office Building. The off-site green spaces have been refined to protect SSSIs and direct access towards Wicken Fen.

The boundary remains the same as the Draft Local Plan, however some changes have been made to its indicative spatial framework to make clear the difference between the separate areas of the site and to reinforce the Teversham Green Gap. Potential strategic green connections have been identified and the proposed Cambridge East Railway Station has been added into both the indicative spatial framework and the policy text.

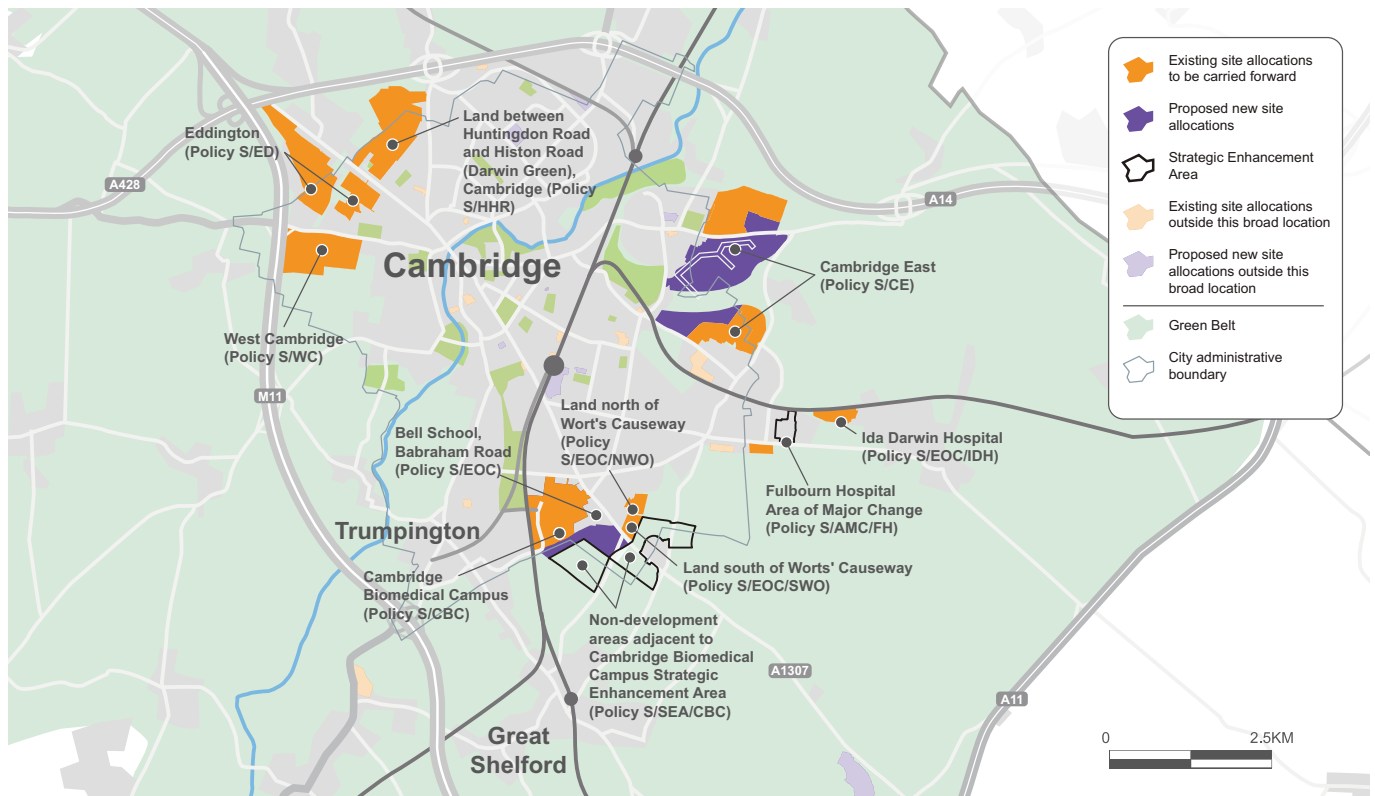


Figure 52: Map of proposed allocations and areas of major change on the edge of Cambridge

Cambridge Biomedical Campus

Amendments have been made to the Cambridge Biomedical Campus (S/CBC) policy. This includes changes to the mix of uses on the Campus with a requirement for approximately 525,000 square metres of additional biomedical, biotech and life science floorspace and 120,000 square metres for academic and educational purposes and for other supporting uses including hotel and leisure facilities. Appropriate uses of the Strategic Enhancement Area and Landscape Improvement Area have been clarified and the policy now includes reference to drainage, habitat compensation for displaced farmland species, sustainable and active travel infrastructure, access works and in appropriate locations, open space. Further amendments have been made to the policy to ensure that the requirements are robust for public realm, access, movement and connectivity on the Campus.

Amendments have been made to the indicative spatial framework to improve the clarity of the green edge and the Local Nature Reserve. The landscape buffer to the south has been amended to show clearer boundary treatment. Other amendments have been made to the key for clarity.

West Cambridge and Eddington

At West Cambridge (S/WC) and Eddington (S/ED) an additional requirement has been added to the policies to reflect that the sites are now within the Eversden and Wimpole Woods SAC Impact Risk Zone. Amendments have also been made to refine the consideration of heritage assets in the policies and the supporting text has been updated to reflect the outcome of the Infrastructure Delivery Plan (2026).

The indicative spatial framework for Eddington (S/ED) has been updated to include Ascension Burial Ground, a City Wildlife Site. A new policy requirement that development should not preclude the operation and maintenance of sewer pumping stations located within or adjacent to the site has been added and amendments have been made to refine the consideration of Strategic Viewpoints in the policy. The West Cambridge (S/WC) indicative spatial framework has been updated to reflect wider walking and cycling routes, the realignment of the eastern most vehicle access point, additional heritage assets and a City Wildlife Site.

Other changes to Edge of Cambridge site allocations

The changes to Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge (S/HHR) include clarification on the requirements at planning application stage to support a holistic approach to the delivery and long term placemaking of the site. Additional criteria have been added to ensure that transport and movement (including by active modes) are secured and delivered in a timely manner; and a requirement for the long term governance of the Country Park to be secured through a legal agreement. A requirement relating to surface water flooding has been removed from the policy as this is addressed elsewhere in the Local Plan.

Policy changes at Land North of Worts' Causeway (S/EOC/NWO) and Land South of Worts' Causeway (S/EOC/SWO) and identify site specific heritage assets within or adjacent to the site. Amendments have been made to refine the consideration of heritage assets in the policy, reflecting evidence from the Heritage Impact Assessment. Reference to a specific planning permission has been removed and the policy now outlines the principles of landscape mitigation as part of a wider green infrastructure network.

To provide some flexibility and consistency with other policies, the development quantum included in the Fulbourn Road East (S/EOC/FRE) policy is now approximate. Development in the eastern part of the site is no longer excluded, instead the policy sets out that future development will need to carefully consider and respond appropriately to the local townscape, landscape and heritage context and the supporting text now notes that the eastern part of the site is particularly sensitive in terms of heritage assets and their setting. Acceptable building heights will need to appropriately respond to site context and further policy wording has been added to ensure that the site is well served by active travel and integrates with the wider network.

New settlements

There are six site allocations in the New Settlements chapter.

We want our new towns to mature into great places to live and work, making the most of their existing and planned public transport links to Cambridge and other centres. Our new towns should be real communities with their own distinctive identity, with the critical mass to support local businesses, services and facilities including open spaces and a network of blue and green infrastructure.

