



Cambridge City Council and South Cambridgeshire District Council

Authority Monitoring Report for Greater Cambridge

Covering the period 1 April 2024 – 31
March 2025

Published February 2026



Contents

1. Introduction and Context	3
A. Greater Cambridge Today	3
B. The Authority Monitoring Report (AMR)	3
C. Monitoring in Greater Cambridge	4
D. Structure of the document	5
2. Commentary	6
A. Progress against the Local Development Scheme	6
B. Action taken on Duty to Co-operate	7
C. Details of Neighbourhood Development Orders or Neighbourhood Development Plans Made	8
D. Information relating to the Collection and Spending of Community Infrastructure Levy Monies	10
E. Greater Cambridge Statement of Community Involvement	10
3. Topics	12
A. Housing Monitoring	12
B. Employment Monitoring	21
C. Allocations Monitoring	23
D. Supplementary Planning Documents (SPDs) and other policy documents Monitoring	44
E. Climate Change, Sustainability Measures and Pollution	46
F. Biodiversity Monitoring	54
G. Community, Leisure, Open Space and Green Belt Monitoring	57
H. Retail	60
I. Design and Conservation Monitoring	62
J. Transport Monitoring	64
K. Health, wellbeing, and inclusive communities monitoring	66
L. S106/Infrastructure	Error! Bookmark not defined.
Appendix 1: List of Indicators and findings	A1.1
Appendix 2: Tables and Charts	A2.1

1. Introduction and Context

A. Greater Cambridge Today

- 1.1 The Greater Cambridge area covers the city of Cambridge and its largely rural hinterland of South Cambridgeshire. Hence, the areas' population spans a world-renowned city, emerging new towns and about 100 small towns, villages and hamlets. The mid-year population estimates for Greater Cambridge put the population of Greater Cambridge at 321,900 in June 2024. This was divided between 149,400 people in Cambridge and 172,500 people in South Cambridgeshire. However, the land take ratio is significantly different. Cambridge has an area of approximately 4,070 hectares compared with 90,163 hectares for South Cambridgeshire. Greater Cambridge is bordered by a number of market towns, which fall outside the area, including Ely, Newmarket, Haverhill, Royston, St Neots and Huntingdon, and is located around 60 miles north-east of London.
- 1.2 Cambridge has an iconic historic core, heritage assets, river and structural green corridors, with generous, accessible and biodiverse open spaces and well-designed architecture. South Cambridgeshire's villages vary greatly in size, with each having a unique character. These built and natural environmental characteristics underpin Greater Cambridge's role as a major driver of 'UK plc'. The government's report 'The Case for Cambridge' (March 2024) set out that "As of 2023, a total of 23 businesses born in Cambridge have reached the \$1 billion 'unicorn' status and the city is Europe's largest technology cluster, home to over 5,000 high tech firms. This explosion of innovation and entrepreneurship has been termed the 'Cambridge Phenomenon' – an inspiring example of sustained human ingenuity and the power of urban agglomeration". However, the same report also recognises that "the growth of Cambridge must therefore be undertaken in a way that protects and enhances what people love about the city and wider area."

B. The Authority Monitoring Report (AMR)

- 1.3 Local authorities have a statutory duty to publish an Authority Monitoring Report (AMR). The AMR provides an opportunity to monitor recent trends in land use, development, and other issues (such as transport, socio-economic changes and biodiversity), and to consider the effectiveness and appropriateness of current planning policies and targets.
- 1.4 The Planning and Compulsory Purchase Act 2004 and accompanying regulations introduced the requirement for local planning authorities to

produce an AMR. The AMR sets out the Councils' progress in producing new planning policy documents against the timetable included in the approved Local Development Scheme and in implementing planning policies included in their Local Development Framework (or Local Plans).

- 1.5 The Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 set out requirements for monitoring. Local planning authorities are required to publish information monitoring progress on the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis.
- 1.6 The Localism Act 2011 also created the duty to co-operate which places a legal duty on local planning authorities and other specified organisations to co-operate with each other to address strategic issues relevant to their areas. The Town and Country Planning (Local Planning) (England) Regulations 2012 require the AMR to give details of what action the Council has taken relating to the duty to co-operate.
- 1.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 also introduced the requirements that the AMR includes: (i) details of any neighbourhood development orders or neighbourhood development plans made; and (ii) if a Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies. Both Councils publish an annual Infrastructure Funding Statement showing information relating to section 106 contributions secured, allocated, used and retained by the Council.
- 1.8 This AMR covers the period from 1 April 2024 to 31 March 2025. It is a joint AMR for Cambridge City Council and South Cambridgeshire District Council and therefore the adopted planning policies for the period covered by this AMR are those contained in the:
 - Cambridge Local Plan (2018) - adopted in October 2018,
 - South Cambridgeshire Local Plan (2018) – adopted in September 2018,
 - Cambridge East Area Action Plan (AAP) – adopted in February 2008,
 - Cambridge Southern Fringe AAP – adopted in February 2008,
 - North West Cambridge AAP – adopted October 2009, and
 - Northstowe AAP – adopted in July 2007.

C. Monitoring in Greater Cambridge

- 1.9 Monitoring in Cambridgeshire is currently carried out through a partnership between the Policy, Performance and Intelligence Service at Cambridgeshire

County Council and the planning departments at the five district councils. Greater Cambridge consists of the two local planning authorities of Cambridge City Council and South Cambridgeshire District Council. The Policy, Performance and Intelligence Service maintains a database of planning permissions involving the creation or removal of residential, business, retail and leisure uses plus any planning permissions for renewable energy generators. A survey of all extant planning permissions included in the database takes place each year, involving officers from the County Council and district councils, to collect information on their status: built, under construction or not yet started. All floorspace measurements for non residential uses are for gross internal area (GIA) unless otherwise stated.

- 1.10 The Policy, Performance and Intelligence Service provides the district councils with the necessary results for their AMR indicators and site-by-site lists of planning permissions and their status. The Policy, Performance and Intelligence Service also publish summary tables and topic reports on housing, business, retail and renewable energy completions and commitments on their [website](#). For some indicators the data for previous years has been revised from the data previously published; this is a result of the on-going assessment of data by the Policy, Performance and Intelligence Service to remove any inaccuracies.
- 1.11 Data required for other indicators is obtained from various teams at Cambridgeshire County Council, Cambridge City Council, South Cambridgeshire District Council, and other external organisations such as Natural England and the Environment Agency. A number of data series published by the Office for National Statistics are used as contextual indicators. These are usually sourced from [Nomis](#), a service provided by the Office for National Statistics and hosted by Durham University.

D. Structure of the document

- 1.12 Chapter 2 of the AMR provides a commentary on the progress against the Local Development Scheme, actions on duty to co-operate, updates on neighbourhood planning, updates on the Community Infrastructure Levy, and information on the Statement of Community Involvement. Chapter 3 is broken into several topics, such as housing and employment. It provides textual updates and the headline findings in relation to the monitored indicators. Appendix 1 lists all of the indicators by development plan document. A Red, Amber, and Green (RAG) column is included to indicate whether the target is on track for each indicator. Appendix 2 contains tables and charts with data which relate to the indicators listed in Appendix 1 and the commentary in the main report.

2. Commentary

A. Progress against the Local Development Scheme (now known as the Local Plan Timetable)

- 2.1 The Councils adopted their current Local Plans in autumn 2018. The South Cambridgeshire Local Plan was adopted on 27 September 2018 and the Cambridge Local Plan on 18 October 2018.
- 2.2 The Councils' adopted Local Plans both include a policy which makes a commitment to an early review of those plans. The policies are for a new Local Plan to be prepared jointly by Cambridge City and South Cambridgeshire District Councils for their combined districts (Greater Cambridge).
- 2.3 The latest formally agreed [Local Development Scheme 2025](#) (now named the Local Plan Timetable via a change made by the Levelling Up and Regeneration Act 2023) became effective on 26 November 2025. This sets out the Local Plan timetable and the commitment to submitting the Greater Cambridge Local Plan for examination by December 2026. It also provides an update on development at North East Cambridge and continued work proposed to explore the alternative options for maximising the development potential of the site.
- 2.4 The latest completed formal stage of the emerging Greater Cambridge Local Plan was the Regulation 18 public consultation on the draft plan that took place between 1 December 2025 and 30 January 2026. The draft Local Plan sets out the development strategy for Greater Cambridge and proposed allocations responding to the need for jobs and homes. The draft plan proposes development in the Cambridge urban area, on the edge of Cambridge, at new settlements, in the rural southern cluster and in the rest of rural area.
- 2.5 The plan presents a vision for expanding Cambourne and a new community is proposed at Grange Farm, adjacent to the A11 and A1307. The plan also provides opportunities for improvements and further expansion to the Wellcome Trust Genome Campus, Babraham Research Campus and Granta Park. The plan also carries forward allocations on the edge of Cambridge and at the new settlements of Northstowe, Waterbeach New Town and Bourn Airfield New Village, as identified in the adopted Cambridge and South Cambridgeshire Local Plan 2018. These developments are under construction

and the communities are taking shape and are contributing to meeting the development needs in Greater Cambridge.

- 2.6 Previously, a Greater Cambridge Local Plan – Development Strategy Update was agreed by both Councils in early 2023. It identified ongoing uncertainties regarding whether adequate water supply could be provided without unacceptable environmental harm to accommodate a full development strategy. Resolution of the issues is ongoing, including through the work of the Cambridge Water Scarcity Group, established by the government to explore short and long-term issues regarding water availability. Uncertainty regarding water supply, as well as delay to the submission of the Cambridge Waste Water Treatment Plant relocation Development Consent Order prevented progression of the plan to the timings set out in the previous Local Development Scheme 2022.
- 2.7 The latest completed formal stage of the North East Cambridge Area Action Plan was the [Proposed Submission NECAAP](#) agreed by both Councils between November 2021 and January 2022. The AAP supports the development of this major brownfield site and comprehensive planning of the North East Cambridge area. Progression to Proposed Submission consultation was dependent on a successful outcome to the Cambridge Waste Water Treatment Plant (CWWTP) relocation Development Consent Order (DCO) process. Whilst the DCO was approved in April 2025, a subsequent decision by the Ministry of Housing, Communities and Local Government (MHCLG) in August 2025 to withdraw funding from its Housing and Infrastructure Fund, on the grounds of significant cost increases in the project, has created uncertainty as to whether the effective delivery of the Councils' earlier published vision for North East Cambridge remains achievable.
- 2.8 Given the changes in circumstances, it was decided that a consolidated Local Plan incorporating key policies from the proposed Area Action Plan for North East Cambridge would be the most time efficient and effective way to establish a robust planning framework for the area.

B. Action taken on Duty to Co-operate

- 2.9 For the Greater Cambridge Local Plan that was in preparation during the monitoring year, the two authorities have continued to work together as one, and continue to engage constructively, actively and on an ongoing basis with the other Duty to Cooperate bodies to address strategic cross-boundary matters. The authorities continue to address the Duty to Cooperate in all

relevant aspects of the Local Plan, including governance, consultation, and evidence gathering.

- 2.10 In terms of governance, to support constructive and ongoing engagement for both plans, a non-statutory Joint Planning Advisory Group meets to support efficient and effective coordination of spatial planning for the Cambridge City and South Cambridgeshire districts. The group includes members of Cambridge City Council, South Cambridgeshire District Council, and Cambridgeshire County Council (which is also under the duty to cooperate).
- 2.11 In terms of consultation and engagement for the Greater Cambridge Local Plan, officers have engaged with a wide range of relevant bodies to explore substantive issues via bilateral meetings. To support the Greater Cambridge Local Plan draft plan consultation, in autumn 2025 the Councils published an [interim Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#).
- 2.12 In terms of evidence, the Councils have continued to engage with neighbouring authorities and relevant prescribed Duty to Cooperate bodies on an ongoing basis across relevant functional geographies. Examples include working with all relevant local and national partners to address the water scarcity issue, and also working with partners to facilitate the preparation of a robust Transport Evidence Base supporting the Greater Cambridge Local Plan, and to support preparation of the emerging Greater Cambridge Transport Strategy being led by the Combined Authority.

C. Details of Neighbourhood Development Orders or Neighbourhood Development Plans Made

- 2.13 Neighbourhood planning was introduced by the Localism Act in 2011. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.
- 2.14 Before a neighbourhood plan can be prepared a neighbourhood area must be designated. There were no new neighbourhood areas designated in 2024-2025. Therefore, as of December 2025, there are 26 designated neighbourhood areas in South Cambridgeshire, of which 12 have made (adopted) neighbourhood plans covering their area. The remaining 14 designated neighbourhood areas are as follows:
- Babraham
 - Bassingbourn-cum-Kneesworth
 - Bourn
 - Girton

- Haslingfield
- Heydon
- Horseheath
- Linton and Hildersham – these two parishes have joined together to form a single neighbourhood area
- Longstowe
- Melbourn
- Orwell
- Sawston
- Swavesey
- Whittlesford

2.15 As of December 2025, there is one designated neighbourhood area in Cambridge, and it has a made (adopted) Neighbourhood Plan. The South Newnham Neighbourhood Plan was made in February 2025.

