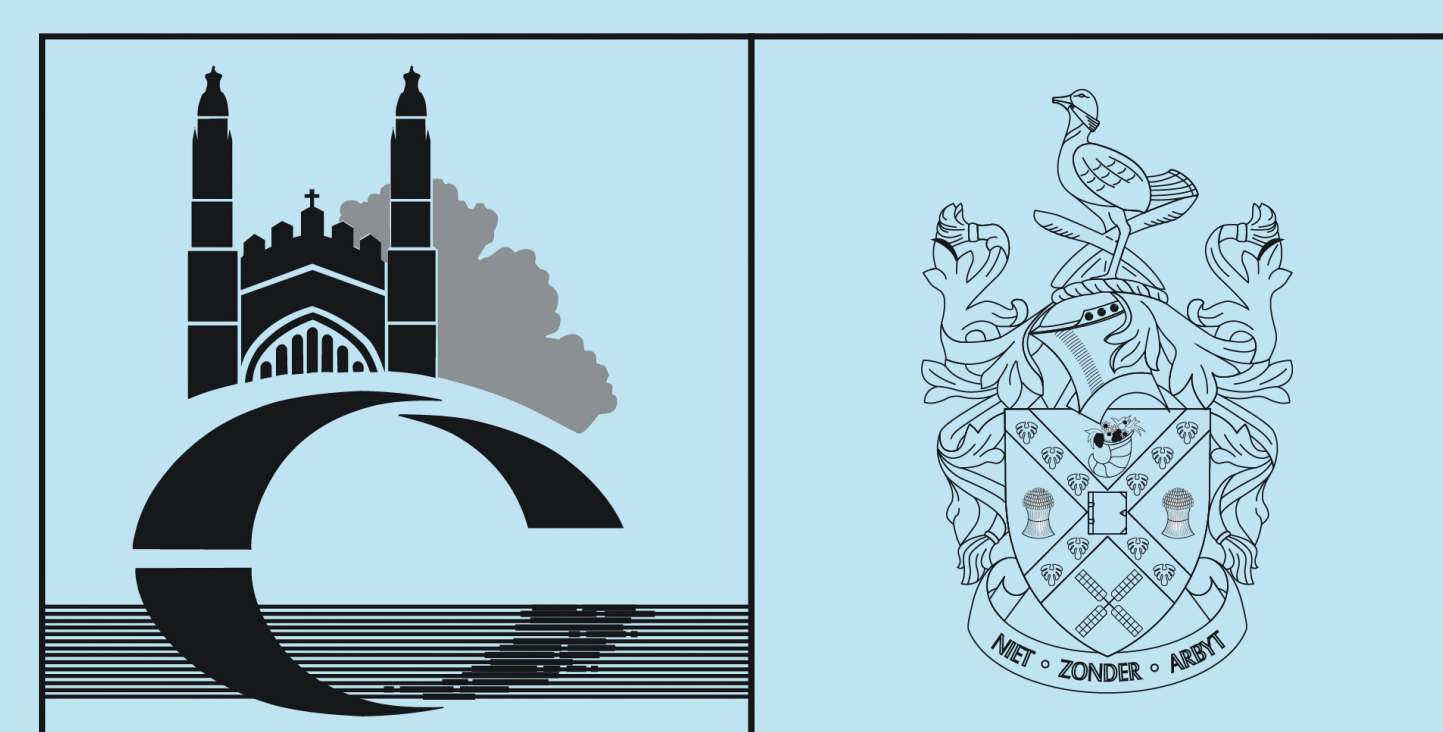


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Site allocations within and on the edge of Cambridge

The Local Plan development strategy will meet a large part of the area's development needs within and on the edge of Cambridge as these areas are well served by existing active and public transport, services and facilities. Within Cambridge, the site allocations look to make the best use of previously developed (brownfield) land.

On the edge of the Cambridge, sites like Eddington and West Cambridge are allocated for development, building on existing planning permissions. At Cambridge East, the airport site is anticipated to become available for development during the plan period and will provide the opportunity for a new vibrant city district, linking with the developments of Marleigh and Springstead Village.