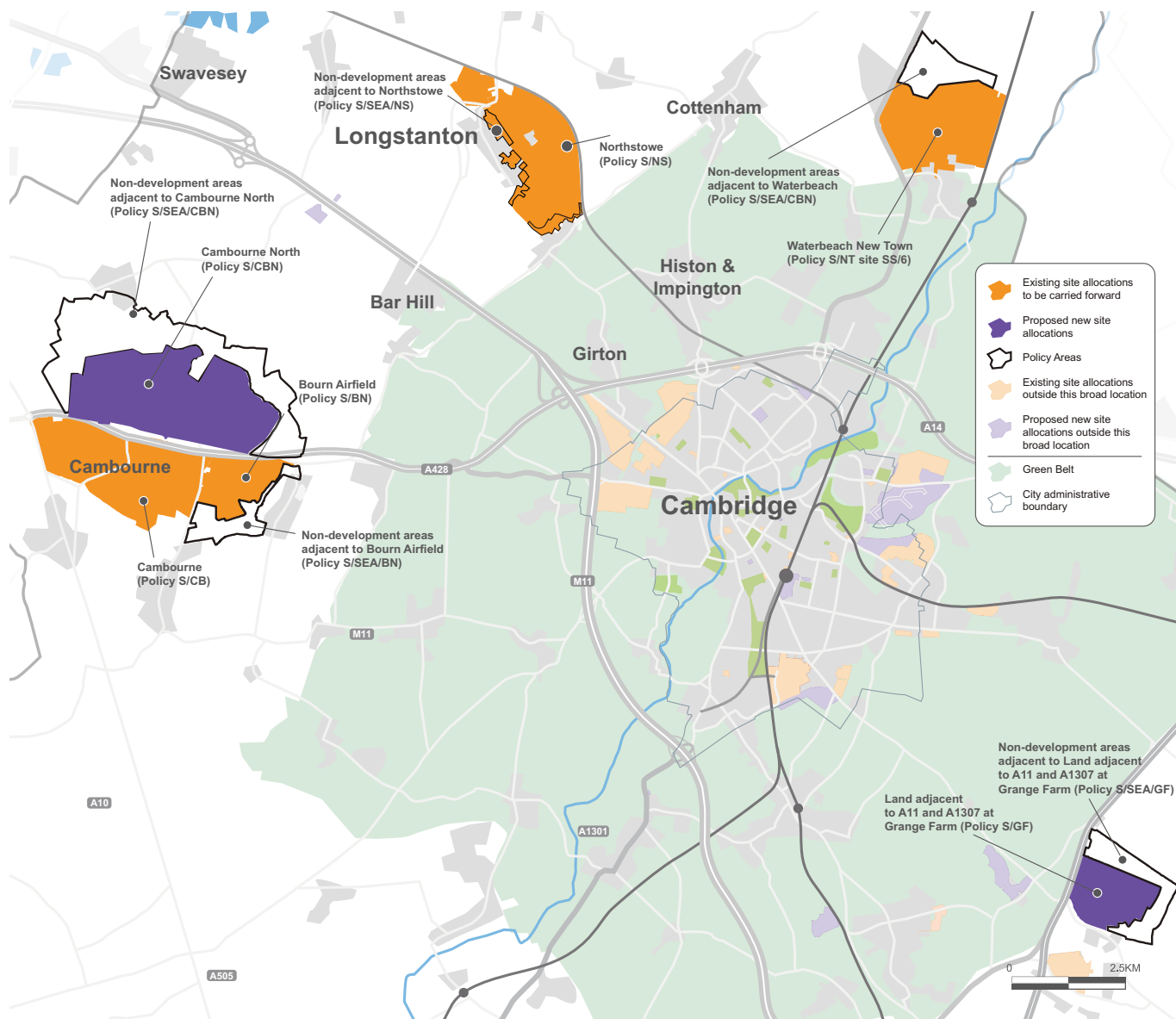


Figure 65: Map of proposed development for New Settlements of proposed development for New Settlements

The strategic site allocations have been amended for consistency across policies under each of the National Model Design Code headings and requirements for place books and masterplans to ensure high quality placemaking is delivered at new settlements. Amendments have also been made to strategic site allocations to reflect requirements for the delivery and phasing of transport and connectivity infrastructure and other infrastructure delivery.

Cambourne North

The site allocation for Cambourne North (S/CBN) has been updated to reflect the new and updated evidence base documents including the Cambourne North Addendum Spatial Framework Strategy updates, Ecology Strategy, Landscape Visual Impact Assessment, Transport Strategy Report, Transport Modelling Report, EWR Station Enhancement Study, and Heritage Impact Assessment update. As a result, evidence has informed amendments to the allocation boundary with a greater buffer to Elsworth

and expanding the developable area to the west. The Strategic Enhancement Area buffer has also been refined with criteria of acceptable uses set out and reference to the preparation of a Place Book to deliver high quality placemaking at Cambourne North.

The allocation identifies the number of homes to be delivered within the plan period, subject to the necessary water infrastructure being available as recommended by the Habitats Regulations Assessment. Additional clarification has been made to consider and address ecological assets, habitats and species, heritage assets, flooding, and how development proposals will respond appropriately. The allocation reflects the latest position following the outcomes of the Infrastructure Delivery Plan (2026) and further transport modelling and engagement with the Highways and Transport authorities as well as National Highways.

The indicative spatial framework for both the Cambourne North (S/CBN) and Cambourne (S/CB) allocations have been updated to reflect the evidence base findings. Further amendments have been made to Cambourne (S/CB) to address heritage and ecological sensitivities in the area and other additional requirements to address active travel and highway safety improvements. Further clarification is made for the employment uses coming forward on the undeveloped floorspace at Cambourne Business Park, and requirements are included for Cambourne West to contribute towards strategic transport projects.

Land adjacent to A11 and A1307 at Grange Farm

Land adjacent to A11 and A1307 at Grange Farm (S/GF) has been refined to reflect the new and updated evidence base documents including the Preliminary Ecological Appraisal, Historic Environment Baseline Report, Landscape Strategy, Transport Topic Papers and Appendices A, B and C, and evidence on Water, Carbon and Finite Resources. The Heritage Impact Assessment has also been updated to reflect the outcomes of the geo-physical survey and recent listings process for the Bronze Age Barrows to the west of the site that are now a Scheduled Monument.

The developable area has been reduced to 198.2 hectares with capacity reduced from 6,000 homes to 4,500 homes. The employment floorspace identified in the Draft Local Plan remains suitable for the development to ensure that employment activity can be self-sustaining onsite. The allocation has been revised to clarify that development will commence from 2034 subject to delivery of water infrastructure as recommended by the Habitats Regulations Assessment. The site boundary and indicative spatial framework have been amended to reflect the refined approach to the edge treatment and appropriate developable area for the eastern and southern edge. Further revisions have been made to the indicative spatial framework to show the Waste Water Recycling option, the revised viewpoints, the newly Bronze Age Barrows Scheduled Monument, the Public Right of Way, green connection routes to minimise recreational pressure and the edge treatment along the northern boundary.

Northstowe New Town

As recommended by the Habitat Regulations Assessment, additional wording has been added to the Northstowe New Town (S/NST) site allocation to set out that a requirement for an ecological survey to determine the site's suitability to be habitat used by protected species. Six outline planning permissions have now been granted that cover the allocated Northstowe site including the extension (reserved) land. Some subsequent reserved matters applications have also been granted and construction commenced on these sites.

Waterbeach New Town

Additional policy requirements have been added to Waterbeach New Town (S/WNT) setting out that a coordinated approach is required to deliver the new town and Strategic Enhancement Area and the long term stewardship. Clarification on the role and function of the Strategic Enhancement Area has also been made. Amendments have been made to set out the number of homes to be delivered within the plan period and the need for phasing to support the growing needs of the new town.

Additional criteria identify specific heritage assets that will need to be considered as part of the future phases of the development as well as the need for an appropriate interface between the new town and the existing village. The indicative spatial framework has been updated to reflect the changes to the policy wording and permitted development.

Bourn Airfield New Village

Bourn Airfield New Village (S/BA) has been amended to identify that the new village should be well integrated with the Bourn Quarter employment area. Amendments identify the number of homes to be delivered within the plan period and references the Gypsy and Traveller pitch requirements with other policies in the Local Plan.

Additional clarification and some flexibility has been provided in relation to the services and facilities required to enable the development to response to future needs. Wording has been added to ensure development proposals will positively respond to known heritage assets within close proximity to the site.

Clarification on the role and function of the Strategic Enhancement Area has also been made. The indicative spatial framework has been updated to reflect the changes to the policy wording and permitted development.