2.16 As of December 2025, a total of twelve neighbourhood plans have been made (adopted) in South Cambridgeshire. The full list of neighbourhood plans made in South Cambridgeshire are:

- Great Abington Former LSA Estate Neighbourhood Plan – 21 February 2019
- Cottenham Neighbourhood Plan – 20 May 2021
- Histon & Impington Neighbourhood Plan – 20 May 2021
- Foxton Neighbourhood Plan – 5 August 2021
- Waterbeach Neighbourhood Plan – 23 March 2022
- West Wickham Neighbourhood Plan – 23 September 2022
- Gamlingay Neighbourhood Plan – 24 November 2022
- Fulbourn Neighbourhood Plan – 30 March 2023
- Pampisford Neighbourhood Plan – 22 May 2025
- Thriplow and Heathfield Neighbourhood Plan – 17 July 2025
- Harston Neighbourhood Plan – 2 October 2025
- Stapleford and Great Shelford Neighbourhood Plan – 2 October 2025

2.17 Within 2024-2025, the South Newnham Neighbourhood Plan was made, and public consultations on the submitted neighbourhood plans (Regulation 16) were held for the Harston Neighbourhood Plan, Stapleford and Great Shelford Neighbourhood Plan, Thriplow and Heathfield Neighbourhood Plan and Pampisford Neighbourhood Plan.

2.18 Additionally, since the end of the monitoring year, public consultation on the pre-submission neighbourhood plan (Regulation 14) was undertaken on the Heydon Neighbourhood Plan in May-June 2025 and public consultation on the

submitted Heydon Neighbourhood Plan (Regulation 16) started on 15 December 2025 and runs until 9 February 2026.

- 2.19 Further information on each Neighbourhood Plan can be found on the [Greater Cambridge Planning website](#).

D. Information relating to the Collection and Spending of Community Infrastructure Levy Monies

- 2.20 The Community Infrastructure Levy (CIL) is a charge on new development, which helps fund a wide range of strategic infrastructure, such as public transport, parks and community facilities, needed to support growth. Both Councils had previously sought to introduce a CIL and had submitted draft charging schedules for examination in 2014. The intention was for these to be examined following the conclusion of the examinations into the now adopted Local Plans. However, the Councils each agreed to withdraw their CIL draft charging schedules in 2017 reflecting a number of changes in circumstances and to jointly reassess the position.
- 2.21 Following the Government announcement in 2024 that they would no longer be progressing the Infrastructure Levy (a nationally set value-based rate charge that was proposed to replace CIL and Section 106 agreements), the Councils have re-evaluated their position on CIL. The Councils now consider it necessary to introduce CIL to ensure the infrastructure that underpins the respective plans is delivered. A report proposing consultation on a Community Infrastructure Levy draft charging schedule will be considered by the Councils in February 2026. If agreed a public consultation will follow. The CIL would be adopted in autumn 2026.
- 2.22 [Cambridge City Council](#), [South Cambridgeshire District Council](#), and [Cambridgeshire County Council](#), publish individual Infrastructure Funding Statements to comply with the 2019 CIL Regulation amendments.

E. Greater Cambridge Statement of Community Involvement

- 2.23 The Statement of Community Involvement sets out how South Cambridgeshire District Council and Cambridge City Council will involve communities on a wide range of planning matters throughout the planning process. It explains how developers should seek to carry out effective engagement with local communities to help shape development proposals from an early stage in the process. It also sets out how the Councils will involve the community in planning application stages and includes guidance on neighbourhood plans and neighbourhood development orders. The Councils adopted a joint [Statement of Community Involvement](#) in March 2024.

3. Topics

A. Housing Monitoring

- 3.1 The development strategy for Greater Cambridge supports the economic success of the Cambridge area through continued jobs growth, with housing provision at a level, and of a quality, to meet objectively assessed needs. The South Cambridgeshire Local Plan 2018 requires (in Policy S/5) that provision is made for 19,500 dwellings in the district during the period 2011 to 2031 to meet the objectively assessed need. The Cambridge Local Plan 2018 requires (in Policy 3) that provision is made for 14,000 dwellings in the city during the same plan period 2011-2031.
- 3.2 Therefore, together the adopted Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. This results in an average delivery rate of 1,675 dwellings a year for Greater Cambridge. The latest housing trajectory for Greater Cambridge is set out in the [Greater Cambridge Housing Trajectory and Housing Land Supply Report](#) published in April 2025. This shows that 38,298 dwellings are expected to be delivered between 2011 and 2031 (14,202 in Cambridge and 24,096 in South Cambridgeshire), which is 11% (3,571 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions.
- 3.3 Both adopted Local Plans set out that “the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Authority Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” (Policy S/12 of the South Cambridgeshire Local Plan and Policy 3 of the Cambridge Local Plan). Both Local Plan Inspectors’ Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing supply and delivery should be considered jointly.
- 3.4 The [Greater Cambridge Housing Trajectory and Housing Land Supply Report](#) (published in April 2025) shows that the Councils jointly have 5.5 years of housing land supply for the 2025-2030 five year period. Collectively this means that for Greater Cambridge, the Councils can demonstrate a five year housing land supply.

- 3.5 The most up to date housing trajectory and housing land supply calculations are published on the [Greater Cambridge Shared Planning website](#).
- 3.6 **Housing completions:** Between 2011 and 2025 (the first fourteen years of the plan period for both adopted Local Plans), 23,950 net additional dwellings were completed (10,125 dwellings in Cambridge and 13,825 dwellings in South Cambridgeshire). In the 2024-2025 monitoring year, 2,264 net additional dwellings were completed in Greater Cambridge, with 1,735 net additional dwellings in South Cambridgeshire and 529 net additional dwellings in Cambridge. The largest contributions were: on the 'Edge of Cambridge' (862 dwellings), at new settlements (465 dwellings), at five year housing land supply sites in rural areas (244 dwellings), and in the 'Cambridge Urban Area' (229 dwellings).
- 3.7 The average annual delivery rate required between 2011 and 2031 to meet the needs identified by the adopted Local Plans is 1,675 dwellings a year. The average annual completions since 2011 is now 1,711 dwellings.
- 3.8 In 2024-2025, South Cambridgeshire achieved its highest level of completions during the plan period. This was a result of housing completions on the 'Edge of Cambridge' sites (Marleigh, Eddington and Land north of Cherry Hinton), at new settlements (Cambourne West, Northstowe and Waterbeach New Town) and five year housing land supply sites. The number of completions on five year housing land supply sites are now falling as these developments are nearing completion. In Cambridge completions more than doubled from the previous year with increases in both the completions in the 'Cambridge Urban Area' and on the 'Edge of Cambridge' sites (Darwin Green, Land north of Cherry Hinton and Eddington). However, the 'Edge of Cambridge' sites are continuing the recent trend of delivering more housing within South Cambridgeshire, which is consistent with what was anticipated in the adopted Local Plans.
- 3.9 Actual net completions in 2024-2025 (2,264 dwellings) were above the anticipated net completions included in the housing trajectory published in April 2025 (1,213 dwellings). Delivery was above the housing trajectory estimations in both local authorities. However, the largest difference was in South Cambridgeshire where a projection of 856 dwellings compared with an actual completion level of 1,735 dwellings. The difference is due to higher than projected completions across a number of strategic sites: Eddington, Marleigh, Land north of Cherry Hinton, Northstowe, Cambourne West and Waterbeach New Town. These six sites accounted for over 70% of the difference.

- 3.10 The **Housing Delivery Test (HDT)** is an annual assessment of actual housing delivery over the previous three years against the housing requirement for the district for that same period. It is required by the National Planning Policy Framework (NPPF). HDT results are published by the Ministry of Housing, Communities and Local Government (MHCLG) each year.
- 3.11 The most recent results for 2020-2021 to 2022-2023 were published in December 2024 and are 114% for Cambridge and 153% for South Cambridgeshire. There are no consequences from the HDT results published in December 2024 for Cambridge or South Cambridgeshire. A statement setting out the results and the implications for both Councils is published on the [Greater Cambridge Shared Planning website](#).
- 3.12 **Previously Developed Land:** Making efficient use of land, including through the reuse of Previously Developed Land (PDL), is central to the approach to delivering sustainable development. South Cambridgeshire has an indicator to monitor completions on PDL. The proportion of housing completed on PDL in South Cambridgeshire was lower in 2024-2025 (20.3%) than in 2023-2024 (26.3%), but was still higher than any other year since 2018-2019 although relatively low compared to the early years of the plan period. Historically, housing completions on PDL in South Cambridgeshire have predominantly occurred, both in actual terms and proportionally, in the villages. However, in 2024-2025, new developments at Barrington cement works, Waterbeach New Town, Ida Darwin hospital and a retirement living scheme in Stapleford delivered the most significant completions on PDL.
- 3.13 **Subdivision of existing dwelling plots:** Policy 52 of the Cambridge Local Plan 2018 sets out criteria by which new dwellings requiring the subdivision of existing dwelling plots should be considered. A review of all applications for subdivision of garden plots over the 2024-2025 monitoring year was carried out. There were a total of eight permissions granted on garden land. All seven full planning applications were deemed to be compliant with Policy 52. The one reserved matters application was not assessed against Policy 52 as the principle of development had already been established through the granting of an outline planning permission.
- 3.14 **Housing density:** Over the plan period (2011-2025), the average net density of dwellings completed in South Cambridgeshire has fluctuated. In the last monitoring year (2024-2025), the average net density in South Cambridgeshire was 35.9 dwellings per hectare (DPH) on sites greater than nine dwellings. This is similar to the average of 35.6 DPH over the plan period. Density in the city has also fluctuated over the plan period. The average net density achieved in 2024-2025 in Cambridge of 73.8 DPH was,

like South Cambridgeshire, similar to the city average of 77.5 DPH over the plan period.

- 3.15 **Affordable Housing:** The availability of housing that is affordable and accessible to those in need in Greater Cambridge is a major issue. In Cambridge, the median house price has risen from 8.7 times the median income in 2011 to 10.9 times the median income in 2024. There was a significant increase between 2011 and 2016 when the ratio peaked. There has been a slight improvement in recent years though the ratio remains well above where it was at the start of the plan period. In South Cambridgeshire, the median house price has risen from 7.6 times the median income in 2011 to 9.6 times the median income in 2024. South Cambridgeshire has experienced a more stable ratio in recent years after a significant early increase in the first few years of the plan period.
- 3.16 The affordable housing policies in South Cambridgeshire Local Plan 2018 require the provision of 40% affordable housing on all developments of 11 or more, or on developments of 10 or less if the total floorspace exceeds 1,000 square metres (see Policy H/10 – although a lower threshold of 10 dwellings, in line with the NPPF was agreed by members at their November 2018 Planning Committee). Policy H/11 allows the provision of affordable housing on small sites adjoining villages as rural exception sites. Policy H/11 allows consideration to be given to rural exception sites providing a minimum amount of market housing if it can be demonstrated that a 100% affordable housing scheme is unviable.
- 3.17 Similarly, Policy 45 of the Cambridge Local Plan 2018 requires the provision of affordable housing on schemes for 11 units or more, or on developments of less than 11 units if the total floorspace exceeds 1,000 square metres. However, similar to South Cambridgeshire, a lower threshold of 10 dwellings in line with the NPPF was agreed by members at their November 2018 Planning Committee. The Cambridge Local Plan has two thresholds with 25% affordable housing required on developments of 11 (10) - 14 units and 40% affordable housing required on sites of 15 or more units.
- 3.18 In 2024-2025, 424 affordable dwellings (net) were completed in South Cambridgeshire, and this is 24% of all dwellings (net) completed. Half of all affordable housing completions in 2024-2025 were delivered across three sites: Northstowe (87 dwellings), Marleigh (78 dwellings) and Cambourne West (50 dwellings). There were 263 affordable dwellings (net) completed in Cambridge, a significant increase on the 20 dwellings completed in the previous year (which was particularly low due to significant demolitions on Cambridge Investment Partnership schemes). Affordable dwelling completions accounted for about half of all dwellings completed in 2024-2025.

This is the second highest proportion achieved in the plan period, with the highest being 59% achieved in 2017-2018. The increase in delivery was through both completions on strategic sites - Darwin Green (105 dwellings) and Land north of Cherry Hinton (29 dwellings), and on a number of Cambridge Investment Partnership schemes (125 dwellings).

- 3.19 A total of 9,900 dwellings were permitted in South Cambridgeshire during the 2024-2025 monitoring year. The majority of these dwellings (9,000) were the result of three outline planning permissions: Waterbeach New Town East (4,500 dwellings, S/2075/18/OL), Darwin Green Phase 2/3 (1,000 dwellings, 22/02528/OUT) and Bourn Airfield New Village (3,500 dwellings, S/3440/18/OL). Permissions in 2024-2025 included 9,627 dwellings within schemes eligible to provide affordable dwellings (for example excluding schemes of less than 10 dwellings, student apartments, houses in multiple occupation, and prior notification approvals). Of these, 35% are to be affordable dwellings which is slightly below the policy requirement of 40%. There are a number of reasons for this. Waterbeach New Town East has a reduced affordable housing requirement of 30% due to viability issues. However, a review mechanism is included in the s106 agreement to allow this figure to be increased in future phases should rising land values warrant this. Phase 2.2b (South) at Cambourne West (120 dwellings, 24/02652/REM) also has a reduced requirement of 30% affordable housing in line with its original outline permission. Land north of 39A Station Road (West) in Whittlesford Bridge (48 dwellings, 23/01150/FUL) will deliver no affordable housing due to viability issues. Finally, the first housing parcel at the Wellcome Trust Genome Campus (83 dwellings, 24/02106/REM) will also deliver no affordable housing but there is still a requirement for the scheme to deliver 30% affordable housing overall.
- 3.20 A total of 746 dwellings were permitted in Cambridge in 2024-2025. This included one scheme of between 11 and 14 dwellings where policy requires 25% affordable housing and six schemes of 15 or more dwellings where policy requires 40% affordable housing. These permissions totalled 621 dwellings. The scheme of between 11 and 14 dwellings (23/00064/FL, 6A Chapel Street in Cambridge) was not required to deliver affordable housing. It was considered that the applicant had adequately demonstrated that the scheme was not capable of delivering the required levels of affordable housing and was compliant with Local Plan 2018 Policy 45 and paragraph 57 of the NPPF 2023 subject to securing a commuted sum of £10,000 towards affordable housing through a Section 106 Agreement. Of the six schemes of 15 dwellings or more, 52% of all dwellings are to be affordable dwellings, well above the policy requirement. Permissions on strategic sites – Land North of Worts Causeway and Land North of Cherry Hinton – are both due to deliver

40% affordable housing. Cambridge Investment Partnership schemes will deliver between 40% and 100% affordable housing. An almshouse scheme will also deliver 100% affordable housing (23/02294/FUL).