The Local Plan also proposes release of an area of Green Belt land at the Cambridge Biomedical Campus, to enable the continued development of this locally and internationally important site.

Policy S/CBC Cambridge Biomedical Campus (including Addenbrooke's Hospital) proposes

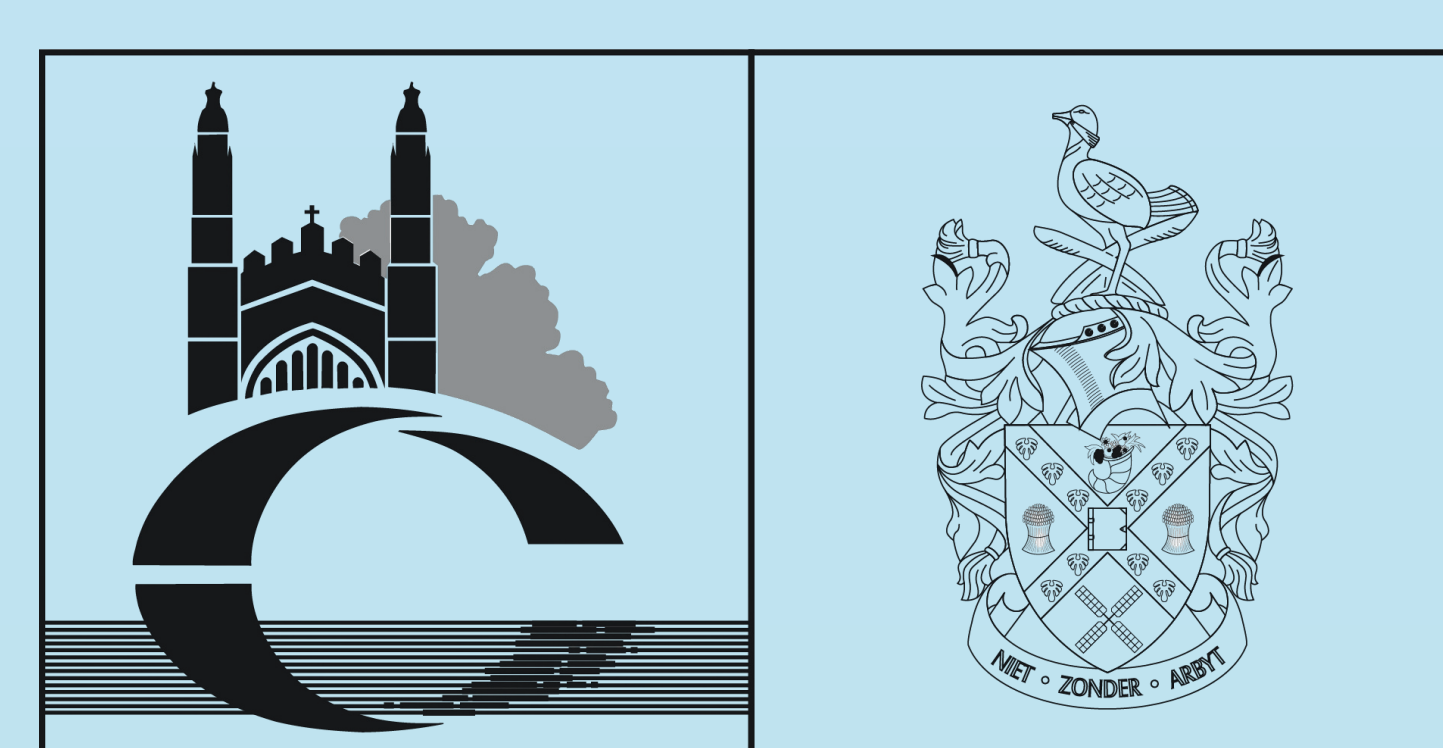
- Approximately 525,000 square metres of additional biomedical, biotechnology and life sciences research and development, including commercial uses, and medical research institutes.
- Approximately 120,000 square metres of higher education uses for academic teaching and research, training facilities supporting the development and retention of healthcare related skills and talent.
- Approximately 1,000 homes for campus related housing.
- New/enhanced services and facilities to support those living, working and visiting the campus.