Rural southern cluster

There are seven site allocations, one Policy Area and three Areas of Major Change in the rural southern cluster.

The south of Cambridge, between the M11 and the A1307, is home to a range of major business parks with world-leading facilities and has some excellent and improving public transport links. Our ambition is to support and grow this successful and nationally important business cluster by providing more business space where needed.

Wellcome Genome Campus (S/RSC/WGC and S/AMC/WGC)

To capture the ambitions of the expansion land's growth and the wider growth of the Wellcome Genome Campus, a policy area has been created for the Wellcome Genome Campus, Hinxton Area of Major Change (S/AMC/WGC). The site allocation remains at Wellcome Genome Campus – Expansion Land, Hinxton (S/RSC/WGC) but has been amended to reflect the boundary of the expansion land at the Campus.

Changes have been made to the Wellcome Genome Campus (S/RSC/WGC) including alterations to ensure that policy aligns with the planning application and vision for the site. Other amendments have been made to refer to heritage assets onsite, flood risk management and requirements for management and mitigation for transport, waste, water, parking and meanwhile uses.

The indicative spatial framework has been amended to reflect the boundary of the expansion land at the Campus and it has been simplified to reflect constraints including the landscape buffer by Hinxton and noise mitigation requirements to the east of the site.

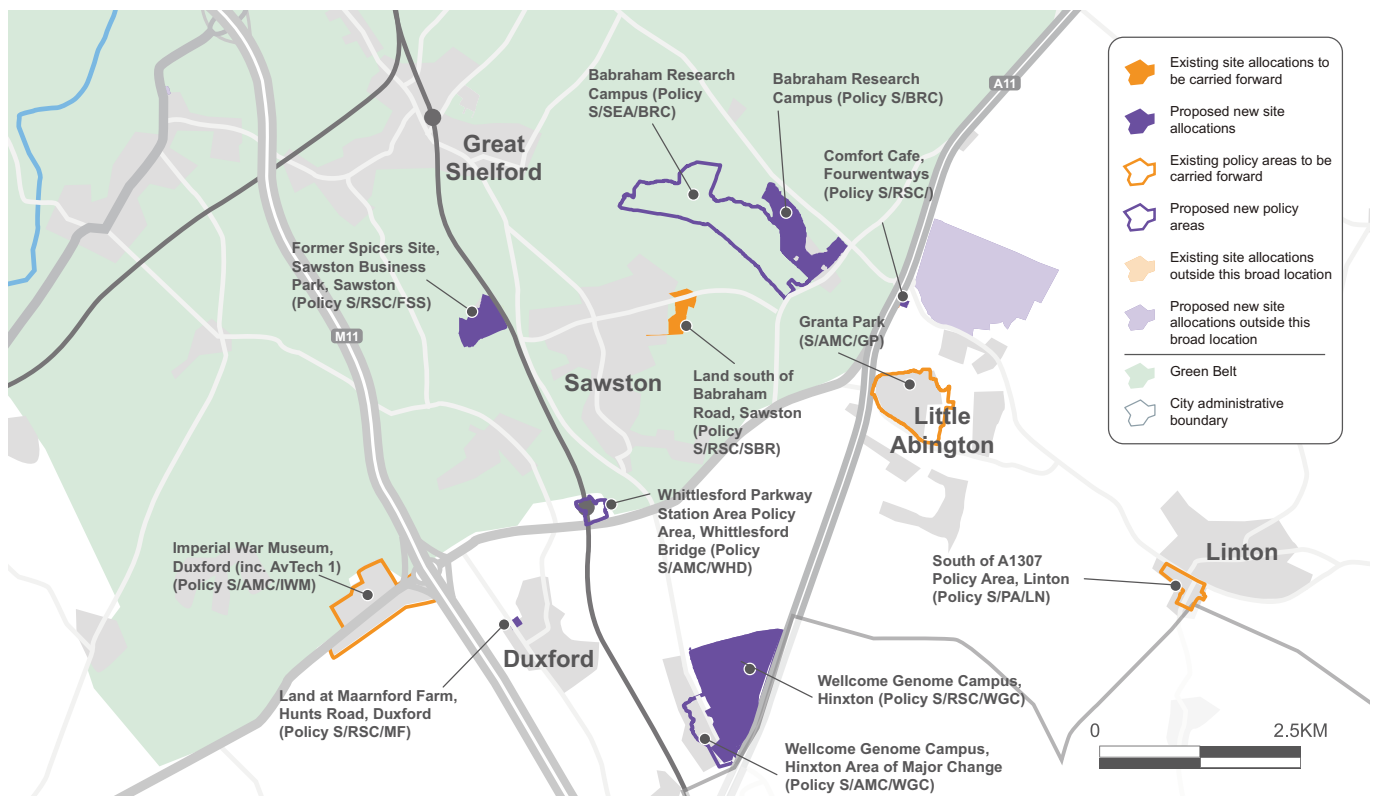


Figure 73: Proposed development sites and special policy areas in the rural southern cluster

Babraham Research Campus (S/RSC/BRC)

The site capacity for Babraham Research Campus (S/RSC/BRC) has been updated to reflect the recent planning permission with the number of units reduced to 83 homes, the ancillary uses increased to up to 850 square metres of nursery space and 500 square metres of amenity space. Strategic Enhancement Area uses have also been updated to reflect the compensation for the loss of Green Belt in this area alongside other amendments to the Policy. The boundary and indicative spatial framework have been revised in line with land ownership changes.

Other changes to rural southern cluster site allocations

Land South of Babraham Road, Sawston (S/RSC/SBR) has been amended to include landscaping on the southern boundary and reference to the Sawston Hall Registered Park and Garden.

Changes have been made to Former Spicers Site, Sawston Business Park, Sawston (S/RSC/FSS) in response to comments from Historic England. The boundary of the site has been amended to include the Borough Hill Scheduled Monument and a diagram has been added to show visually where the developable and non-developable areas are to ensure the Scheduled Monument is protected and impacts on it are minimised. Amendments also include requirements around archaeological and conservation management. Requirements have been added for SUDs, reference has been made to protection of groundwater Source Protection Zone 1 and the improvement of cycle connections have been added.

Amendments have been made to Comfort Cafe, Fourwentways, Little Abington (S/RSC/CC) to refine the consideration of heritage assets, reflecting the evidence from the Heritage Impact Assessment and a requirement sets out that development must have no unacceptable adverse impacts on the setting of nearby Grade II Listed Building the Temple Café and Restaurant.

The boundary of Granta Park Area of Major Change (S/AMC/GP) has been amended to reflect an existing planning permission for the park. Refinements to the policy clarify that no net loss of Research and Development floorspace is acceptable. Caveats now set out circumstances where a proposal can demonstrate it supports the overall functioning or competitiveness of Granta Park, or where there is a sufficiently justified community benefit. The policy has also been amended so that any development must respond positively to the treeline.

Amendments to Whittlesford Parkway Station Area, Whittlesford Bridge Area of Major Change (S/AMC/WHD) include reference the Scheduled Monument and Grade II* Listed Chapel of Hospital of St John the Baptist, and the Grade II Listed Red Lion Hotel to ensure their protection. A requirement for a Heritage Impact Assessment has also been included and the policy wording has been amended to prioritise the safety and needs of pedestrians.

Rest of rural area

There are 11 site allocations and four Areas of Major Change in the rest of rural area.

We want our rural villages to continue to thrive and sustain their local services, but we don't want to encourage lots of new homes in places where car travel is the easiest or only way to get around. We therefore propose some development in and around villages that have good transport links and services, while in smaller villages, we propose that only small-scale infill development and affordable housing would be permitted. Any development in and around villages needs to be well designed for the rural setting, with a strong relationship to landscape.