- 3.21 **Housing development by settlement category:** Over the plan period so far (2011-2025), the majority of completions across the whole plan area have been in the Cambridge Urban Area and on the Edge of Cambridge (5,040 and 7,150 respectively). In the rural area of South Cambridgeshire, five year supply sites (permitted as a departure to the development plan whilst the Council was unable to demonstrate a five year housing land supply) account for the largest share of completions (2,807) followed by New Settlements (2,564), Rural Centres (1,863) and Minor Rural Centres (1,130).
- 3.22 **Student Accommodation:** Policy 46 of the Cambridge Local Plan 2018 relates to student accommodation. This requires that new student accommodation developments demonstrate there is a proven need for student accommodation to serve a particular institution and a formal agreement must be entered into with the institution to confirm the accommodation is suitable. Student accommodation is to serve students who are attending full-time courses of one academic year or more. The indicator requires a review of whether permissions meet the specific needs of a named institution or institutions.
- 3.23 There were six permissions related to student accommodation granted in 2024-2025. These result in a net increase of 316 student bedrooms. The most significant permission is the demolition of 3 residential properties (known as Fossdene, Whinside and The Gables) and the erection of five residential buildings for postgraduate students as well as two storey and single storey extensions to The Knott for postgraduate accommodation (23/02696/FUL) which will result in an additional 133 student bedrooms. A Certificate of lawfulness under S192 for the use of the former Cambridge Care Home as student accommodation was issued in February 2025 resulting in a further 91 student bedrooms (25/00417/CL2PD).
- 3.24 In terms of completions in 2024-2025 there were three schemes contributing 141 (net) student bedrooms. The net positive contributors were the certificate of lawfulness referred to in the paragraph above and the expansion of Pembroke College which is a mixed use scheme including 94 student bedrooms (18/01930/FUL). The redevelopment of three residential properties (known as Fossdene, Whinside and The Gables) also referred to in the paragraph above actually resulted in the loss of 44 student bedrooms in 2024-2025 although these will be more than compensated for as the development completes in future years.

- 3.25 There has been a net increase of 4,937 student rooms over the first fourteen years of the plan period (2011-2025). The target of 3,104 additional student bedrooms set out in the plan relates to the findings of the Assessment of Student Housing Demand and Supply study (January 2017) for Cambridge City Council and is the demand for a ten year period from 2016 to 2026. Since the 2016/2017 monitoring year an additional 2,424 (net) student rooms have been provided.
- 3.26 **Greater Cambridge Partnership (formerly City Deal) – 1,000 Additional New Homes on Rural Exception Sites:** The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and brings up to £500 million of grant funding to help deliver infrastructure to support growth in the area with its highly successful economy. Through the City Deal, the partners have committed to the delivery of 1,000 additional new homes on rural exception sites by 2031.
- 3.27 The latest [housing trajectory](#) (published in April 2025) shows that 38,298 dwellings are anticipated to be completed in Greater Cambridge between 2011 and 2031, which is 4,798 dwellings more than the housing requirement of 33,500 dwellings. By 2024 it is estimated that there were 1,413 affordable housing completions on rural exception sites and other sites permitted as a departure to the development plan. Adding these to the predicted affordable dwellings in the pipeline post-2024 gives a total of 2,027 affordable dwellings anticipated by 2031, exceeding the 1,000 dwellings identified in the City Deal.
- 3.28 The methodology, agreed by the Executive Board for monitoring the 1,000 additional homes, means that only once housing delivery exceeds the level needed to meet the Cambridge and South Cambridgeshire Local Plans requirement (33,500 homes between 2011 and 2031) can any affordable homes on eligible sites be counted towards the 1,000 additional new homes.
- 3.29 The housing trajectory shows that it is anticipated that there will be a surplus, in terms of delivery over and above that required to meet the housing requirements in the Local Plans, in 2026-2027. Until 2026-2027, affordable homes that are being completed on eligible sites are contributing towards delivering the Greater Cambridge housing requirement of 33,500 dwellings.
- 3.30 On the basis of known rural exception schemes and other eligible sites of 10 or more dwellings with planning permission or planning applications with a resolution to grant planning permission by South Cambridgeshire District Council's Planning Committee, approximately 380 eligible affordable homes are anticipated to be delivered between 2026 and 2031 towards the target of 1,000 by 2031. This figure is lower than 2,091 dwellings referred to in

paragraph 3.27 as it excludes all completions before 2025-26 as explained in paragraph 3.29.

- 3.31 There are still a further six years until 2031 during which affordable homes on other eligible sites will continue to come forward as part of the additional supply, providing additional affordable homes that will count towards this target. Quarterly updates on anticipated delivery towards this City Deal commitment are provided to the [Greater Cambridge Partnership Board and Assembly](#).
- 3.32 **Gypsy & Traveller Sites:** Local planning authorities are required to make provision for Gypsy & Traveller pitches and Travelling Showpeople plots to meet identified needs. The [Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment](#) (GTANA) was completed in October 2016 and was used to inform the pitch and plot requirements included in the adopted Local Plans. The GTANA (2016) concluded for South Cambridgeshire that the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller could be met through existing available sites and it identified a need for nine additional Travelling Showpeople plots in South Cambridgeshire over the period 2016-2021 and 12 plots over the period 2016-2036. Although no Travelling Showpeople plots were delivered in the 2024-2025 monitoring year, four plots were delivered in 2017-2018. There were 9 Gypsy and Traveller pitches completed in 2024-2025 resulting in a total of 47 since 2016-2017.
- 3.33 A new [Accommodation Needs Assessment of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers for Cambridge and South Cambridgeshire \(GTANA\)](#) was published in September 2024 with an [Addendum](#) published as part of the evidence base for the draft Local Plan consultation. This GTANA concludes that for 2023-24 to 2044-45 there is a minimum need for 157 additional permanent pitches for Gypsies and Travellers within South Cambridgeshire and a potential need for 2 pitches for Gypsies and Travellers within Cambridge based on national data, but that there is no specific evidence of need in the city. The draft Greater Cambridge Local Plan Development Strategy Topic Paper identifies a range of approaches and actions that could deliver about 180 pitches which would exceed identified need and includes specific deliverable sites for the first five years. The new GTANA also concluded that for 2023-24 to 2044-45 there is a need for 20 additional permanent plots for Travelling Showpeople within South Cambridgeshire but no need within Cambridge. The draft Greater Cambridge Local Plan Development Strategy Topic Paper concludes that sufficient additional plots are likely to come through the existing yards to meet

the needs of the next five years and that longer term need will be met through windfall permissions assessed against a criteria based policy.

- 3.34 **Accessible Homes:** An accessible home supports the changing needs of residents from raising children through to mobility issues faced in old age or through disability. Both Local Plans make provision for accessible dwellings. Policy 51 of the Cambridge Local Plan 2018 requires that:
- a) all housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met unless it has been demonstrated that it would be unviable to do so, and
 - b) that 5% of affordable housing on sites capable of providing 20 or more self-contained affordable homes, meet M4(3) of Building Regulations.
- 3.35 There is no indicator which monitors the use of Policy 51 in the Cambridge Local Plan, however a review of part b) of the policy has been undertaken. This found five reserved matters or full planning permissions which included more than 20 affordable dwellings. All five permissions are policy compliant and most exceed the 5% requirement. A Cambridge Investment Partnership scheme at the Barnwell Local Centre (23/04687/FUL) is delivering four out of 120 affordable dwellings to M4(3) standard which is only 3.3%. However, this is a 100% affordable housing scheme where the policy requirement was only for 40% affordable housing. It was not considered appropriate to insist upon more M4(3) units as a result of the over-provision of affordable housing.
- 3.36 Policy H/9 of the South Cambridgeshire Local Plan 2018 requires that 5% of new dwellings meet M4(2) of Building Regulations. All developments of 20 or more homes are therefore required to provide an element of accessible dwellings. An evaluation of all developments of 20 or more dwellings approved in the 2024-2025 monitoring year was undertaken. Nine permissions were reviewed – four outline and five full or reserved matters permissions. The outline permissions included three very large proposals: Waterbeach New Town East (4,500 dwellings, S/2075/18/OL), Darwin Green Phase 2/3 (1,000 dwellings, 22/02528/OUT) and Bourn Airfield New Village (3,500 dwellings, S/3440/18/OL). All outline permissions include a condition requiring a minimum of 5% of dwellings to meet M4(2) standard on future reserved matters applications. All reserved matters or full planning permissions also meet the M4(2) standard where required. One reserved matters permission for Cambourne West (Parcel 2.2b south, 24/02652/REM) did not require the M4(2) standard as the original outline permission was in place before the Local Plan was adopted. Another scheme at Cambourne, being delivered within Cambourne Business Park (256 dwellings, 23/00123/FUL), will deliver 41% of dwellings to M4(2) standard and the first

housing parcel at the Wellcome Trust Genome Campus (83 dwellings, 24/02106/REM) will deliver 100% of dwellings to M4(2) standard.

B. Employment Monitoring

- 3.37 Cambridge is an acknowledged world leader in higher education, research and knowledge-based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area and the clustering of high technology, biotech and research and development industries around Cambridge University and Addenbrooke's Hospital is termed the "Cambridge Phenomenon". Both Local Plans identify targets for jobs to be provided over the period between 2011 and 2031. In South Cambridgeshire the target is 22,000 jobs and in Cambridge the target is 22,100 jobs. Between 2011 and 2023, there have been 43,000 additional jobs created across Greater Cambridge: 19,000 in South Cambridgeshire and 24,000 in Cambridge. This data is taken from the ONS Jobs Density data series via Nomis. It is a workplace-based measure and comprises employees, self-employed, government-supported trainees and HM Forces. It should be noted that this dataset has a significant time lag and can be subject to large revisions.
- 3.38 Employment sites within villages are a scarce resource that should be retained to provide local employment. Policies therefore resist the re-use of employment sites for non-employment uses, unless there is proven limited or no market demand for the site within its existing use; the community benefit of the new proposal outweighs the adverse effects of the loss of employment; or the existing use is generating environmental problems that will remain similar with any other alternative employment use (see Policy E/14 of the South Cambridgeshire Local Plan 2018).
- 3.39 The Cambridge Local Plan 2018 supports a forecast growth of 8,800 jobs in the B use classes. Growth of this scale is expected to generate demand for around 70,200 square metres of additional B use floorspace. Policy 40 of the Cambridge Local Plan 2018 supports new office and research facilities in the city centre, eastern gateway, around both train stations, in the Biomedical Campus and West Cambridge Site, and on suitable windfall sites around the city. The loss of B use floorspace (or sui generis research floorspace), both within and outside of Protected Industrial Sites, is protected by Policy 41 which only permits the loss of this floorspace where it facilitates modernisation or redevelopment to allow continued employment use (within the B use class) or if the loss has been justified through a marketing exercise.

- 3.40 In the 2024-2025 monitoring year, there was a net gain in business completions (measured in terms of the B use class) of 10,893 square metres and a net decrease of -0.41 hectares of business land in Cambridge. In South Cambridgeshire there was a net gain in business completions of 51,956 square metres and a net gain of 7.72 hectares of business land in South Cambridgeshire. The largest completions were 11,316 square metres of R&D space on Granta Park (21/03822/FUL) and 8,916 square metres of new office development at Lockton House in Cambridge (20/04826/FUL). The biggest losses were on sites being redeveloped, such as at Unity Campus (Sawston Trade Park), where 4,701 square metres of B2 manufacturing space was demolished in 2024-2025 to enable its redevelopment for new office space (22/00277/REM). A complex of commercial buildings on Hills Road, Cambridge totalling 8,033 square metres were also demolished in 2024-2025 (20/03429/FUL), however, these buildings will be replaced by two new buildings totalling 45,778 square metres that is currently under construction, for Use Class B1.
- 3.41 For the whole of the plan period (2011-2025), business completions (net) were 173,468 square metres / -12.37 hectares in Cambridge and 295,018 square metres / 133.00 hectares in South Cambridgeshire. In Cambridge 0.09 hectares of employment land was lost in 2024-2025 to other uses on unallocated sites. In South Cambridgeshire 1.34 hectares of employment land was lost to other uses in the same year. However, there remain significant employment land commitments in both Cambridge and South Cambridgeshire. At the end of March 2025 there was 148,852 square metres of employment land (net) with full or reserved matters planning permission either under construction or not started in Cambridge. There was 259,631 square metres of employment land (net) with full or reserved matters planning permission either under construction or not started in South Cambridgeshire.
- 3.42 At the end of the monitoring year (March 2025), there were 2,375 people claiming unemployment related benefits in Cambridge (2.1% of residents aged 16-64). There were 2,035 people claiming unemployment related benefits in South Cambridgeshire (2.0% of residents aged 16-64). Unemployment has fallen significantly post-Covid but remains higher in both districts than it was during 2015-2018 when unemployment was at its lowest point during the Local Plan period. Unemployment has risen in both districts in the last year.
- 3.43 The business population in South Cambridgeshire fell in 2024. Enterprise births remained below their pre-Covid levels. The business population in Cambridge increased in 2024. In addition to the increase in the active business population in Cambridge in 2024 there was also an excess of enterprise births over enterprise deaths in both districts. The data suggests

that the recent trend of a declining business population may be coming to an end.