Policy S/CE Cambridge East proposes

- Approximately 8,000 homes to be delivered from 2032, and 24 Permanent Gypsy and Traveller pitches.
- Significant office and R&D employment floorspace, and a minimum of 20,000 square metres of light industrial/storage and distribution employment floorspace.
- Sports and Leisure provision including a swimming pool, football, youth football, rugby, hockey and cricket pitches plus changing facilities.
- Regional Cultural Hub.

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Policy S/ED Eddington proposes

- Approximately 5,500 homes, approximately 2,500 homes more than the current planning permission, at 50% affordable housing.
- Approximately 40,000 square metres for university related mid-tech or commercial research uses.
- At least 60,000 square metres of academic floorspace.
- Education, healthcare, community facilities, library, and youth facilities.

Policy S/WC West Cambridge proposes

- Mixed use development of residential and employment uses.
- Up to 370,000 square metres of academic and up to 170,000 square metres of commercial research and development floorspace.
- Approximately 16,000 square metres of floorspace for other uses, including an energy centre, data centre, nursery provision, retail and leisure.

Policy S/AMC/NEC North East Cambridge Area of Major Change proposes

- No specific amount of development.
- Mixed use development of new or intensified commercial and research & development floorspace as part of innovation-led economic activity.
- 95 new homes on the Milton Road Garages site



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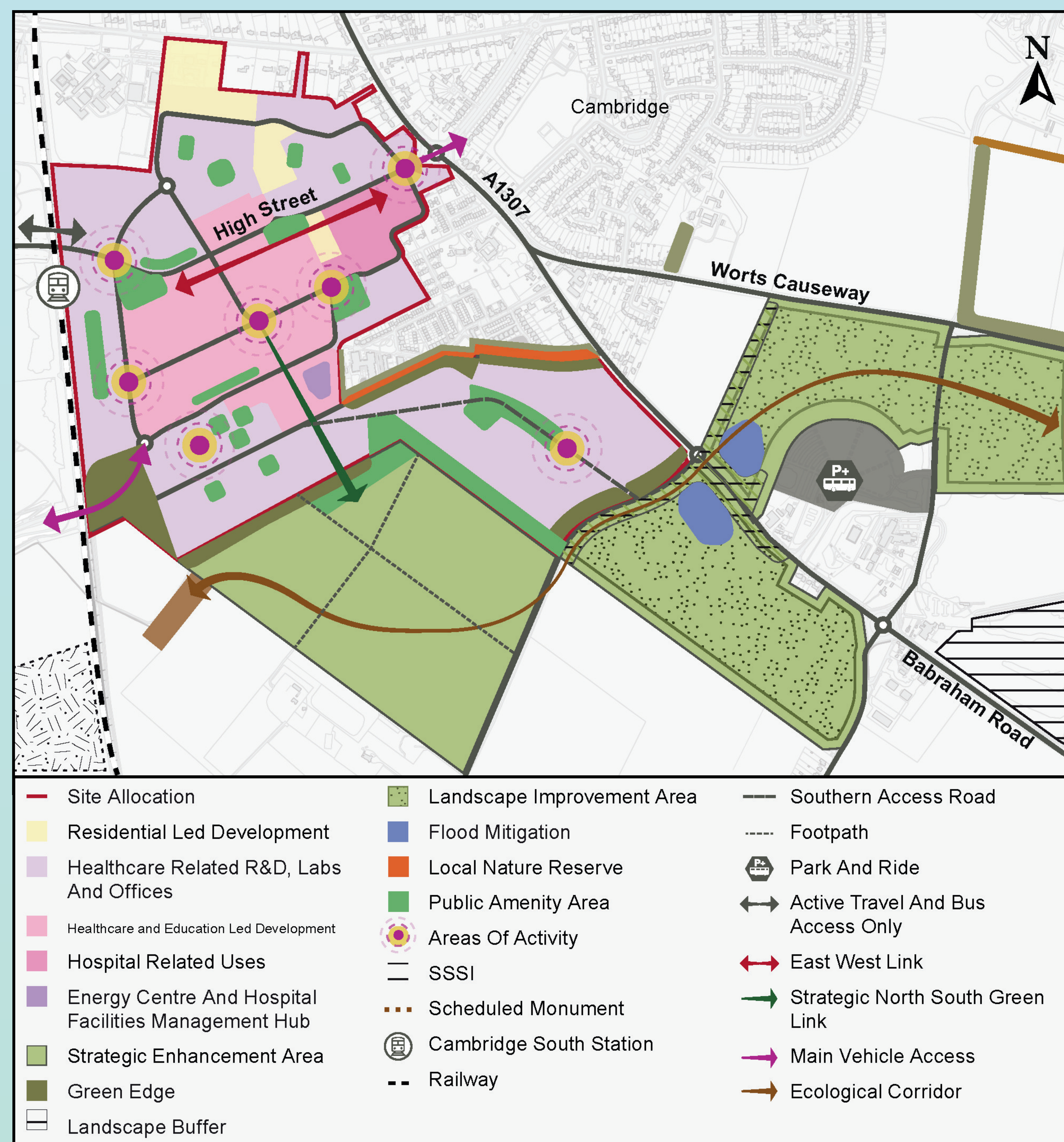
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The vision for the Cambridge Biomedical Campus