Land north of A1307, Bar Hill (Slate Hall Farm) (S/RRA/SHF)

Land north of A1307, Bar Hill (Slate Hall Farm) (S/RRA/SHF) has been amended along with the indicative spatial framework including the landscape buffers, retained green infrastructure and developable area which is restricted to the west of the site. Other amendments to the policy include the inclusion of Oakington in active travel connections, a requirement for the development capacity of the site to be established through a landscape-led masterplan process. The policy requires the management of impacts on landscape through development heights, mass and screening, and a requirement for a Heritage Impact Assessment to be prepared. Refinements to the policy include the consideration of heritage assets including the retention of Slate Hall Farm as a potential non-designated heritage asset, and changes to address comments by the Environment Agency.

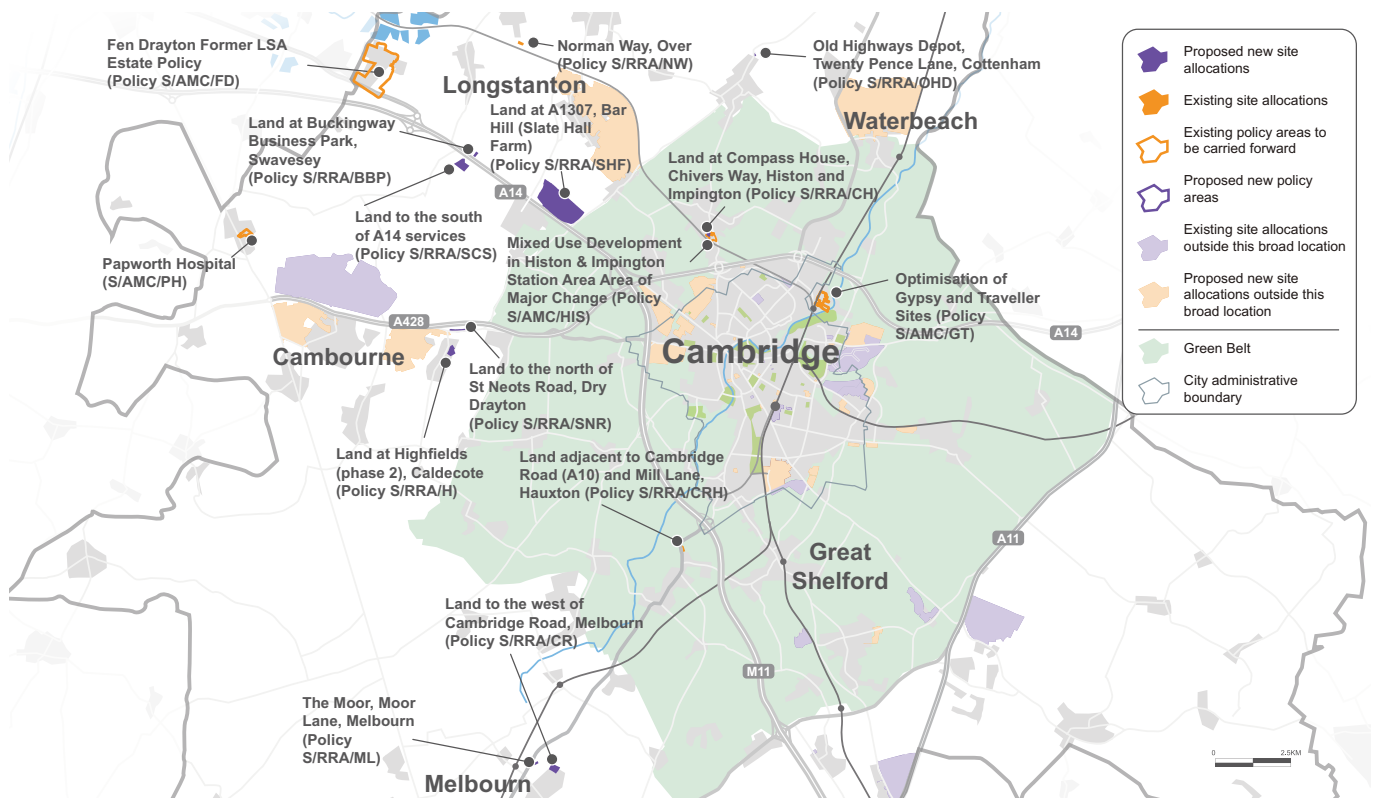


Figure 88: Map of Rest of Rural Area Site Allocations and Policy Areas

Other rest of the rural area site allocations

The Moor, Moor Lane, Melbourn (S/RRA/ML) and the Old Highways Depot, Twenty Pence Lane, Cottenham (S/RRA/OHD) and the have been amended to refine the consideration of heritage assets in the criteria, reflecting evidence from the Heritage Impact Assessment.

Land adjacent to Cambridge Road (A10) and Mill Lane, Hauxton (S/RRA/CRH) has been amended in response to comments from Historic England and now includes restrictions for the landscaped area. A restriction that building heights for residential development should not exceed two storeys has also been added.

Land at Buckingway Business Park, Swavesey (S/RRA/BBP) now requires development not to preclude any construction of, or route of future water infrastructure for the region in consultation with Anglian Water. It also now includes a requirement for a detailed Heritage Impact Assessment and requirement that an archaeological assessment take place prior to commencement of submitting a planning application.

Amendments have been made to Land to the south of Cambridge Services, A14 (S/RRA/SCS) with additional requirements around building heights and screening, the preparation of Transport Capacity Assessments, a Comprehensive Traffic Management Plan and Travel Plan and not precluding any construction and route of the Grafham Pipeline.

Amendments have been made to Compass House, Chivers Way, Histon and Impington (S/RRA/CH) to refine the consideration of heritage assets, reflecting evidence from the Heritage Impact Assessment. Additional requirements address concerns regarding impacts on adjacent residential properties and transport.

Given the consented and unimplemented development at Melbourn Science Park, it is considered that that the commercial development included in Land to the west of Cambridge Road, Melbourn (S/RRA/CR) is unlikely to be needed in this location, during the Plan period. Therefore, the policy has been amended for residential development only. The site capacity has been updated to 125 homes to reflect this change and requirements added for a masterplan-led approach with further consideration of appropriate densities to reflect the edge of settlement location and the site's immediate context in relation to landscape and heritage considerations and active travel connections.

The Fulbourn and Ida Darwin Hospitals policy from the Draft Local Plan has been divided into two separate allocations. One is a site allocation in the Edge of Cambridge for Ida Darwin Hospital (S/EOC/IDH) and the other is an Area of Major Change for Fulbourn Hospital (S/AMC/FH). To reflect the change in the site boundary, the Ida Darwin Hospital site area has been revised to 13.41 hectares. The policy wording has also been amended to reflect all of the heritage assets onsite including the Settlement site by Caudle Corner Farm Scheduled Monument. The new policy outlines the circumstances where development proposals for appropriate new healthcare facilities will be acceptable.

Changes to Imperial War Museum, Duxford Area of Major Change (S/AMC/IWM) seek to clarify that development must be masterplan-led with a focus on aviation and other complementary uses to support the future of the museum site and alignment with the

wider masterplan for IWM Duxford. The masterplan must also be informed by a Heritage Impact Assessment. New requirements set out for development of the site to protect and enhance the Duxford Airfield Conservation Area, and numerous Grade II and Grade II* Listed Buildings and their setting. The Area of Major Change has been re-located to the rural southern cluster chapter.

Papworth Hospital Area of Major Change from the Draft Local Plan has been re-named to Papworth Hospital, Papworth Everard Area of Major Change (S/AMC/PH).

Amendments have been made to include all of the listed heritage assets onsite and a requirement is included for a Heritage Impact Assessment.

Acceptable uses on Mixed Use Development in Histon and Impington (S/AMC/HIS) have been expanded to include office and research and development uses. Additional requirements outline how the development must consider the Histon and Impington – Histon Village Conservation Area and adjacent heritage assets. The requirement for proposals to accord with the requirements set out in the Histon and Impington Neighbourhood Plan (2021) has been removed as neighbourhood plans are part of the Development Plan for Greater Cambridge and will be referred to alongside this site allocation when determining planning applications.