C. Allocations Monitoring

3.44 For the purposes of the AMR, the Councils monitor progress on the delivery of allocations within both Local Plans.

3.45 Indicator M34 of the South Cambridge Local Plan 2018 monitors progress on employment sites. The updates are as follows:

- **Cambridge Science Park (Policy E/1):** This site has played an important role in supporting the research and development and high-tech sectors since the 1970's. Its accessibility has been significantly enhanced by the Guided Busway and Cambridge North Station. Early parts of the site were built at low densities and were built roughly forty years ago. The South Cambridgeshire Local Plan 2018 identifies the opportunity for redevelopment and densification to make better use of the site. It should be noted that the policy does not allocate a specific amount of floorspace. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that intensification of employment uses should be sought through the North East Cambridge Area Action Plan (NECAAP). However, as noted in section 2.8 above, the Greater Cambridge Local Plan will now incorporate key policies for this area instead of progressing a separate AAP. A number of development proposals on the Cambridge Science Park are progressing:
 - Full planning permission for the erection of a Research and Development / Office building (use Class E) totalling 13,128 square metres at 440 Cambridge Science Park was granted in April 2025 (24/01079/FUL).
 - A full planning application for the demolition of existing units 210, 211, 214, 220, 230 and 240, and redevelopment with Use Class E(g) floorspace (office (E(g)(i), Research and Development (E(g)(ii)) with ancillary facilities (Use Class E (a-g)) along with access, landscaping and supporting infrastructure was submitted in December 2024 and is awaiting a decision (24/04575/FUL).
 - A full planning application to extend the existing building at Plot 191 to provide a new filling and packaging hall was granted in July 2025 (25/00113/FUL).
 - Pre-application discussions are underway for the redevelopment of the Cambridge Science Park. The proposed development is anticipated to comprise of up to approximately 820,000 square metres of total new floorspace for commercial and non-residential

uses including science lab and office space, retail, food and beverage, sports and leisure and nurse use, alongside floorspace for hotels and convention spaces. An EIA Scoping Opinion request has been submitted (25/04309/SCOP).

- Details of completions and commitments in the Science Park, up to 31 March 2025, are included in tables 63 and 64 of Appendix 2.

- **Land south of Cambridge Biomedical Campus (Edge of Cambridge) (Policy E/2):** An extension of 8.9 hectares to the Cambridge Biomedical Campus is identified for biomedical/biotechnology research and development uses and related higher education and sui-generis medical research institute uses in the adopted Local Plan. To date there have been no planning applications for the allocation.
- **Fulbourn Road East (Fulbourn / Edge of Cambridge) (Policy E/3):** A site adjoining the Peterhouse Technology Park of 6.9 hectares is allocated for employment uses. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use. A hybrid planning application (21/00772/OUT) for a total of 56,473 square metres of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), iii (light industrial) and B8 (storage and distribution - limited to data centres) covering the whole allocation was allowed on appeal in November 2022. An application to alter the design of the approved buildings (23/03182/S73) was permitted in December 2023. At June 2025, the parts of the scheme with detailed planning permission had been fenced off but construction had yet to commence. At December 2025, a number of conditions had been discharged.
- **Papworth Hospital:** The hospital closed in May 2019 and relocated to the Addenbrooke's Biomedical Campus. No planning applications have yet been received for the redevelopment of the existing Papworth Hospital site although pre-application discussions have taken place.
- **Histon and Impington Station Area – The Bishops Site, Cambridge Road, Impington:** The site has full planning permission (21/02902/FUL) for the demolition of existing buildings and the erection of 38 dwellings. Construction started on site in spring / summer 2025, and by November 2025 significant progress had been made on the construction of this development. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** The site has full planning permission (S/0783/17/FL) for the restoration and redevelopment of the former station building to create a ground-floor

commercial unit and two dwellings, and the erection of 10 dwellings. By March 2021, all 12 dwellings and the commercial unit had been completed. **Station Road Garage, Station Yard, Station Road, Histon:** The site had outline planning permission (S/2010/17/OL) for 32 dwellings and amenity space. However, a reserved matters planning application was not submitted within the required time and, therefore, the outline planning permission has lapsed.

- **Bayer CropScience Site (Hauxton):** The site is allocated for housing and B1 employment uses. An outline planning permission was approved in February 2010 for a scheme including residential, employment and retail uses. By February 2020, 285 dwellings had been completed. However, as yet no employment or retail uses have been brought forward, and the outline planning permission has lapsed. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that part of the site should be retained for employment use.
- **Papworth Everard West Central – Land south of Church Lane:** The site has reserved matters approval for 53 dwellings (S/0307/17/RM) and a full permission for 8 live-work units, or a range of business uses (S/0623/13/FL). By March 2023, all 61 dwellings had been completed. **Catholic Church site:** The site has planning permission for the demolition of the existing dilapidated church and the erection of four new apartments (21/01191/AEA). By November 2021, the church had been demolished and the new dwellings completed. **St Peters Nurses Home, Church Lane:** The site has full planning permission (22/04309/FUL) for the change of use of a nurses home to 9 dwellings, the erection of a dwelling and the demolition of a creche building, which was approved in July 2023. At April 2025 construction was yet to commence. However, two S73 applications to remove and vary certain conditions (25/00655/S73 and 25/00880/S73) were approved in April and May 2025 respectively.
- **Dales Manor Business Park, Sawston (Policy H/1a):** The site is allocated for residential development and B1 employment uses. The allocation envisages that an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses and that the remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential uses. However, at March 2025 the landowners of the north-western part of the site have implemented full planning permission (S/1962/10) for 27 units for B1c, B2 and B8 uses, except for the erection of the 14m high wind turbine which remains unimplemented. Full

planning permission (23/03654/FUL) for 3 employment/research and development units with flexible Eg(ii), Eg(iii) and B8 uses, and ancillary offices that comprise a total of 8,018 square metres was approved in July 2024, and at April 2025 was under construction. The eastern part of the site has full planning permission (22/03363/FUL) approved in April 2023 for the erection of Research and Development buildings (use class E) and associated decked car park, landscaping and associated infrastructure and at April 2025 the development had been completed. Full planning permission (24/01473/FUL) was approved in July 2025 for a second phase to this scheme, the South Cambridge Science Centre, which will involve a further Research and Development building totalling 4,262 square metres of floorspace. This allocation is therefore no longer available for residential development. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concluded that “given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed-use allocation should be considered and employment otherwise retained under the wider existing policy framework”.

- **Green End Industrial Estate, Gamlingay (Policy H/1f):** The site is 4.09 hectares of mixed Class B1/B2/B8 uses, which is proposed for residential-led development. The South Cambridgeshire Local Plan requires redevelopment to provide 25% employment land, thus resulting in a loss of around 3 hectares of employment land. Outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings was granted in December 2016. Reserved matters approval (S/4085/19/RM) was granted in June 2020. The planning permission covers approximately 75% of the site. As of March 2024, all 90 dwellings had been completed.

3.46 Indicator M7 of the South Cambridgeshire Local Plan monitors progress on the delivery of new mixed-use developments or redevelopment at a number of sites. The updates are as follows:

- **Orchard Park** is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. Outline planning permission for the whole site was approved in June 2005, and has largely been implemented, but that planning permission has now lapsed.
 - **Parcel L2:** The site has full planning permission for 75 dwellings (20/03802/FUL). The site was brought forward by Cambridge Investment Partnership (a partnership between Cambridge City

Council and Hill Investment Partnerships) and by March 2024 all 75 dwellings had been completed.

- **Parcel Com4:** The western part of the allocated site has full planning permission (S/4191/19/FL) for the development of 80 dwellings, which was approved in August 2020. A variation of conditions application (22/03407/S73) to remove the basement parking to make the scheme viable was allowed on appeal in July 2024. However, the site also has an alternative full planning permission for the erection of two new private residential blocks with linking central element comprising 138 students rooms and associated facilities (S/4243/19/FL). The developer has advised that it is this alternative permission that is being pursued. A non-material amendment (S/4243/19/NMA3) to alter the fenestrations, internal arrangements, siting, footprint and projections of the student block was approved in July 2024 and construction had commenced by April 2025. On the eastern part of the allocated site, full planning permission (22/01632/FUL) for an 80-room aparthotel and 137-room hotel with the addition of mixed-use facilities, the erection of a building above a basement, car parking, landscaping, and other associated works was approved in July 2024. As at November 2025, the council is in receipt of a pre-application enquiry for a variation of the permission for the eastern parcel.

- **Land between Huntingdon Road and Histon Road / Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings (Cambridge indicator):**
 - **NIAB frontage site:** The site has detailed planning permission for 187 dwellings. 153 of these dwellings have been completed and a planning permission for a non-residential development on the site of the remaining 34 dwellings has now been completed. As such, the remaining 34 dwellings can no longer be delivered.
 - **NIAB Main (Darwin Green 1):** The site has outline planning permission for up to 1,593 dwellings, a primary school, community facilities, and retail units (use classes A1, A2, A3, A4 and A5), which was approved in December 2013 (07/0003/OUT).
 - Parcel **BDW1** (16/0208/REM, 173 dwellings) has been completed.
 - **The Local Centre** (15/1670/REM, 114 dwellings, library, community rooms, health centres and retail units) has been completed.
 - Parcels **BDW5 & BDW6** have detailed planning permission for 410 dwellings, allotments and public open space (21/03619/REM), which was approved in December 2021.

Construction commenced in Autumn 2022, and, by April 2025 162 dwellings had been built, 105 dwellings were under construction and the remaining 143 dwellings had not been started. Full planning permission (24/00961/FUL) for an additional dwelling (plot 202) and amendments to the design of plots 202-205 and 209, was approved in February 2025.

- Parcel **BDW2** has detailed planning permission for 323 dwellings and public open space (21/04431/REM). Construction commenced in Autumn 2022, but it was put on hold when faults with foundation slabs were found. Demolition of 86 structures commenced in January 2024 and once this process had been completed in April 2024, construction re-commenced. At April 2025, 93 dwellings were completed, 166 dwellings were under construction and 64 dwellings had not been started.
- Parcel **BDW3** has detailed planning permission for 210 dwellings and public open space (21/05434/REM), which was approved in April 2023. At April 2025, no construction had started on any of the dwellings.
- Parcel **BDW4** has detailed planning permission for 342 dwellings and public open space (21/05433/REM), which was approved in December 2022. At April 2025, 249 dwellings were under construction and the remaining 93 dwellings had not been started.
- **NIAB 2 & 3 (Darwin Green 2 & 3):** The Site Specific Policies DPD (adopted in January 2010) originally allocated the site as a sustainable, housing-led, urban extension to Cambridge, and this allocation was carried forward into the South Cambridgeshire Local Plan 2018 (Policy SS/2). The site is allocated for approximately 1,000 dwellings and a secondary school. Outline planning permission (22/02528/OUT) for up to 1,000 dwellings, secondary school, primary school, community facilities, retail uses, open space and infrastructure works, was allowed on appeal in September 2024. A non-material amendment was granted in February 2025 (22/02528/NMA1) to vary the wording of the site wide design code. The first discharge of conditions application was submitted in December 2025.
- **Cambridge East – Land north of Newmarket Road (also referred to as WING or Marleigh) / Progress towards housing provision as identified in Policy SS/3 (1a) for 1,300 dwellings:** Outline planning permission was granted in November 2016 for 1,300 homes, a primary school, a food store and community facilities (S/2682/13/OL).

- **Phase 1a** (S/1096/19/RM) has detailed planning permission for 239 dwellings and non-residential floorspace including the 'Market Square'. At April 2025, 218 dwellings had been completed, 17 dwellings were under construction and the remaining 4 dwellings had not been started. The first phase of development includes a mix of non-residential uses, including a local centre/community building with offices above, and sports facilities. At March 2025, completions included a primary school, community hall, café and a 963 square metre convenience store.
 - **Phase 1b** (20/02569/REM) has detailed planning permission for 308 dwellings, non-residential floorspace, and the laying out of playing fields, open space and allotments. At April 2025, 175 dwellings had been completed, 29 dwellings were under construction and work had not yet commenced on 104 dwellings.
 - **Phase 2** (21/02450/REM) has detailed planning permission for 421 dwellings. At April 2025, 395 dwellings had been completed and 26 dwellings were under construction.
 - **Phase 3:** this remaining phase had outline planning permission for up to 332 dwellings. A reserved matters application (23/04930/REM) for 332 dwellings and commercial space was granted in July 2025. Full planning permission (23/04936/FUL) for 91 dwellings, to increase the total number of dwellings across the site from 1,300 to 1,391, was also granted permission in July 2025.
- **Cambridge East / Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units** (this is also monitored by the indicator associated with Policy 13 of the Cambridge Local Plan 2018): This land is allocated in the Cambridge Local Plan 2018 (Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (Policy SS/3) for 1,200 dwellings. It is anticipated that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The Cambridge East – North of Cherry Hinton SPD was adopted by both Councils in November 2018.
 - An outline planning application (18/0481/OUT & S/1231/18/OL) for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was granted in December 2020. Enabling works have been undertaken and a Section 73 variation to the outline planning permission was approved in September 2022 to make minor material amendments to the outline parameter plans. The design code (Condition 78) and the phasing plan (Condition 8) of the outline consent were both approved in October 2022.