The Cambridge Biomedical Campus will continue to evolve as a globally significant centre of healthcare, research and innovation, where clinical, academic and commercial activities collaborate seamlessly to improve lives.

Anchored by three leading NHS teaching hospitals at Addenbrooke's Hospital, the Rosie Hospital and Royal Papworth, the Campus will remain a nationally significant centre for specialised patient care while driving forward advances in life sciences that benefit communities locally, nationally and internationally.



What has changed since the draft Plan stage?

- The amount of development has been amended to reflect the split between commercial life science and academic uses.
- Further detail on the transport mitigation measures required to support the growth of the campus, including a new Southern Access Road and Cambridge South East high quality public transport corridor.
- Clarified the appropriate uses that can come forward in the Strategic Enhancement Area and Landscape Improvement Area, including for ecology, public amenity and active travel connections.
- Additional policy wording to ensure that the needs of users and surrounding residential neighbourhoods are taken into account when designing public spaces within the campus.

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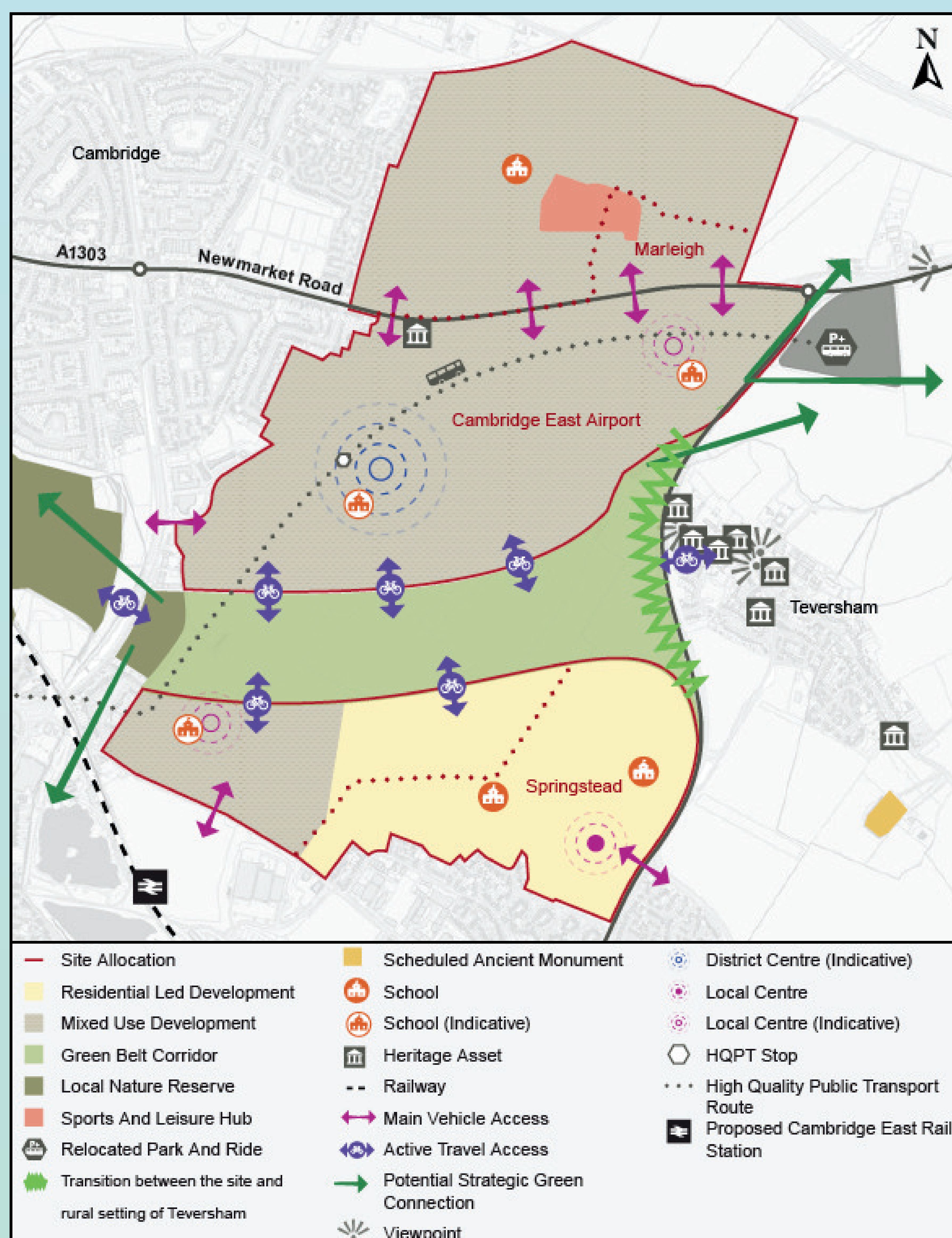
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The vision for Cambridge East

Cambridge East will be a vibrant, inclusive new city district rooted in a unique setting offering welcoming, walkable neighbourhoods which support an intergenerational community to live well, work purposefully, learn, and thrive.

Cambridge East will be a vibrant urban quarter and form the heart of a well-connected mixed-use district, bringing together cultural and

commercial space, including research and development, to foster economic opportunity, collaboration and innovation. Cambridge East will have excellent sustainable transport links, and greening including green streets, public spaces and a new Cambridge Common will connect communities, promote wellbeing and support nature recovery.



What has changed since the draft Plan stage?

- The policy reflects the latest transport mitigation measures required in the Infrastructure Delivery Plan.
- Introduction of the proposed Cambridge East railway station
- Refined cultural uses proposed and sports and leisure provision.
- Additional policy wording to protect and enhance the heritage assets within the site and their setting.