The boundary of Fen Drayton Former Land Settlement Association Estate (S/AMC/FD) has been amended to remove the Fen Drayton Lakes RSPB Reserve and Fen Drayton Gravel Pits County Wildlife Site from the allocation. In response to comments from Historic England, an additional requirement has been added to protect and enhance the setting of any designated and non-designated heritage assets including views into and out of the Fen Drayton Conservation Area. Responding to the outcome of the Habitats Regulations Assessment, evidence of ecological surveys must be provided to determine whether the site is used by protected species linked to the Ouse Washes SPA and Ramsar site.

Amendments have been made to Optimisation of Gypsy and Traveller Sites (S/AMC/GT) to widen the policy more generally to optimisation of all sites over half a hectare, instead of just focusing on Chesterton Fen, Smithy Fen and Cottenham. New requirements have been added that specify a minimum number of pitches and an optimal density, requirements for proposals to be informed by a Flood Risk Assessment to determine the necessary flood mitigation measures for the development and to conserve and, where appropriate, enhance nearby Conservation Areas and their setting. A requirement for proposals to have regard to connections to and the capacity of utilities has also been incorporated.



4 Climate change

In the climate change chapter, we set out 10 policies to reduce the impact of development on climate change, and to adapt development to its impacts.

The policies contained in this chapter support our wider strategic priority to transition Greater Cambridge to net zero carbon by 2050, by ensuring that development is sited in places that help to limit carbon emissions, is designed to the highest achievable standards for energy and water use to reduce environmental impacts, adapts to and mitigates against climate change, and is resilient to current and future climate risks, including flooding.

Since the Draft Local Plan, we have refined our requirements for managing overheating, updated our water efficiency requirements, refined thresholds for Whole Life Carbon and Circular Economy Assessments, and added a new policy on sustainable retrofit so the conversion of existing buildings is done sustainably.

The standards set in the chapter in many cases go beyond national standards, responding to the opportunities we have in Greater Cambridge, and our expectation that development must be of a high quality and respond to the challenges climate change.

Policy CC/SD: Sustainable development and climate emergency – sets the requirement for proposals to demonstrate how they have embedded the principles of climate change mitigation and adaptation into their design. For major and minor planning applications, with the exception of householder applications they must demonstrate how applicable local and national policy requirements have been achieved through the submission of sustainability statement. The level of information provided to this statement needs to be proportionate to the scale and nature of the proposed development and consider criteria set out in the policy.

Policy CC/DC: Designing for a changing climate – The policy sets the requirement for planning applications to demonstrate that design solutions have been appropriately integrated to respond positively to the changing climate and reduce climate risks. Applications must include measure to mitigate the urban heat island, and the design of the buildings must reflect the cooling hierarchy to minimise the impacts of overheating.

Policy CC/NZ: Net zero carbon new buildings – Outlines the requirement for new development with the expectation of householder applications to achieve net zero operational emissions by following a hierarchical approach of reducing heat and power demand then supplying all energy demand through onsite energy generation. This policy deals with all of the carbon associated with new buildings. This includes carbon associated with the energy needed to power homes and commercial buildings, and the carbon associated with the processes and materials used to construct those buildings.

Policy CC/WE: Water efficiency in new developments – The policy sets out criteria to ensure that the design of development proposals demonstrate that water efficiency is fully considered in design to reduce consumption of water and protect water resource within Greater Cambridge area. A water efficiency target for residential development of 100 or more dwellings, is set at no more than 80 litres/person/day. For residential development of less than 100 dwellings, water usage of 90 litres/person/day has been set and it is encouraged to deliver below this level.

Policy CC/IW: Integrated water management, sustainable drainage and water quality – Outlines the requirement for all development proposals to adopt an integrated approach to water management, which considers water efficiency, sustainable drainage, water quality, flood risk and biodiversity. Evidence of a site-wide Integrated Water Management approach should be provided as part of the Sustainability Statement.

Policy CC/FM: Managing flood risk – This policy establishes how flood risk from all sources will be managed using the sequential, risk-based approach taking into account the impacts of climate change, set out in the National Planning Policy Framework and National Planning Practice Guidance. The policy also outlined when a site-specific Flood Risk Assessment (FRA) will be required for development proposals.

Policy CC/RE: Renewable energy projects and infrastructure – The policy provides requirements for the development of renewable and low-carbon energy infrastructure. It also allocates a heat network priority area boundary to replace the District Heating Zone area as designated in the previous Cambridge Local Plan 2018. New development proposals within this boundary, including redevelopment of existing buildings, should seek to connect to existing heat networks or networks under development.

Policy CC/CE: Supporting a circular economy and sustainable resource use – Sets out how circular economy principles (minimising waste and maximising resource efficiency by keeping products and materials in use for as long as possible) should be considered and demonstrated in development proposals across Greater Cambridge. This includes requirements for operational waste management, including recycling storage and collection, and support for innovative approaches to resource use and management. It also seeks to prioritise the retrofit and reuse of existing buildings rather than demolition.

- The policy seeks to protect existing carbon sinks through protecting peat, as well as promoting the protection of soils during the construction of new developments. It also seeks to maximise the opportunities for carbon sequestration (carbon capture and storage) in new developments through the provision of green infrastructure.
- Include measures to enhance the climate resilience of buildings, referring to opportunities to implement specific standards and improve the efficiency of buildings.



5 Biodiversity and green spaces

In the biodiversity and green spaces chapter we set out seven policies to protect and enhance biodiversity and improve the wider green infrastructure network in Greater Cambridge. Reflecting our ‘doubling nature’ ambition, our policies seek a higher level of biodiversity gains from new development than the national requirement. We have followed Natural England’s new Green Infrastructure Framework, to develop standards that will ensure places include green spaces, trees, and places for people as well as wildlife.

Since the Draft Local Plan and based on updated evidence, we have drawn up comprehensive green infrastructure standards for residential and commercial developments and refined our approach to protecting existing open spaces, ensuring there are enough high-quality green spaces, play spaces and food growing spaces to support development.

Policy BG/BG: Biodiversity and geodiversity – sets out the Councils approach to biodiversity net gain (BNG) requiring developers to ensure habitats for wildlife are enhanced and left in a measurably better state than they were in before development. BNG standards are set out in the policy with a statutory minimum requirement of 10% BNG for all development on-site. Major developments must provide a minimum of 20% BNG on-site where this is feasible and effective, or off-site where onsite options for BNG have been evidenced and agreed with the Local Planning Authority.

Policy BG/GI: Green infrastructure – outlines the green infrastructure provision and green infrastructure design standards for new developments. The policy also identifies strategic green infrastructure initiatives to enhance strategic green infrastructure across Greater Cambridge. It also requires developments to support the delivery of strategic green initiatives on-site.



Policy BG/UGF: Urban Greening Factor – sets out the requirement for all major development proposals to include the latest version of Natural England’s Urban Greening Factor User Guide and User Guide Spreadsheet, demonstrating how they will achieve minimum Urban Greening Factor scores. This standard will apply to the development as a whole rather than to individual phases.

Policy BG/TC: Tree canopy cover and the tree population – implements controls on how development impacts tree canopy cover, the tree population, and protected trees and hedgerows. It requires all applications for development where there are trees on or adjacent to the development site, to be made in accordance with recommendations set out in standards and accompanied by an Arboricultural Impact Assessment, tree protection plan and/or a Hedgerow survey to demonstrate how they will be protected and integrated into the development. It also set out the need for development proposals, including through the construction phase, must maintain at least a 15-metre buffer zone from the boundary of any ancient woodland.

Policy BG/RC: River corridors – the policy set out controls to ensure that development proposals protect and enhance character, biodiversity, visual amenity and historic significance of river corridors in particularly the River Cam and River Ouse and their tributaries. Proposals coming forward must support in protecting water quality and watercourse habitats and are required to retain or reinstate a buffer zone of at least 10m from the watercourse bank top, or 5m from a ditch bank top.

Policy BG/PO: Protecting open spaces – outlines the requirement that proposals will not be permitted where they would harm the character of, or lead to the loss of, protected open space of environmental or recreational importance as defined on the policies maps, or undesignated areas that fulfil the criteria used to protect open spaces. Exceptions will only apply where existing open space can be satisfactorily replaced to an equivalent or better standard in terms of quality, quantity and accessibility and is accord with other criteria in the policy.