- Detailed planning permissions (22/04037/REM and 22/04102/REM) for 9 show homes and a temporary marketing suite building were approved in December 2022 and have been completed.
 - Reserved matters applications (22/05037/REM and 22/05018/REM) for the first phase of 351 dwellings were granted in April 2023. At April 2025, 77 dwellings had been completed and 18 dwellings had not yet been started in Cambridge. In South Cambridgeshire, 81 dwellings had been built, 65 dwellings were under construction and 110 dwellings had not yet been started.
 - A further reserved matters application (23/03347/REM) for another 136 dwellings (all in Cambridge) was permitted in April 2024. At April 2025, construction had yet to commence on any of the dwellings but a number of conditions had been discharged.
- **Cambridge Northern Fringe East:** The latest completed formal stage of the North East Cambridge Area Action Plan was the [Proposed Submission NECAAP](#) agreed by both Councils between November 2021 and January 2022. The AAP supports the development of this major brownfield site and comprehensive planning of the North East Cambridge area. Progression to Proposed Submission consultation was dependent on a successful outcome to the Cambridge Waste Water Treatment Plant (CWWTP) relocation Development Consent Order (DCO) process. Whilst the DCO was approved in April 2025, a subsequent decision by the Ministry of Housing, Communities and Local Government (MHCLG) in August 2025 to withdraw funding from its Housing and Infrastructure Fund, on the grounds of significant cost increases in the project, has created uncertainty as to whether the effective delivery of the Councils' earlier published vision for North East Cambridge remains achievable. Given the changes in circumstances, it was decided that a consolidated Local Plan incorporating key policies from the proposed Area Action Plan for North East Cambridge would be the most time efficient and effective way to establish a robust planning framework for the area. In the meantime, a number of development proposals within the area are progressing:
 - A hybrid planning permission for development on part of the Chesterton Sidings parcel (to the north of Cambridge North Station) for up to 425 residential units (Build to Rent and market housing) and commercial development (22/02771/OUT) was allowed the appeal in April 2024. Pre-application discussions are underway for the Build To Rent scheme and a reserved matters application is anticipated in early 2026.
 - Pre-application discussions concerning the redevelopment of Cambridge Business Park are also underway and a EIA Scoping

Opinion request (25/04432/SCOP) has been submitted. Initial proposals for the phased redevelopment include offices, research and development space, retail and leisure and community uses, residential dwellings and co-living accommodation.

- Full planning permission (23/00835/FUL) for the redevelopment of Merlin Place to include the demolition of 2,730 sqm (GIA) office building (use class E(g)(i)) and erection of 13,096 sqm (GIA) of research and development accommodation (use class E(g)(ii)) was granted in July 2024. At November 2025, conditions were still being discharged.

- **Northstowe:** Northstowe is a new settlement to the northwest of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe AAP (adopted in July 2007) with an area of reserve land to the west of the town. The reserve land is allocated in the South Cambridgeshire Local Plan 2018 (Policy SS/5) to provide flexibility for the phasing and delivery of the new town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site-wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.
 - **Phase 1:** Outline planning permission for up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works, and the demolition of existing buildings and structures was granted in April 2014. A reserved matters application for the sports pavilion (21/03350/REM) was permitted in November 2021 and has now been completed. A temporary community building (23/00113/FUL) was completed and occupied in 2023 and its permanent replacement (23/03248/REM) is under construction and due to open in 2026. The dwellings on Phase 1 are being delivered by five housebuilders. All residential parcels have received reserved matters approval. As of April 2025, 1,462 dwellings had been completed. The primary school has been completed and occupied.
 - The outline planning permission (25/01182/OUT) has now expired so a new outline or full planning application will be required for any development of the Local Centre and Enterprise Zone.
 - **Phase 2:** Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre that includes employment uses, and a sports hub was approved in January 2017. The first phase (2a), which comprises 406 dwellings, non-residential floorspace and open space, was granted reserved matters approval

in January 2017. As of April 2025, 43 dwellings had been completed. Further progress has been delayed by Homes England having to seek a new development partner for this phase. A reserved matters planning application for parcel 2D1 was submitted in November 2025 (25/04485/REM) and includes proposals for 145 dwellings. An application for parcel 2C is anticipated by the end of 2025. A variation of conditions application (21/02585/S73) to make design amendments to the age restricted accommodation (60 dwellings) was permitted in November 2021. Phase 2b has detailed planning permission (21/02310/REM) for 300 dwellings, non-residential floorspace and open space, which was approved in October 2021. By April 2025, on phase 2b 156 dwellings had been built, 38 dwellings were under construction and works to the remaining 106 dwellings had not yet started.

- Within phase 2, a new secondary school, an area special school, an extension to the secondary school, a new primary school, a new pre-school and a new sixth form centre have all been completed.
- Permission (25/01182/OUT) was granted in August 2025 for a hybrid application including full planning permission for an area of hardstanding containing car parking, cycle parking and spaces for food trucks and events, as well as outline planning permission (all matters reserved except access and landscaping) for up to 1,080 square metres of town centre floorspace including retail, food and drink, workspace and a children's nursery, as well as outdoor events and recreation space. The application is for a temporary, five-year permission to ensure the development is removed to accommodate the permanent town centre development under the Phase 2 planning permission.
- **Phase 3:** Outline planning applications for phase 3a (4,000 dwellings / 20/02171/OUT) and phase 3b (1,000 dwellings / 20/02142/OUT) were permitted in March 2022. Some of the infrastructure relevant to phase 3a was consented as part of the infrastructure related to phase 2, and this includes the central primary access road, dedicated bus-only route, and southern access road west that connects Northstowe to the B1050. Reserved matters approval (24/04840/REM) for a highway junction for Phase 3A located on the Southern Access Road was granted in July 2025.
- **Land west of Station Road:** Outline planning permission (20/03598/OUT) for the demolition of an existing dwelling and the erection of up to 107 dwellings and employment and community uses was granted in July 2022. Reserved matters planning permission (25/00887/REM) was granted in September 2025.

- **Digital Park:** Outline planning permission (S/3854/19/OL) for up to 80 dwellings following the demolition of existing buildings was granted in June 2023. A number of conditions have been discharged. Reserved matters approval is due to be sought in 2026.
- **Waterbeach New Town (Policy SS/6):** The site is allocated for a sustainable new town of approximately 8,000 to 9,000 dwellings. The policy for the new town requires appropriate employment provision to meet the needs of the town, provision of access to local jobs, and support for continued development of the economy of the Cambridge area. The Waterbeach New Town SPD (adopted in 2019) states that the New Town will provide a significant amount of employment land, including an appropriate mix of offices, light industrial and research and development uses. These will be in an appropriate location focused upon the new town centre, the rail station district and other local centres. The development will be expected to provide serviced and safeguarded employment land at appropriate phased timescales during the lifespan of the development.
 - **Urban & Civic (the western part of the site):** Outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces was granted in September 2019 (S/0559/17/OL). Detailed planning permission (20/01649/REM) for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for Key Phase 1 North (KP1N) was approved in August 2020, and the majority of this infrastructure is in place. The first phase Design Code was approved in June 2020.
 - **Parcel 1** – Stonebond (21/02400/REM) was granted detailed planning permission for 89 dwellings in July 2021. By April 2025, 66 dwellings had been completed, and the remaining 23 dwellings were under construction.
 - **Parcel 2.1** - CALA Homes (21/03866/REM) was granted detailed planning permission for 111 dwellings in December 2021. By April 2025, 72 dwellings had been completed, and the remaining 39 dwellings were under construction.
 - **Parcels 5.1, 5.2 and 5.3** - U&C Built to Rent scheme (25/01016/REM) was granted detailed planning permission for 90 dwellings in July 2025. The development is yet to start on site.
 - **Parcels 2.2 and 3.2** - Durkan Homes (25/01318/REM) was granted detailed planning permission for 198 dwellings and 391

square metres of commercial retail space in August 2025. The development is yet to start on site.

- **Parcels 4 and 4.3** - Stonebond (25/04170/REM) submitted in October 2025 a detailed planning application for 176 dwellings, 425 square metres for community building 1, and 161 square metres for an interim health facility.
- **Parcels 8.1, 8.2, 8.3, 9.1 and 9.2** - pre-application discussions are underway on a scheme for approximately 250 dwellings. An application is anticipated in early 2026.
- **Haul road** - Reserved matters permission (25/02716/REM) was granted in September 2025 for the construction of a temporary haul road to support the continued use of the haul road network within the Waterbeach Barracks site for the construction of the approved Waterbeach New Town West (WNTW) development.
- **RLW Estates (the eastern part of the site):** Outline planning permission (S/2075/18/OL) for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces was approved in December 2024.
 - Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020. The agent (on behalf of RLW Estates) has advised that a material start had been made on the full planning permission for the relocated railway station so that the planning permission will not lapse.
 - Reserved matters permission (25/01960/FUL) was granted in September 2025 for the creation of a temporary construction haul road to serve both the relocation of the Waterbeach Railway Station and the wider Waterbeach New Town East development.
- **Bourn Airfield New Village (Policy SS/7):** The site is allocated for a new village of approximately 3,500 dwellings. In addition to employment opportunities from the redevelopment of the 9 hectare former Thyssen Krupp site that adjoins the new village site, the new village will incorporate employment opportunities, which are outlined in the Bourn Airfield New Village SPD (adopted in 2019).
 - An outline planning application (S/3440/18/OL) for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space was granted permission in July 2024.
 - An application for full permission for Phase 1 and outline permission for Phase 2 of the redevelopment of the former Gestamp Factory site for up to 26,757 square metres of light industry, research and

development, and warehouse and distribution, with supplementary restaurant and cafe, day nursery/creche, and gym was granted in January 2021 (20/02568/FUL). Phase 1 has been completed. A full application for phase 2 was approved in January 2023 (22/03561/FUL). This will increase the initial proposed commercial floorspace from 26,757 square metres to 31,130 square metres and will include use classes E(g)(ii) Research and Development, E(g)(iii) Industrial processes and B8 Warehouse and Distribution. As of April 2025, groundworks were underway.

- **Cambourne West (Policy SS/8):** the site is allocated for a fourth linked village at Cambourne and also seeks to re-allocate the amount of employment land currently remaining undeveloped on the southern side of the business park within the new Cambourne West site.
 - **Land north west of Lower Cambourne (West Cambourne):** Outline planning permission for Cambourne West was granted in December 2017 for up to 2,350 dwellings and a mix of retail, employment, community & leisure and educational uses (S/2903/14/OL). The outline planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018.
 - **Parcels 1.1a & 1.1b:** These parcels have detailed planning permission for 200 dwellings (S/4537/19/RM). As of April 2025, 170 dwellings had been completed and 30 dwellings were under construction.
 - **Parcel 1.2:** This parcel has detailed planning permission for 190 dwellings (20/01536/REM). As of April 2025, 182 dwellings had been completed and 8 dwellings were under construction.
 - **Parcels 1.3a & 1.3d:** These parcels have detailed planning permission for 150 dwellings (20/02543/REM). By April 2025, all 150 dwellings were built.
 - **Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b:** These parcels have detailed planning permission for 286 dwellings (20/01640/REM). By April 2025, 185 dwellings were completed, 60 dwellings were under construction and 41 dwellings had not been started.
 - **Parcel 1.5:** Reserved matters approval was granted for 41 dwellings in May 2023 (22/04745/REM). By April 2025, all 41 dwellings were under construction.
 - **Parcel 2.1:** Reserved matters approval for 118 dwellings was granted in July 2023 (22/04785/REM). As of April 2025, 78 dwellings had been completed, 30 dwellings were under construction and the remaining 10 dwellings had not started.

- **Parcel 2.2S:** Reserved matters approval for 120 dwellings was granted in February 2025 (24/02652/REM). Conditions are being discharged and some are awaiting a decision.
- **Parcel 3.2B:** Reserved matters approval for 122 dwellings was granted in August 2025 (24/04021/REM). A number of applications to discharge conditions were submitted in October 2025 and are awaiting a decision.
- **Parcel 3.2A:** Reserved matters approval for 111 dwellings was granted in September 2025 (25/00126/REM). A number of applications to discharge conditions were submitted in October 2025 and are awaiting a decision.
- **Land within the Business Park:** Full planning permission (23/00123/FUL) for 256 dwellings and the change of use of the existing marketing suite to a café was permitted in April 2024. In April 2025, site preparations were underway, and at December 2025, construction has started on some of the dwellings.

3.47 Indicator M28 of the South Cambridgeshire Local Plan monitors progress on residential allocations. Many of these have been covered in the above updates on employment and mixed-use allocations. The remaining updates are as follows:

- **Fulbourn and Ida Darwin Hospitals:** Prior approval permission for the demolition of 18 buildings, including the water tower, was given in December 2018, and the first phase of demolition has been completed (S/4469/18/PN). Outline planning permission for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site was approved in November 2019 (S/0670/17/OL). A reserved matters application for 203 dwellings and land for community provision was permitted in April 2022 (20/05199/REM). As of June 2025, 48 dwellings had been built, 12 dwellings were under construction and 143 dwellings had not been started.
- **Land North of Babraham Road (Sawston):** The site has full planning permission for 158 dwellings and landscaping (S/3729/18/FL). As of March 2023, all 158 dwellings had been completed.
- **Land South of Babraham Road (Sawston):** A full application for 280 dwellings (21/03955/FUL) was approved in August 2022. As of April 2025, 82 dwellings had been completed, 16 dwellings were under construction and 182 dwellings had not yet been started.