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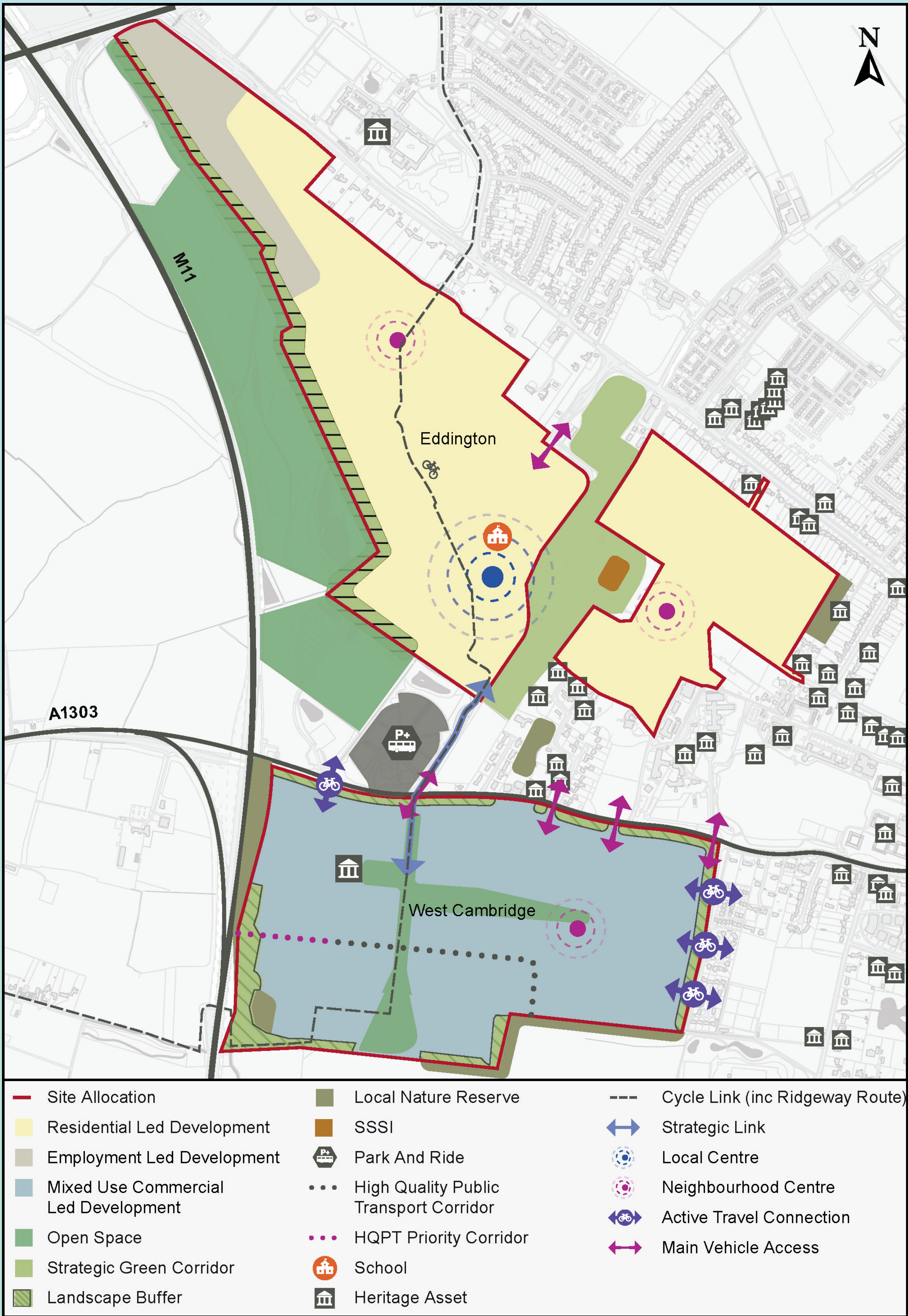


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The vision for Eddington and West Cambridge

Eddington will continue to evolve as a distinctive, mixed-use neighbourhood that redefines how people can live and work, providing an ambitious demonstration of how Cambridge can respond to everyday needs in a sustainable way. It will maintain a high standard of design, liveability, and environmental performance, contributing to the future of Cambridge and the wider sub-region.