Policy BG/EO: Providing and enhancing open spaces – sets out the requirement for new development to address the open space needs it generates through delivering a mix of on-site provision and/or financial contributions for off-site open space provision, enhancement and/or management. For green space and/or, open space, play and food growing space the scale and type of on-site provision, and any required financial contribution to off-site provision, will be determined in agreement with the Local Planning Authority. The policy sets out standards to ensure that appropriate accessible green and open space standards, food growing, play and youth space are provided.



6 Wellbeing and social inclusion

Our places need to enable people to live healthy lives, where they can access the services and facilities they need locally, where people feel safe, they can have active lifestyles with access to high-quality green spaces and active travel, and needs can be met throughout their lives. The eight policies in the wellbeing and social inclusion chapter seek to achieve this by ensuring that we secure good growth, supporting the delivery of healthy and inclusive communities where needs can be met locally.

Since the Draft Local Plan, we have added new restrictions on betting shops, set ambitious, clearly evidenced standards for providing community, cultural and sports facilities and securing financial contributions from developers towards these, and added clearer targets for local construction jobs to deliver more opportunities for local people.

Policy WS/HD: Creating healthy new developments – sets out how new development can support healthy lifestyles and promote the health and wellbeing of residents. It includes specific requirements for when proposals will be required to provide a Health Impact Assessment (HIA) and what it will be required to demonstrate. It also sets when the delivery of hot food takeaways and fast-food outlets and gambling premises will be permitted.

Policy WS/NC: Meeting the needs of new and growing communities – establishes requirements for new development to include or contribute to the delivery of the services and facilities necessary to meet the needs of the development and mitigate the impact of development on existing local facilities. The scale and range of facility and service provision or contribution must be appropriate to the level of need generated by development. It also sets out the requirements for development when providing indoor and outdoor community and cultural facilities, indoor and outdoor sports facilities, leisure routes, new burial grounds, cemeteries and crematoriums to ensure appropriate contributions on-site or off-site are secured.

Policy WS/CF: Community, sports and leisure facilities – builds on policy WS/NC in which sets out the need for residential development to contribute towards community, sports and indoor leisure facilities through contributions either on-site or off-site. The policy provides guidelines for proposals that will deliver new community, sports and leisure facilities and sets out criteria to ensure that existing facilities are protected.

Policy WS/CH: Cultural and creative hubs – sets out the requirements and components that need to be considered and delivered as part of proposals for new cultural/creative hubs in new and existing designated centres.

Policy WS/MU: Meanwhile uses – enables meanwhile uses to offer opportunities for temporary uses on vacant land and buildings prior to it being permanently developed, providing an active and potentially beneficial use on what would otherwise be vacant land or underutilised buildings awaiting development. All phased major development will be required to submit an appropriate Meanwhile Use Feasibility Study and if feasible, an appropriate Meanwhile Strategy.

Policy WS/IO: Creating inclusive employment and business opportunities through new developments – sets out how new development will provide training, employment and supply chain opportunities to local residents and businesses through the creation and implementation of an Employment and Skills Plan. It sets out the new developments of 1,000 square metres or more gross floorspace that falls within within Use Classes E (commercial, business and service); B2 (general Industrial), B8 (storage and distribution); C1 (Hotel); F1 (learning and non-residential); F2 (local community) and Sui generis will be required to submit and implement an employment and skills plan. New development consisting of 10 or more dwellings will be required to submit a plan for the construction stage.

Policy WS/HS: Pollution, health and safety – sets out how development should take account of sources of pollution. It requires that development does not lead to, or is subject to, significant adverse effects as a result of noise, vibration, odour, and/or light pollution and where any residual adverse impact is unavoidable then it is mitigated and minimised to an acceptable level. The policy details how land contamination should be considered, to ensure that the land is suitable for the end use. It applies appropriate protection to and from hazardous installations. It requires development to be appropriate for the air quality in the area but also address impacts on air quality and requires applications excluding householders to submit an Air Quality Statement.

Policy WS/PH: Public houses – provides guidance on development proposals involving the loss of public houses and their curtilages and provides direction for the enhancement of existing public houses and for new public houses proposed in Greater Cambridge. It refers to Appendix I: List of Safeguarded Public House Sites. It also sets out the requirement for proposals affecting public houses to preserve the building's architectural importance, ensuring that any alterations do not detract from the building's original design, character, and any historic value.



7 Great places

Maintaining and creating great places is crucial to sustaining the quality of the area for people who live, work, study in, and visit Greater Cambridge. Great places are valued and distinctive, accessible to all people and well-integrated with nature. Valuing place through the 12 policies in this great places chapter ensures that quality of life can be improved alongside enhancing the global excellence of the knowledge economy and whilst preserving the area's heritage assets.

10.2 Since the Draft Local Plan, we have refined our tall buildings policy wording to give more emphasis on design quality and contributing to wellbeing, added requirements for designing out crime and designing for neurodivergence, to ensure development is safer and more inclusive, and refined our policy approach to heritage assets.

Policy GP/PP: People and place responsive design – sets out requirements to ensure that development proposals sustain and enhance the unique qualities of their local context and the Greater Cambridge Area by ensuring that detail is provided as part of the application that sets out how they will improve connectivity, respond to local communities, support the climate emergency response and enhance the character of Greater Cambridge.

Policy GP/QD: Achieving high-quality development – sets out the requirements for what levels of design quality need to be achieved by new developments, and alterations and extensions to existing development. Criterion requires development to be designed with communities in mind, with the creation of local connections, climate positive and contribute and respond to local character. It considers the impacts of design on neurodiversity, the legibility and accessibility of building design, street furniture and cycle storage. It includes further support for priority and threatened species, including reference to appropriate design materials.



Policy GP/HD: Housing density – ensures that land is used effectively when being developed for new housing. It responds to national planning policy which seeks an uplift in densities in accessible areas like town centres or areas well served by public transport. It sets out requirements that proposals must provide appropriate development densities that reflect local character and context through a design led approach. The policy also includes criteria for high density development in sustainable locations.

Policy GP/ST: Skyline and tall buildings – presents guidelines to ensure that proposals that break or result in a significant change to the existing skyline, or are significantly taller than the surrounding built form (as defined by the local context heights in Appendix H: Skyline and tall buildings guidance), must demonstrate how they will maintain or enhance the distinctive skyline and character of Cambridge and the surrounding district. Proposals must demonstrate how they have responded positively to their wider setting including meeting criteria in the policy around location, setting and context, impact on their historic environment, scale and massing, design quality, amenity and microclimate and suicide prevention.

Policy GP/QP: Establishing high-quality landscape and public realm – sets requirements for development proposals to enhance the public realm, promote connected and healthy communities and deliver climate change resilient streetscapes. The policy aims to provide high-quality places to gather and socialise, whilst creating well connected, accessible and climate responsive streets and landscapes. It considers counter-terrorism protective security measures, and response to the needs of skateboarders, provision for public bridleways for equestrians, as well setting out the approach to public art.

Policy GP/LC: Protection, conservation and enhancement of landscape character – sets out how development in Greater Cambridge should protect and enhance landscape character and features. Applicants are required to refer to the Greater Cambridge Landscape Character Assessment (2021) Part A and Part B as part of their proposals as detail is provided in these documents around each character area in Greater Cambridge, including the condition of the landscape, key sensitivities and guidance on landscape management and integration of development into the landscape. It also sets out the purpose of Important Countryside Frontages which are to be protected from development and that are identified on the Policies Map.



Policy GP/HE: Historic environment – aims to ensure that development proposals that may affect heritage assets, or their settings are carefully considered. It also supports the conservation and enhancement of the historic environment through the Greater Cambridge Historic Environment Strategy that is detailed within the policy, to ensure that new development respects and integrates with the historic context of the area. The policy supports proposals that enhance existing provision and improve access to a wider range of heritage assets, strengthening the role of the historic environment in public enjoyment and engagement

Policy GP/HA: Designated heritage assets – outlines how proposals to alter, extend or change the use of designated heritage assets, or development that affects their setting, will be assessed. It also sets out where the demolition of buildings or structures that make a positive contribution to the special architectural or historic interest of a Conservation Area will be permitted.