- **Land North of Impington Road, Histon & Impington:** The site has full planning permission for 26 dwellings and open space. All dwellings were completed in 2020-2021.
- **Land off New Road, Land rear of Victoria Way, Melbourn:** The allocation has been developed in two parts, with 69 dwellings completed on land southwest of Victoria Way and 22 dwellings and open space following the demolition of an existing dwelling completed on land at 36 New Road. As of March 2022, the whole allocation had been completed.
- **Land East of Rockmill End, Willingham:** The site has detailed planning permission for 72 dwellings, public open space, a local equipped area of play and a pumping station (S/0122/18/RM). The planning permission covers a larger site than the allocation. As of January 2022, the development had been completed.
- **Land at Bennell Farm, Comberton: East of the access road:** The site has detailed planning permission for 90 dwellings and open space (S/4552/17/RM). By March 2023, the development had been completed.
West of the access road: A second full permission was allowed on appeal in September 2022 for 41 dwellings (20/01992/FUL). This proposal results in additional dwellings on land allocated in the adopted South Cambridgeshire Local Plan on a part of the site that was originally intended for other uses. A Certificate of Lawfulness (25/02047/CLUED) to demonstrate that a material start has been made on the permission, in the form of excavation of the foundations for a garage, has been granted by the Council.

3.48 The indicators associated with Policies 13, 16, 17, 19, 20, 21, 22, 25 and 27 of the Cambridge Local Plan 2018 monitor the progress of allocations within the plan. A number of these indicators crossover with those in the South Cambridge Local Plan 2018 and are therefore reported above. The remaining updates are as follows:

- **Delivery of an urban country park and other appropriate development at land South of Coldhams Lane:**
 - The land is in mixed ownership with Mission Street owning Parcel A and the Anderson Group owning Parcels B and C. A hybrid application (23/04590/OUT) which proposes comprehensive redevelopment of Parcel A for employment and community uses that will comprise a total of 9 buildings was approved in January 2025. The permission also includes detailed designs for three of the buildings within the first phase of development; they include the first

R&D/Office building (Building 3), the main cycle and car hub (Building 4), and the pavilion for community uses (Building 9). A new urban country park will be created on Parcel C with future details of landscape management, maintenance and funding of the proposed urban country park to be agreed via section 106 planning obligations. Finally, wider proposals for Parcel B will comprise ecological enhancement via creation of Open Mosaic Habitat to deliver significant Biodiversity Net Gain. At December 2025, a number of conditions had been discharged but new applications to discharge conditions were still being submitted.

- **Delivery of allocation M15 as specified by the consented planning application (06/0796/OUT) and completion of the development.**
Cambridge Biomedical Campus:
 - An application by Astra Zeneca (20/05027/REM – Phase 1b) which included an office building of 13,502 sqm; a Hive of 3,593 sqm; associated car, motorbike and cycle parking including a Travel Hub of 2,970 sqm; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure was approved in June 2021. This superseded a previous application (19/1970/REM). As of April 2025, the multi-storey car park was nearing completion, but work was yet to commence on the office and hub buildings.
 - A new reserved matters application for the proposed Cambridge Children’s Hospital was approved in March 2021 (21/04336/REM). At April 2025, the site had been fenced and cleared.
 - Outline planning permission (16/0176/OUT) for phase 2 (covering 7 parcels) was granted in September 2017. Full permission has been granted for the Abcam building (parcel 1) and is now built and occupied (16/0165/FUL). Reserved matters permission has been granted for 1000 Discovery Drive (parcel 2), including the erection of a five-storey, mixed-use laboratory and office building and associated plant, internal roads, car parking, cycle parking, landscaping and public open space (20/03950/REM). As of May 2024, 1000 Discovery Drive was built.
 - Reserved matters applications for two mixed-use laboratory and office buildings at 2000 and 3000 Discovery Drive (24/01529/REM) and a multi-storey car park (24/01589/REM) were both approved in October 2024. At April 2025, 24/01529/REM site has been cleared and fenced off. A number of conditions have been discharged in 2025.

- Full planning permission for a Cambridge Cancer Research Hospital was approved in August 2024 (23/00240/FUL). At April 2025 the site was in the process of being cleared.
- Delivery of progress towards housing provision as identified in **Policy 18 (Southern Fringe Area of Major Change)** and allocations **R42 a, b, c and d** (which includes up to 2,250 dwellings at Clay Farm, up to 600 dwellings at Trumpington Meadows, 286 dwellings at Glebe Farm, and up to 347 dwellings at the Bell School Site):
 - The **R42a** allocation covers Clay Farm. All 2,188 dwellings with detailed planning permission and all non-residential development (schools, community buildings and a local centre) with detailed planning permission had been completed by 2021-2022.
 - The Trumpington Meadows housing development makes up allocation **R42b**. All 1,180 dwellings with detailed planning permission and all non-residential (a primary school, recreation / leisure uses, and community and other local facilities) had been completed by 2023-2024.
 - The Glebe Farm housing development is allocation **R42c** and was completed in 2015-2016.
 - The Bell School housing development makes up site **R42d**. The residential development on this site was completed in the 2019 – 2020 monitoring year. The remainder of the site has extant detailed planning permission for student accommodation.
- Delivery of the **M13 allocation at West Cambridge**: A full application (19/1763/FUL) for the extension of the Whittle Laboratory, including a new National Centre for Propulsion and Power (4,251 square metres of Academic (D1) Floorspace), demolition of 1,149 square metres of D1 floorspace, and all associated infrastructure including landscaping, drainage, substation and car and cycle parking was permitted in July 2021. Construction was nearing completion by April 2025. A larger outline planning permission (16/1134/OUT) for up to 383,300 square metres of academic floorspace, commercial / research institute floorspace, nursery use, retail / food and drink uses, assembly and leisure uses, and sui generis uses (including Energy Centre and Data Centre) following demolition of existing buildings, was permitted in June 2024.
- Delivery of progress on mixed-use developments at **Station Area West (1) and (2) (allocations M14 and M44)** and **Clifton Road Area (allocation M2)**:

- At **M14**, an outline planning permission (08/0266/OUT) granted in April 2010 provided for a comprehensive redevelopment of the Station Road area, comprising up to 331 residential units, 1,250 student units, Class B1a (Office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, Class D1 (art workshop) floorspace, Class D1 (community room) floorspace, Class D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either student accommodation or doctors surgery, and a hotel, along with a new transport interchange and station square, and a new multi storey cycle and car park. Much of the scheme has been completed, and the outline planning permission has now lapsed. An office development of 5,654 square metres at Block J4 was completed by April 2025 (15/2271/FUL). The current status of outstanding blocks is:
 - A full planning application for Blocks B2 (aparthotel) and F2 (office space) was permitted in April 2022 (21/00264/FUL). However, a revised full application for Blocks B2 and F2 was permitted in March 2024 (23/01474/FUL). This revised full application changes the previously consented aparthotel into an office use for Block B2. A non-material amendment was granted in September 2024 (23/01474/NMA1). As of April 2025 the permission was unimplemented.
 - G1 & G2 do not have detailed planning permission.

- At **M44**, a planning application (20/03429/FUL) for 26,674 square metres of commercial office floorspace and 1,566 square metres of flexible use on the ground floor for retail/restaurant/café uses was allowed on appeal in March 2022. A section 73 application (23/02071/S73) to make various alterations to the scheme was approved in November 2023. Two non material amendments (20/03429/NMA2 and 23/02071/NMA1) were permitted in May 2024 and November 2025 respectively. As of April 2025, the site had been cleared. There also remains a partially complete, extant permission for a mixed-use scheme, including 156 dwellings. However, the agent, on behalf of the landowner, has confirmed that this scheme is no longer being pursued.

- At **M2**, the Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the local planning authority should seek to retain the allocation, including maximising the amount of B1 employment floorspace given the city centre location and requirements for office space.

However, to date, there have been no planning applications for the redevelopment of the site.

- To deliver progress on allocation **R4** (48 dwellings) at **Mitchams Corner**: Full planning permission (20/03843/FUL) was granted in April 2021 for extensions to Carlyle House to provide additional office space but this has now lapsed. An alternative planning permission (24/02728/FUL) was approved in October 2024 for external alterations to Carlyle House to enable it to be used as an NHS healthcare facility, with the change of use from offices to medical or health services being permitted development. The landowner has advised that they intend to bring forward the site for housing, but not within the next five years as the building is currently let.
- To deliver progress on **R10** (167 dwellings), **R21** (128 dwellings and 1 hectare of employment land) and **R9** (49 dwellings) in the Mill Road opportunity area:
 - **R9 (Travis Perkins, Devonshire Road)**: The site was formerly occupied by Travis Perkins. Full planning permission was granted in May 2023 (22/01982/FUL) for the demolition of the existing depot building and redevelopment of site to provide three new buildings comprising Class E (g) (i) / E (g) (ii) floorspace with associated plant and cycle parking, two new residential buildings comprising 70 residential units with associated plant and cycle parking, one new building comprising flexible commercial space (Class E) to include a creche with associated cycle parking, flexible community space (Class F1 / F2), hard and soft landscaping and associated access. A section 73 application (22/01982/FUL) to vary some of the plans was approved in May 2024. As of November 2025, pre-commencement conditions had been discharged and construction was underway on all three buildings.
 - **R10 (Mill Road Depot, Mill Road)**: The site has detailed permissions (17/2245/FUL, 18/1947/S73 and 19/0175/FUL) for 236 dwellings. By 31 January 2023 the development had been completed.
 - **R21 (315-349 Mill Road and Brookfields)**: Part of the site has been developed for a scheme of 270 student rooms (14/1496/FUL), which was allowed on appeal. No planning applications have been submitted for the redevelopment of the remainder of the site as proposed through its allocation.
- To deliver progress on **M5** (20 dwellings and 0.5 hectares of employment land) and **E5** (1.4 hectares of employment land) at Cambridge Station, Hills Road Corridor and City Centre opportunity area:

- **M5 (82-88 Hills Road and 57-63 Bateman Street):** No planning applications have been submitted for the redevelopment of the site as proposed through its allocation. The landowner has indicated that the site will be available before 2031. The site has been proposed through the Call for Sites process as part of the emerging Greater Cambridge Local Plan with the landowner requesting that an adjacent site – 90 Hills Road – be added to the allocation.
- **E5 (1 and 7-11 Hills Road):** No planning applications have been submitted for the redevelopment of the site as proposed through its allocation. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) recommends that the site is de-allocated given level of development already on site.
- To deliver **Old Press/Mill Lane** as defined in the masterplan/outline planning permission and SPD: A planning application for redevelopment to include 94 student rooms, 1,478 square metres of college offices, 1,773 square metres of teaching space, 1,004 square metres of college leisure and community space, and 363 square metres of A1/A2/A3/A4 uses was granted in March 2021 (18/1930/FUL). As of May 2025, the scheme had been completed. This scheme relates to the southern part of the allocation. No planning applications have been submitted for the redevelopment of the northern part of the allocation.
- To deliver progress on **GB3 & 4** (25,193 square metres employment land): A full planning application on GB3 for the erection of a new building comprising 9,976 square metres of E(g) floorspace was permitted in August 2022 (20/05040/FUL). An amendment (23/00159/S73) was granted in April 2023 and, as of April 2025, had been completed. The redevelopment of GB4 was completed in 2017-2018.
- Progress of allocations **GB1 & GB2:** These allocations are land north and south of Wort's Causeway:
 - **GB1 (north of Wort's Causeway):** Outline planning permission for up to 200 dwellings and public open space was approved in January 2022 (20/01972/OUT). A reserved matters application addressing layout, scale, appearance and landscaping was permitted in August 2024 (23/04191/REM). As of April 2025, 95 dwellings were under construction and 105 dwellings had not been started.
 - **GB2 (south of Wort's Causeway):** An outline planning application for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings was approved in May 2021. Non-material amendments (19/1168/NMA1) to conditions on the outline planning permission were approved in August 2021. A reserved

matters application for phase 1 – infrastructure delivery (21/04186/REM) – was granted permission in October 2022. A second reserved matters application for 80 dwellings – phase 2 (22/02646/REM) – was granted permission in August 2023. As of March 2025, no dwellings had started but an access road and balancing pond have been completed. A reserved matters application for phase 3, including the remaining 150 dwellings (24/01531/REM), was granted permission in December 2024. As of March 2025, no dwellings had been started.

- Indicator **M29** of the South Cambridge Local Plan and the indicator associated with **Policy 54** of the Cambridge Local Plan monitor the delivery of residential moorings on the allocation associated with Policy **H/7** (South Cambridgeshire) and allocation **RM1** (Cambridge): No relevant planning applications have been submitted.

3.49 **The North West Cambridge Area Action Plan** allocates land within both Cambridge and South Cambridgeshire to meet the development needs of Cambridge University. The area is now known as Eddington.