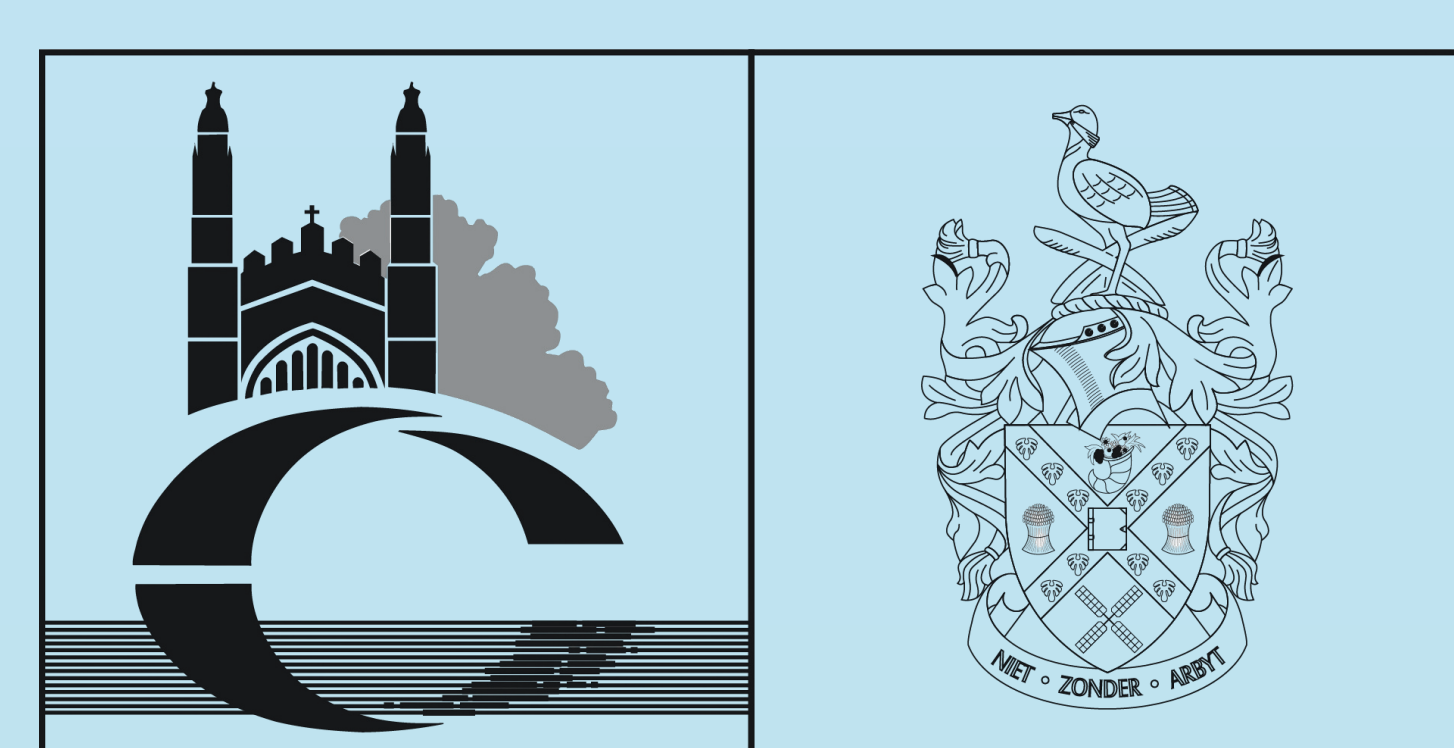
West Cambridge will continue to grow as a major hub for the University of Cambridge and various research institutions, forming the epicentre of a growing innovation district within western Cambridge. The delivery of academic floorspace will assist the University of Cambridge in moving existing city centre academic facilities to a location where they can adapt and grow as needed, whilst commercial research and development floorspace will expand the knowledge sharing opportunities between academia and commercial practice. New residential uses will foster community activity within the site beyond working hours and will be well served by various high quality active travel and public transport options into Cambridge and surrounding areas.

What has changed since the draft Plan stage?

The policies have been amended to refine how heritage assets and other locally important sites, such as the Ascension Burial Ground County Wildlife Site, are considered at the planning application stage. More detail regarding infrastructure requirements, to reflect the outcome of the Infrastructure Delivery Plan.