Policy GP/ND: Non-designated heritage assets – sets out how proposals to alter, extend or demolish non-designated heritage assets will be assessed.

Policy GP/CC: Adapting heritage assets to climate change – establishes how works to enhance the environmental performance of heritage assets will be balanced against the need to protect and enhance the character and significance of that asset.

Policy GP/AR: Archaeology – sets out how proposals that may affect sites of known or potential archaeological importance or interest will be assessed. where the proposal could harm the significance of archaeological assets, the relevant National Planning Policy Framework tests will be applicable, where such harm will be required to be appropriately justified.

Policy GP/SF: Shopfronts – sets out requirements for proposals for new shopfronts, signage and security measures, or alterations to existing shopfronts with reference to Appendix J: Shopfront guidance.



8 Jobs

The eleven policies in the jobs chapter explore the needs of different sectors of the economy to ensure a flexible supply of land is available in the right places and allocated a range of sites to help meet needs. The policies in this theme will guide consideration of employment further proposals, ensuring development is focused into sustainable locations. This includes supporting the rural economy and our villages, as well our towns and city.

Since the Draft Local Plan, we have updated policies on jobs including affordable workspace, helping fledgling local businesses to get up and running, and refined our approach to logistics proposals.

Policy J/NE: New employment development proposals – sets out where proposals for employment development in Cambridge, Towns and village in South Cambridgeshire, edges of South Cambridgeshire’s towns and villages, in the countryside will be permitted.

Policy J/RE: Supporting the rural economy – sets out the approach to proposals for re-use and replacement of rural buildings, and proposals related to land-based enterprises.

Policy J/AL: Protecting the best agricultural land – sets out how development proposals affecting agricultural land and soils should be considered. It outlines that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless the land is already allocated for development in the Local Plan or a Neighbourhood Plan or the need for the development clearly outweighs the impacts of the loss of the economic and other benefits of the land.

Policy J/PB: Protecting existing business space – seeks to protect business space in Greater Cambridge from losses to other uses unless it is justified. It includes specific protection for Strategic Industrial Estates recognising the importance of these areas to the Greater Cambridge economy. The policy also encourages meanwhile uses that generate employment, skills and training opportunities and community benefits will be encouraged while the marketing of a vacant site takes place.



Policy J/AW: Affordable workspace and creative industries – seeks affordable workspace to be included in large commercial developments, specifying the size of developments on which affordable workspace will be sought and setting out the ways in which they must be operated and managed. The policy outlines that for new office and Research & Development, over 1,000 square metres, and proposals for new Industrial and Storage developments over 2,500 square metres will be required to provide a minimum of 10% of net additional floorspace (GIA). It also sets what discount these should be delivered at.

Policy J/EP: Supporting a range of facilities in employment parks – supports proposals for shared facilities in employment parks and campuses subject to criteria around the nature of the proposals and their potential impact on businesses, the site and surrounding areas.

Policy J/MS: Markets and street trading – explains the circumstances in which local markets and street traders will be supported in Designated Centres whilst seeking to maintain and add to the vitality, viability and diversity of the retail function in new and emerging centres.

Policy J/RC: Retail and other complementary town centre uses – sets out the approach to the development of retail and other main town centre uses and prioritises the delivery of such uses in identified centres, proportionate to the role and function of that centre. The Hierarchy of Designated Centres defines the role and function of different tiers of the hierarchy, to guide the appropriateness of proposals. The policy also actively supports proposals that maximise the re-use of space, in particular non-ground floorspaces which may be otherwise not be contributing to the vibrancy of the centre.

Policy J/SA: Cambridge City's Primary Shopping Area – defines the uses considered acceptable within the Primary Shopping Area identified on the Policies Map and supports proposals that seek to provide leisure or main town centre uses.

Policy J/VA: Visitor accommodation, attractions and facilities – sets out where hotel and other types of visitor accommodation development will be supported in Greater Cambridge and how the loss or gain of new hotels / visitor accommodation will be managed.

Policy J/FD: Faculty development and specialist/language schools – sets out the circumstances when development or redevelopment of new faculty, research, administrative sites and medical teaching/hospital facilities (higher education), will be supported, and the requirements that will need to be satisfied. It also sets out when the development of existing and new specialist colleges and/or language schools will be supported, and the requirements that will need to be satisfied.



9 Homes

The Homes theme seeks to ensure that a variety of high-quality housing options, including affordable housing options, is delivered in the right places and truly functions to meet the needs of the different communities that live in Greater Cambridge.

The 14 policies included in this chapter promote affordable housing and housing options to meet specific needs in Greater Cambridge, as well as providing policy directions for self and custom-build housing, Build to Rent homes, co-living spaces, housing in multiple occupancy, student accommodation, and internal and external living standards for new residential development.

Since the Draft Local Plan, we have revised the approach to Policy H/MO: Houses in Multiple Occupation, which is supported by new evidence. We have also made refinements to the policy wording within this chapter, with more notable refinements being made to Policy H/SS: Residential space standards and accessible homes, Policy H/BR: Build to rent homes, and Policy H/CL: Co-living.

Policy H/AH: Affordable Housing – seeks to maximise the supply of new affordable housing by requiring affordable housing on all major developments that are providing self-contained dwellings, irrespective of their use class. The policy sets out how affordable housing will be delivered on new housing developments, specifying the size of developments on which affordable homes will be provided and the proportion of affordable homes required. It also illustrates the tenures of affordable housing required to address identified needs and achieve the affordable housing aims of the Greater Cambridge Housing Strategy.

Policy H/ES: Exception sites for affordable housing – outlines the circumstances in which first home exception sites and rural exception sites will be supported, recognising the role they can play in delivering affordable housing options, particularly for Greater Cambridge's villages and rural communities. The policy sets a high standard for planning applications for exception sites in line with national planning guidance and outlines the planning tools and powers that may be used by the Councils to ensure that exception sites truly serve local community needs.



Policy H/HM: Housing Mix – sets out the mix of housing to be provided by different scales of new residential development to ensure that new homes are generally of a size and type that meet the housing needs of different groups in Greater Cambridge. A balanced mix of dwelling types within the affordable housing provision is important to ensure choice for applicants and to help foster stable, sustainable communities; when determining the appropriate mix, the policy is clear that consideration will be given to any specific dwelling type needs identified by (or clearly demonstrated to) the Councils, and to the existing housing mix and character of neighbouring areas.

Policy H/GL: Garden land and subdivision of existing plots – provides criteria to determine when it will be acceptable in principle for garden land to be developed or existing residential plots to be subdivided to create new housing or residential annexes.

Policy H/SS: Residential space standards and accessible homes – sets the required minimum space standards for new homes in Greater Cambridge, the proportion of accessible and adaptable dwellings to be provided by residential development, and the required standards for external private and shared amenity space for new homes or groups of homes.

Policy H/SH: Specialist Housing – guides proposals for specialist housing (within both Use Classes C2 and C3) designed to support a variety of groups such as older people, disabled people, people with alcohol or drug dependency, those requiring refuge from harassment and violence, looked-after children, and others who may, for a variety of reasons, need specialist supported housing.

Policy H/CB: Self and Custom Build Homes – establishes how self and custom-build homes will be delivered in Greater Cambridge. This includes specifying the size of developments on which self and custom-build homes will be provided, the proportion of self and custom-build homes required as part of wider residential development proposals, and how specific proposals for self and custom-build homes will be assessed. The policy also details the types of development that will be considered as exceptions to this policy's self and custom-build housing requirements.

Policy H/BR: Build to rent homes – states when and how proposals for Build to Rent homes will be supported. This includes requirements to secure Built to Rent housing of a good quality that contributes to the creation of vibrant communities. The use of covenants and planning obligations to secure the long-term management of these properties and their status as affordable rent options is made clear by the policy.

Policy H/CL: Co-living – sets out clear criteria and standards that proposals for co-living development in Greater Cambridge will need to meet in order to be supported. In addition to planning applications needing to demonstrate how high-quality design will be achieved and a well-integrated sense of community will be fostered, the policy includes requirements for Management Plans to ensure that co-living environments are safe, secure and clean.