- Indicator NWC01 within the AAP monitors a target to provide an adequate supply of land for housing for development, including (1) for 2,000 university students, and (2) for 3,000 open market and affordable dwellings.
- Indicator NWC04 within the AAP monitors a target to provide (1) 100,000 square metres of employment and academic development, and (2) approximately 60,000 square metres of higher education uses, including academic faculty development and a university conference centre within Use Class D1.
- Outline planning permission for 3,000 dwellings, 2,000 student bedspaces, up to 40,000 square metres of commercial floorspace, 60,000 square metres of academic floorspace, 5,300 square metres of retail floorspace, 6,500 square metres of senior living floorspaces, and other uses was approved in February 2013 (S/1886/11 & 11/1114/OUT). These permissions were amended by applications S/2036/13/VC & 13/1402/S73, which were approved in November 2013.
- As of March 2025 the following lots had been completed:
 - **Lot 1** (13/1748/REM, 117 dwellings)
 - **Lot 2** (14/1722/REM, 264 dwellings)
 - **Lot 3** (13/1827/REM, 232 dwellings)
 - **Lot 8** (14/0109/REM, 73 dwellings)
 - **Lots M1/M2** (15/1663/REM, S/2219/15/RM, S/2766/19/RM, 20/01762/REM & 20/01549/REM, 249 dwellings)
 - **Lot S3** (18/1195/REM, 186 dwellings)

- **Lot 4** (22/01168/REM, 88 dwellings)
- For **Lot M3** as of March 2025, 37 dwellings had been completed and construction had started on the remaining 69 dwellings (17/0285/REM, 106 dwellings). The permission also includes 416 square metres of commercial space (use class D1) which was completed in 2024-25
- For **Lots S1/S2** as of March 2025, 184 dwellings had been completed and construction had started on the remaining 189 dwellings (21/04036/REM, 373 dwellings).
- Approval was given for **Lots M4 and M5** (22/04989/REM) for 160 dwellings in April 2023, but as of March 2025 construction was yet to commence.
- In total, as of March 2025, there had been 1,430 dwellings completed across the AAP area. There had also been 325 student bedrooms completed in 2016-17.
- By April 2025 the following non-residential uses had been completed:
 - 200 square metres of B1(a) offices;
 - 2,410 square metres of D1 community facilities;
 - 4,179 square metres of educational space;
 - a 150 room hotel and 180 room aparthotel (17,690 square metres);
 - 1,322 square metres of restaurant and pub uses (A3/A4); and
 - 3,472 square metres of retail space.
- The University of Cambridge has advised that phase 1 of the development has been delivered through the outline planning permissions approved in February 2013, but that they plan to bring forward new outline planning applications for phases 2 and 3. These outline planning applications (25/03746/OUT & 25/03753/OUT) were submitted in September 2025. They propose a phased mixed use development including: Living Uses, comprising residential floorspace (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), co-living (Sui Generis) and senior living (Class C2), flexible employment floorspace (Class E(g) / Sui Generis research uses), academic floorspace (Class F1), and floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) - E (f)) and a range of community facilities.

D. Supplementary Planning Documents (SPDs) and other policy documents Monitoring

- 3.50 For the purposes of the AMR, the Councils monitor progress on the delivery of Supplementary Planning Documents (SPDs) and other policy documents. The indicators associated with Policies 10, 12, 13, 15, 16, 22, 24, 26 and 28 of the Cambridge Local Plan 2018 monitor the progress on the production of SPDs, AAPs, masterplans associated with allocations within the plan, and other policy documents. The updates are as follows:

- Production of **Spaces and Movement Strategy**: The Making Space for People: Vision and Principles consultation took place in September and October 2019. This document set out a high-level vision for Central Cambridge and identified a number of key aims and strategies that would help to deliver the vision. The preparation of the SPD is currently paused, and its progress will be reviewed in the future. In the meantime, the principles and policy areas from the SPD have recently been incorporated within the draft Greater Cambridge Local Plan policies.
- Production of the Grafton Area Masterplan and Guidance SPD: [The Grafton Area Masterplan and Guidance SPD](#) covers the area referred to in Policy 12 of the Cambridge Local Plan 2018 (Fitzroy Street, Burleigh Street, and the Grafton Area of Major Change). The SPD was adopted in October 2018.
- Adoption of Cambridge East – Land North of Cherry Hinton SPD by 31 March 2019: Cambridge City Council and South Cambridgeshire District Council produced the [Land North of Cherry Hinton SPD](#) in partnership with local stakeholders. The Land North of Cherry Hinton SPD was adopted by South Cambridgeshire District Council in November 2018 and by Cambridge City Council in December 2018.
- Adoption of Mitcham’s Corner Development Framework SPD before a planning application is submitted: [The Mitcham's Corner Development Framework SPD](#) was adopted in December 2018.
- Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted: The [Mill Road Depot Planning and Development Brief SPD](#) was adopted in December 2018. The first planning application on the site was submitted in December 2017, considered by planning committee in March 2018, and approved on 11 June 2018.
- Approval of **Old Press/Mill Lane masterplan/outline planning permission** by 31 March 2021: An application for the redevelopment of the Mill Lane area was submitted in January 2019 (18/1930/FUL). This was considered by planning committee on 11 June 2019 where members resolved to approve the application in accordance with the officer recommendation. Section 106 discussions delayed the permission but a decision notice was issued on 19 March 2021, which approved the development. The permission allows for the redevelopment of the site to form an expansion of Pembroke College, which comprised the repurposing of existing buildings, and the demolition and erection of new buildings for a

mix of uses. The new development included: 94 student residential units; 1478 square metres of Use Class B1 College office floorspace; 1773 square metres of Use Class D1 teaching space; 1004 square metres of Use Class D2 College, leisure and community floorspace; 363 square metres commercial retail, food and drink floorspace (Use Classes A1, A2, A3, A4); and ancillary works such as soft landscaping and hard surfacing, the formation of a new courtesy crossing at Trumpington Street, highways improvements, vehicular and cycle parking, and other associated works and infrastructure.

- The adoption of the Flooding and Water SPD: The [Cambridgeshire Flood and Water SPD](#) was adopted by South Cambridgeshire District Council in November 2018 and adopted by Cambridge City Council in December 2018.
- Production of the Sustainable Design and Construction SPD including water efficiency guidance: The [Greater Cambridge Sustainable Design and Construction SPD](#) was adopted by both Councils in January 2020.
- Public consultation on three draft SPDs was undertaken from November 2024 to January 2025: the Greater Cambridge Health Impact Assessment SPD, the Cambridge Biomedical Campus SPD, and the Planning Obligations SPD. The [Health Impact Assessment SPD](#) was adopted in April 2025. It addresses the impact of development on health and wellbeing. It outlines how developers should promote healthy and sustainable living environments and consider factors like safety, access to green spaces, and climate change when designing projects.
- The [Cambridge Biomedical Campus SPD](#) was also adopted in April 2025. It sets development principles to enhance integration and quality on the Biomedical Campus, supporting patient care, research and community benefit across its facilities.
- For the draft Planning Obligations SPD it was agreed by both Councils that additional evidence and further revisions were required, and another round of public consultation took place in summer 2025. It is anticipated that the [Planning Obligations SPD](#) will be adopted in early 2026.

E. Climate Change, Sustainability Measures and Pollution

- 3.51 **Climate Change and Sustainability:** In 2019, both Councils declared a Climate Emergency and tackling climate change has since become a key policy priority for both Councils.
- 3.52 **Carbon Dioxide Emissions:** A key factor affecting climate change is carbon dioxide emissions (CO₂) and the aim nationally and internationally is to reduce

atmospheric levels of CO₂. Data is collected by the Government each year, providing emissions estimates for various sectors in each local authority area – the most recently published data is from 2023. Data from 2023 shows a marginal improvement in both the overall CO₂ emission total from all sectors and the CO₂ emissions per capita from all sectors in both Cambridge City and South Cambridgeshire when compared to data from the previous reporting year.

- 3.53 In both Cambridge and South Cambridgeshire, estimates for CO₂ emissions from domestic sources have shown a reduction compared to the previous reporting year and over their respective Local Plan periods. The most recent CO₂ emission estimates for both Councils indicate that domestic CO₂ emissions were at their lowest level since recording began in 2005.
- 3.54 Improvements in combined commercial and industrial CO₂ emission estimates were recorded for both Cambridge City and South Cambridgeshire. Agricultural CO₂ emission estimates for Cambridge City were recorded at 1.2 kt CO₂e in 2023, measuring the same as the previous reporting year, but a marginal increase in agricultural CO₂ emission estimates was recorded for South Cambridgeshire.
- 3.55 Cambridge City's most recent transport CO₂ emissions are the second lowest estimates since recording began in 2005. However, transport CO₂ emission estimates for South Cambridgeshire still remain high, with only a 0.9 kt CO₂e reduction compared to the updated records for 2022, which was the highest transport CO₂ emission estimate for South Cambridgeshire since reporting began in 2005.
- 3.56 **Renewable Energy:** The Councils are committed to encouraging and enabling a reduction in the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. Policy CC/2 of the South Cambridgeshire Local Plan 2018 and Policy 29 of the Cambridge Local Plan 2018 set out the need for proposals that generate energy from renewable sources.
- 3.57 The generating potential of renewable energy sources in Greater Cambridge has increased over the plan period. In 2024-2025 there were small increases in the installed capacity of renewable energy sources in Cambridge and South Cambridgeshire. In both Cambridge and South Cambridgeshire, this was the result of an increase in the installed capacity in non-domestic solar photovoltaics.
- 3.58 The mean average household consumption of gas has decreased in both Cambridge City and South Cambridgeshire compared to the previous

reporting year. The mean average household consumption of electricity increased slightly in both Cambridge and South Cambridgeshire compared to the previous reporting year.

- 3.59 **Sustainable Design and Construction:** Both Local Plans encourage all development proposals to integrate the principles of sustainable living and climate change adaptation.
- 3.60 The South Cambridgeshire Local Plan 2018 requires all developments to embed the principles of climate change adaptation and mitigation measures within their design (Policy CC/1). Policy CC/3 of the South Cambridgeshire Local Plan 2018 requires all development proposals for new dwellings or non-residential developments of 1,000 square metres or more floorspace to include technologies that will reduce carbon emissions by at least 10% compared to a nominal building of the same scale that would comply with Part L of the Building and Approved Inspectors (Amendment) Regulations 2006.
- 3.61 Policy 28 of the Cambridge Local Plan 2018 requires all new homes to achieve a 44% reduction in carbon emissions relative to a nominal dwelling of the same scale that would comply with Part L of the Building and Approved Inspectors (Amendment) Regulations 2006. Non-residential developments are also expected to use on-site carbon reduction technologies that achieve the BREEAM 'Excellent' rating. Eligible planning permissions were reviewed to check whether a condition requiring carbon reduction, low carbon technologies or renewable energy was included on a decision notice in line with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and Policy 28 of the Cambridge Local Plan 2018.
- 3.62 The review found that, for the 2024-2025 monitoring year, in South Cambridgeshire, 92 of 98 eligible residential permissions (94%) included a condition relating to carbon, whilst in Cambridge City, 35 of 37 eligible residential permissions (95%) included a condition requiring carbon reduction measures.
- 3.63 A review of eligible non-residential planning permissions from the 2024-2025 monitoring year found that 95% of cases in South Cambridgeshire included a condition relating to carbon reduction and low-carbon technologies. Meanwhile, 100% of non-residential planning permissions in Cambridge City included a condition relating to carbon reduction and low-carbon technologies.
- 3.64 Officers are continuing to review the way these policies are monitored as new ways of satisfying policy requirements have been developed since the adoption of both Local Plans. For instance, the Councils may allow the use of assessment frameworks that can function as an alternative to BREEAM,

including Passivhaus standards, or approaches that use the Royal Institute of British Architects (RIBA) 2030 Climate Challenge targets or the London Energy Transformation Initiative (LETI) targets. However, planning conditions relating to these alternative approaches have not been counted within the quoted figures as the data collection and review methodology is yet to be standardised.

- 3.65 **Flood Risk:** The NPPF requires a risk-based, sequential approach to flood risk that aims to avoid development being permitted in areas at a high risk of flooding, and steers development towards areas at a lower risk from flooding from any sources. In scenarios where it is not possible for development to be located in areas at a lower risk of flooding, the NPPF states that an exception test may need to be applied. Aligning with national policy requirements, Policy CC/9 of the South Cambridgeshire Local Plan 2018 and Policy 32 of the Cambridge Local Plan 2018 state that development will only be permitted where: the sequential and exception tests established by the NPPF demonstrate that the development is acceptable; suitable flood protection, mitigation and discharge measures are included in the proposal; and there would be no increase in flood risk elsewhere. Measures to address flooding could include avoiding development on areas within a site's boundaries that are at a higher risk of flooding, taking a sequential approach to a development's layout by putting uses that are not as sensitive to flooding (such as areas of open space) in areas at a higher risk of flooding, or taking measures to ensure development will be safe for its lifetime and will help to reduce flood risk overall. Policy 31 of the Cambridge Local Plan 2018 requires an integrated approach to water management, including a requirement for all flat roofs to be green or brown and all surfaces to be permeable.
- 3.66 On 25 March 2025, the Environment Agency updated their [Flood Map for Planning](#) using data from the new national flood risk assessment (NaFRA2). Further changes were made to the data in August 2025. These changes to the Flood Map for Planning resulted in a range of updates to flooding data that can be used to inform planning decisions, including:
- Updates to the extents of flood zones showing the flood risk from rivers and the sea;
 - The integration of surface water flooding data as part of the official Flood Map for Planning;
 - Mapped extents of the potential impact of climate change on flood risk, based on UK Climate Projections (UKCP18);
 - Data on potential flood depths; and
 - Higher resolution maps that make it easier for applicants, decision makers, and the general public to see where there is risk.