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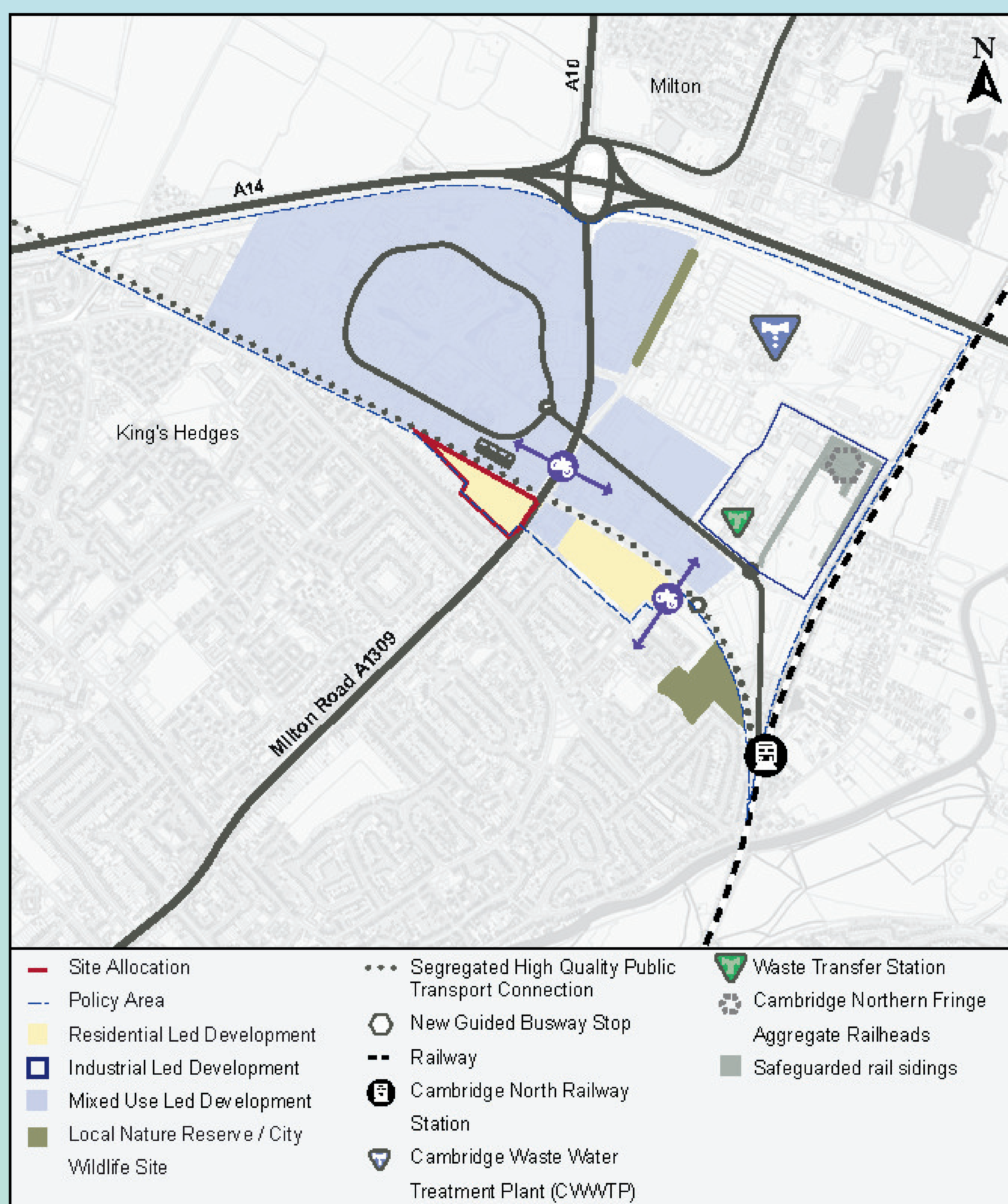
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**GREATER CAMBRIDGE
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The vision for North East Cambridge

North East Cambridge is an Area of Major Change that will contribute to Greater Cambridge's internationally significant role in research, innovation and knowledge-based industries. The policy supports mixed use development, structured around vibrant areas of activity that integrate working, learning and leisure functions and, where appropriate, residential uses.



There is continued support for retaining the existing light industrial, mid-tech and storage and distribution uses that are currently within the Cowley Road and Nuffield Road industrial estates.

What has changed since the draft Plan stage?

Shortly before the publication of the draft Local Plan in 2025, the Government confirmed the withdrawal of the Housing Infrastructure Fund to relocate the Cambridge Waste Water Treatment Plant. With the plant staying onsite this part to the site is not available for redevelopment, and the remaining development opportunities will need to take account of this.

North East Cambridge remains an important gateway to Cambridge. The area is an international hub of innovation, providing important industrial capacity, alongside education facilities at Cambridge Regional College, and has excellent transport connections through Cambridge North station and the Guided Bus. The plan seeks to support appropriate development opportunities, establishing the issues that would need to be addressed by proposals.

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