Policy H/MO: Houses in Multiple Occupation (HMOs) – introduces criteria and standards for all HMOs that require planning permission (Use Class C4 or sui generis). Requirements are set out regarding the living environments of new HMOs and the management of these properties. The policy also seeks to safeguard against the loss of community cohesion by the “sandwiching” of residential dwellings (Use Class C3) between HMOs or the creation of extensive clusters of HMOs.

Policy H/SA: Student accommodation – establishes how and when proposals for new student accommodation for higher education institutions will be supported. The policy applies occupancy requirements for new shared student accommodation to ensure it is occupied by their intended users, and outlines how specific proposals for shared student accommodation will be assessed and the specific criteria to be applied. This policy applies to undergraduate, postgraduate and academic staff accommodation.

Policy H/DC: Dwellings in the countryside – sets out the types of residential development that may be acceptable outside of defined development extents, as well as the policy requirements that will need to be satisfied for such development in the countryside to be supported by the Councils. This includes requirements for the reuse of buildings in the countryside for residential use, replacement dwellings outside of defined development extents, dwellings of exceptional quality, and extensions to existing homes in the countryside.

Policy H/RM: Residential moorings – provides a criteria-based approach that will be used when considering proposals for new residential moorings in Cambridge and South Cambridgeshire. This includes requirements for appropriately scaled development, lighting and utilities infrastructure to meet this particular housing need.

Policy H/GT: Gypsy and Traveller and Travelling Showpeople Plots – sets out the requirements for any new Gypsy and Traveller pitches or Travelling Showpeople plots, including specifications as to where they should be located and how they should be designed. Whilst seeking to ensure plots are appropriately sized to accommodate different types of mobile accommodation, and space for essential infrastructure, private amenity, and vehicle manoeuvrability, this policy also references how Gypsy and Traveller pitch provision should be integrated as part of strategic sites in Greater Cambridge, and how Delivery and Management Plans will be used to secure the delivery, management and maintenance of these pitches.



10 Infrastructure

The infrastructure theme ensures development is supported by timely, sustainable and resilient infrastructure. The 10 policies promote integrated transport, safeguards strategic infrastructure, supports energy and digital networks, requires developer contributions, and minimises the impacts of construction to create well-connected, low-carbon places.

Since the Draft Local Plan, we have strengthened infrastructure policies and added new standards informed by additional infrastructure evidence and updated our Infrastructure Delivery Plan. We have also worked with the Cambridgeshire and Peterborough Combined Authority to progress the Transport Strategy for Greater Cambridge, which is published in draft and will be finalised later this year. Water and the treatment of wastewater remains a key issue for Greater Cambridge. The Plan now includes stronger water efficiency standards and links major growth to the availability of necessary water infrastructure.

Policy I/ST: Sustainable transport and connectivity – requires all development to be planned using a vision-led approach that prioritises walking, wheeling, cycling and public transport, ensuring sustainable travel choices are available from the outset. Development must be well connected to surrounding communities through safe, accessible and integrated active travel and public transport networks, while protecting and enhancing existing routes and rights of way. Proposals should incorporate mobility hubs, high-quality public transport, and street designs that prioritise people over private vehicles, while remaining adaptable to future transport technologies and travel patterns. Larger schemes required to submit comprehensive Transport Assessments and Travel Plans to demonstrate how transport objectives will be achieved.

Policy I/MH: Mobility Hub facilities – supports the creation and enhancement of mobility hubs that make it easier to switch between walking, cycling, public transport and shared transport. Mobility hubs must be accessible, well integrated with surrounding communities, and provide appropriate facilities such as cycle parking, passenger waiting areas, wayfinding and supporting amenities, while limiting car parking to that needed for effective modal interchange. Proposals must demonstrate transport need, effective long-term management and maintenance, and ensure that any redevelopment of existing hubs does not reduce transport accessibility or undermine the shift towards more sustainable travel.

Policy I/CV: Cycle and vehicle parking – requires parking provision to be designed around the needs and location of each development, supporting sustainable travel while ensuring safe and efficient access for all users. New schemes should provide high-quality, secure and accessible cycle facilities, including space for non-standard cycles, electric charging and emerging micromobility options, with provision tailored to different land use. Large developments must include coordinated strategies for electric vehicle infrastructure, accessible parking and long-term management of parking facilities.

Policy I/SD: Servicing and last-mile delivery – ensures that developments generating freight and delivery activity provide suitable servicing arrangements that protect highway safety and minimise disruption. It supports cleaner and more efficient delivery methods, including consolidation centres, cargo bikes, electric and low-emission vehicles, smart logistics and delivery lockers. Proposals with significant servicing impacts must demonstrate how movements will be managed through appropriate delivery strategies, while new micro-consolidation facilities and industrial developments should support sustainable freight operations and provide adequate facilities for commercial vehicle parking.

Policy I/SI: Safeguarding important infrastructure – protects existing and planned strategic infrastructure from development that could restrict its delivery, operation or future use. It safeguards key transport corridors, rail freight facilities and active travel routes, while managing development around airports, defence sites and specialist facilities such as the Mullard Radio Astronomy Observatory to prevent operational conflicts. Proposals within safeguarded areas must demonstrate that they will not compromise infrastructure functionality, safety or future investment, with consultation requirements applied where appropriate.

Policy I/AD: Aviation development – supports aviation proposals only where they provide clear local benefits, such as economic, employment or emergency service value, while ensuring impacts on communities, safety, public rights of way and renewable energy infrastructure are carefully managed. New or expanded aviation activities must demonstrate that noise effects are acceptable, taking account of aircraft types, operating patterns and cumulative impacts. Where impacts are uncertain, temporary permissions may be used to assess effects before longer-term approval, with any necessary operational controls secured through planning conditions.



Policy I/EI: Energy infrastructure masterplanning – requires major developments and new data centres to plan their energy needs through Energy Masterplans, ensuring infrastructure capacity, grid requirements and pathways to net zero are considered from the outset. It promotes smart energy solutions, including demand management, battery storage and intelligent electric vehicle charging, to improve grid resilience and reduce peak demand. Land needed for future energy infrastructure upgrades will also be protected from conflicting development.

Policy I/ID: Infrastructure and delivery – ensures that new development is supported by the infrastructure needed to make it sustainable and acceptable, with developers responsible for securing or contributing towards necessary physical and social infrastructure. Provision must be coordinated with the timing and scale of development, supported by clear delivery and phasing arrangements, and informed by identified local needs. Proposals must demonstrate sufficient infrastructure capacity or provide measures to address any additional pressures, including long-term maintenance where required.

Policy I/DT: Digital and Telecommunications Infrastructure – supports the delivery of high-quality digital connectivity while ensuring telecommunications infrastructure is appropriately designed and integrated into its surroundings. New development should incorporate future-ready broadband and mobile connectivity, including infrastructure to support emerging technologies, with larger schemes required to address coverage needs. Proposals must minimise visual, environmental and highway impacts, avoid harm to sensitive locations, and ensure digital infrastructure is delivered alongside development wherever feasible.

Policy I/CM: Construction management – requires major or potentially disruptive developments to manage construction impacts through approved environmental management plans. These plans must address issues including traffic, working hours, noise, dust, pollution, waste, water use, ecology, soil management and community communication, with measures proportionate to the scale of the works. Construction activities should minimise disturbance to nearby communities, protect the environment and highways, and promote efficient use, reuse and recycling of materials. Where construction traffic or temporary routes are required, these must be carefully managed to avoid adverse impacts on local areas.



For more information

- Visit our website at: [**www.greatercambridgeplanning.org/local-plan**](http://www.greatercambridgeplanning.org/local-plan)
- Read the [StoryMap](#) on our website to get a quick understanding of the Plan and what's changed since the last consultation.
- Read our supporting documents and evidence base, which can be viewed in our document library on our [consultation page](#).





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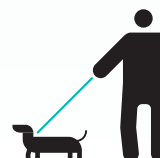
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