- 3.67 The Environment Agency expect planning decisions to be made using the most up-to-date flood risk data, as stated within their [Transitional Arrangements for Local Planning Authorities and Lead Local Flood Authorities \(25 March 2025\)](#). This included reviewing live planning applications at the time of data publication to ensure that decisions were being made on the basis of the most up-to-date flooding data. The Environment Agency plan to update their maps on a regular basis, so it is important that flooding data is checked before planning decisions are made. The Councils will continue to take note of any changes made to the Flood Map for Planning as its updated by the Environment Agency.
- 3.68 In 2024-2025, there were 39 planning applications approved where the site included land within Flood Zone 2 or 3 in Greater Cambridge: 31 in South Cambridgeshire and 8 in Cambridge. In total, 19 were residential developments and 20 were business or mixed-use proposals. For 21 of these developments, flood risk was considered in detail as part of the determination of the planning application following consultation with the Environment Agency, the Lead Local Flood Authority, and/or the Councils' drainage officers. In the other 18 cases, the matter of flooding in the context of the proposed development was considered by case officers within the Delegation Report. Where appropriate, planning conditions were applied to ensure compliance with recommendations made within submitted Flood Risk Assessments and/or to secure additional flood risk mitigation measures as part of the development.
- 3.69 Between 1 April 2024 and 31 March 2025, one planning application was granted permission contrary to the advice of the Environment Agency on grounds relating to flood risk: the planning permission is for a detached residential dwelling in Willingham (22/03343/FUL). The officer delegation report acknowledges the Environment Agency's objection regarding the lack of Flood Risk Assessment but also notes that there is an extant planning permission for residential development on the site (with the proposed dwelling being in the same location within both the extant planning permission and the new application). Given the site's planning history and the Drainage Officer's comments, it was considered that the proposed development would be suitable, subject to the use of similar planning conditions to the extant planning permission.
- 3.70 **Water Quality and Water Resources:** Between 1 April 2024 and 31 March 2025, the Environment Agency raised objections to a planning application in Greater Cambridge on water quality grounds: the planning application is for 22 self and custom build dwellings in Cottenham (24/01124/OUT). No decision has yet been made on the planning application.

- 3.71 In 2022, the Environment Agency raised concerns about the impact that water abstraction was having on the quality of Cambridgeshire’s chalk streams, and whether there would be a sufficient supply of potable water to support the delivery of new development in the Greater Cambridge area. In response to the issue, the Government established the Water Scarcity Group in 2023 – a working group that includes, amongst others, central government departments, the Environment Agency, Cambridge Water, and the Greater Cambridge Shared Planning Service.
- 3.72 Central Government also published two written statements regarding water scarcity in Greater Cambridge on 6 March 2024:
- [The Joint Statement on Addressing Water Scarcity in Greater Cambridge](#) (published by the Ministry of Housing, Communities and Local Government (MHCLG), Department for Levelling Up, Housing and Communities (DLUHC), the Department for Environment Food and Rural Affairs (DEFRA), the Environment Agency and the Greater Cambridge Shared Planning Service).
 - [Addressing Water Scarcity in Greater Cambridge: Update on Government Measures](#) (published by MHCLG, DLUHC and DEFRA).
- 3.73 These written statements have been prepared to “provide a degree of certainty around the actions to deal with these issues, and to demonstrate [a] joint commitment to continuing to develop a workable, effective way of unblocking planning applications and delivering sustainable water resources”. The Joint Statement highlights that the Government will be working with Cambridge Water to produce a Water Resource Management Plan (WRMP) that can support the growth aspirations for Cambridge, whilst also managing the environmental impact of the water demand from new development.
- 3.74 In March 2025, Cambridge Water published their [Final Water Resources Management Plan 2024](#), which outlines the strategy for providing water to customers over the next 25 years, taking into account planned growth scenarios for the area. In addition to water consumption reduction targets for both domestic and non-domestic water use and an ambition for universal water metering, the WRMP outlines plans for short-term transfers from Grafham Water, a long-term supply solution in the development of the Fens Reservoir project, and other supply options through effluent reuse from the Cambridge Wastewater Recycling Centre.
- 3.75 The Councils will continue to work with water companies and the Environment Agency to ensure that development is balanced with the area’s water supply considerations and the needs of our aquatic environments. The Councils will

also continue to document how the Government's written statements and the water scarcity considerations influence the determination of planning applications in future AMRs.

- 3.76 Both Local Plans do contain water efficiency requirements for new development. Policy CC/4 of the South Cambridgeshire Local Plan 2018 and Policy 28 of the Cambridge Local Plan 2018 require all residential development to achieve a minimum water efficiency equivalent of 110 litres per person per day. Both Councils also adopt water efficiency standards for non-residential development that are based on the BREEAM assessment framework: Policy CC/4 of the South Cambridgeshire Local Plan 2018 requires a water conservation strategy that can achieve an equivalent of 2 credits in the BREEAM standard, whilst Policy 28 of the Cambridge Local Plan 2018 requires full credits to be achieved for category Wat 01 of the BREEAM standard. Planning conditions are frequently used to secure water efficiency measures that satisfy the adopted water efficiency standards.
- 3.77 Therefore, a review of all relevant permissions granted in the monitoring year was undertaken to understand whether water efficiency measures were being conditioned in line with the requirements of Policies CC/4 and 28 of the adopted Local Plans 2018, and the Greater Cambridge Sustainable Design and Construction SPD (adopted in January 2020). The review found that for the 2024-2025 monitoring year, in South Cambridgeshire, 92 of 98 eligible residential permissions (94%) included a condition relating to water efficiency, whilst in Cambridge City, 37 of 37 eligible residential permissions (100%) included a condition relating to water efficiency.
- 3.78 A review of planning permissions from the 2024-2025 monitoring year found that 13 of 19 eligible of non-residential permissions (68%) in South Cambridgeshire included a condition relating to water efficiency. This is raised to 87% of cases when discounting four cases where development of less than 500 square metres of net internal area was permitted. In these cases of small-scale non-residential development, the potential for assessment and sustainability improvements to achieve the BREEAM standards can be limited depending on typology and context. Meanwhile, 19 of 20 eligible non-residential planning permissions (95%) in Cambridge City included a condition relating to water efficiency.
- 3.79 **Air quality:** Air pollution can be significantly harmful to public health and the wider environment. Both Councils have a duty to address air quality exceedances in their area to ensure that their local areas' exposure to air pollution is limited wherever possible. This includes declaring Air Quality Management Areas and publishing Air Quality Action Plans setting out the measures they will take to come back into compliance.

- 3.80 Ensuring that activities associated with approved land uses and new development do not worsen local air quality is a critical objective of both the South Cambridgeshire Local Plan 2018 (Policy SC/12) and the Cambridge Local Plan 2018 (Policy 36). A range of pollutants, including nitrogen dioxide, particulate matter with a diameter of 10 micrometres (PM₁₀) and particulate matter with a diameter of 2.5 micrometres (PM_{2.5}) are continuously measured at selected monitoring sites by both Councils – these sites are referred to as automatic monitoring sites. Both Councils also passively monitor air pollutants at a range of selected sites across their administrative geography – these sites are referred to as non-automatic monitoring sites.
- 3.81 In October 2023, Cambridge City Council and South Cambridgeshire District Council agreed to develop a joint Air Quality Strategy that plans for local air quality monitoring and improvement for the period 2024-2029. The joint Air Quality Strategy aims to help both Councils achieve World Health Organization (WHO) air quality guidelines by setting interim air quality targets for the Greater Cambridge area.
- 3.82 South Cambridgeshire's only Air Quality Management Area (AQMA) was declared along the A14 between Bar Hill and Milton in 2008, but this was revoked in 2022 due to consistent air quality improvements in that area. The automatic monitoring site in Girton was decommissioned during the 2022-2023 monitoring year, and the site in Orchard Park was decommissioned during the 2023-2024 monitoring year; both sites were decommissioned due to continuous improvements in air quality.
- 3.83 However, there are still air quality automatic monitoring points in South Cambridgeshire, including two new automatic monitoring sites that were installed in Harston and Northstowe in 2023. Reviewing the monitoring results for South Cambridgeshire, annual average concentrations of PM₁₀ particulate and PM_{2.5} particulate slightly decreased compared to the previous year at all active monitoring sites where data for the previous monitoring year is available. Improvements in annual average concentrations of nitrogen dioxide were recorded at two of the three active nitrogen dioxide monitoring sites, but a slight increase in annual average nitrogen dioxide levels was recorded at the site in Impington. No daily measurements of nitrogen dioxide greater than the designated 40 µg/m³ maximum daily threshold were recorded in South Cambridgeshire. Levels of particulate PM₁₀ exceeded the daily threshold of 50 µg/m³ on only one day at the Impington monitoring site and only one day at the Northstowe monitoring site. Overall, in South Cambridgeshire, levels of all measured pollutants are currently below their respective national air quality thresholds and exceeded their respective interim joint Air Quality Strategy targets.

3.84 An AQMA has been established in the centre of Cambridge since 2004. In November 2024 Cambridge City Council announced plans to revoke the AQMA due to nitrogen dioxide levels having reduced significantly in recent years with no monitored levels above the nationally set target level for five years. Further minor air quality improvements have been recorded in Cambridge during 2024. Levels of all measured pollutants were recorded below their respective national air quality thresholds. Annual mean average concentrations of PM₁₀ at automatic monitoring sites in Cambridge either remained consistent with the previous monitoring year's recordings or decreased slightly. Annual mean average concentrations for nitrogen dioxide concentrations were broadly lower than or consistent with recorded levels from the previous monitoring year, with the exception of records for the Newmarket Road monitoring active site, which saw a slight increase compared to the previous monitoring year (an average of 17 µg/m³ compared to 16 µg/m³ reported in 2023).

F. Biodiversity Monitoring

3.85 Both Councils are committed to the protection and enhancement of biodiversity in the district, and any new development should aim to maintain, enhance, restore, or add to biodiversity. Policy NH/4 of the South Cambridgeshire Local Plan 2018 states that planning permission for development that would adversely impact on the population or conservation status of protected species, priority species, or priority habitats will be refused unless the impact of development can be adequately mitigated or as a last resort compensated for. Policy 70 of the Cambridge Local Plan 2018 seeks to protect and enhance priority species and habitat. The policy states that development that will cause significant harm to a protected species, priority species or priority habitat, which cannot be adequately mitigated, should be refused.

3.86 The [Greater Cambridge Biodiversity Supplementary Planning Document](#) was adopted in 2022 and is a material planning consideration in determining planning applications in Cambridge and South Cambridgeshire. The aim of the document is to provide accessible, accurate and up-to-date guidance on the planning regulations surrounding biodiversity.

3.87 **Protected Wildlife and Geological Sites:** The protection and enhancement of sites of internationally and nationally important nature conservation areas must be carefully balanced with the need for development. In some instances, the Councils may allow development within or around important ecological sites, provided the development is sensitively located and carefully designed (see South Cambridgeshire Local Plan 2018 Policy NH/5 and Cambridge

Local Plan 2018 Policy 69). National planning policy also provides tiered protection for sites of biodiversity or geological importance.

- 3.88 In the 2024-2025 monitoring year, one new County Wildlife Site (CWS) was selected by the Cambridgeshire and Peterborough CWS Panel within the Greater Cambridge area. The Westfield Farm CWS has an area of 43.67 hectares and is entirely situated within South Cambridgeshire.
- 3.89 In the 2024-2025 monitoring year, one CWS within the Greater Cambridge area had its boundaries amended. The Netherhall Farm Meadow now includes the adjacent field, increasing the area of this CWS and CWS land within Cambridge by 0.6 hectares.
- 3.90 In the 2024-2025 monitoring year, there were no changes to the number or boundaries of City Wildlife Sites (CiWSs) in Greater Cambridge.
- 3.91 In the 2024-2025 monitoring year, there were no changes to the number or boundaries of Local Geological Sites designated in either Cambridge City or South Cambridgeshire by the Cambridgeshire and Peterborough CWS Panel.
- 3.92 Data from the 2024-2025 monitoring year indicates that the size and number of Local Nature Reserves (LNR) in Cambridge City and South Cambridgeshire have remained the same as the previous monitoring year. Likewise, there have been no changes to the Eversden and Wimpole Woods Special Area of Conservation (SAC) in South Cambridgeshire, and no new SACs have been designated in the Greater Cambridge area.
- 3.93 The number and area of Sites of Special Scientific Interest (SSSI) has remained unchanged in both Cambridge City and South Cambridgeshire compared to the previous monitoring year. The quality of SSSIs in Cambridge City has also remained the same compared to the 2023-2024 monitoring year, with the majority of SSSI land deemed to be in either a 'favourable' or an 'unfavourable recovering' condition. In South Cambridgeshire, the majority of SSSI land is still deemed to be in 'favourable' or 'unfavourable recovering' condition. However, a reduction in the quality of SSSIs in South Cambridgeshire has been observed when compared to data from the previous monitoring year. Changes to the condition of the Fowlmere Watercress Beds SSSI – Unit 1 and Fowlmere Watercress Beds SSSI – Unit 2 saw an increase in the percentage of SSSI land in an "unfavourable no change" condition (from 7.7% to 11.9%). Changes in the Fowlmere Watercress Beds SSSI – Unit 1 saw the amount of SSSI land in "favourable" condition reduce from 49.0% to 46.2%, whilst changes in the Fowlmere Watercress Beds SSSI – Unit 2 saw

the amount of SSSI land in an “unfavourable recovering” condition reduce from 40.1% to 38.7%.

- 3.94 **Development in Locations of Environmental Importance:** In 2024-2025, four applications were approved in Cambridge for residential or business use that were either in or adjacent to protected wildlife sites (i.e. CWSs, CiWSs, LNRs or SSSIs). All cases were assessed against policies contained within the Cambridge Local Plan 2018 (in particular Policy 69 ‘Protection of sites of biodiversity and geodiversity importance) and/or were informed by consultation comments from the Council’s Nature Conservation Officers or Natural England. All cases identified were considered acceptable, subject to compliance with ecological enhancement or ecological safeguarding measures secured through planning conditions or Section 106 agreements.
- 3.95 In 2024-2025, two planning applications were approved in South Cambridgeshire for residential or mixed-use development either in or adjacent to protected wildlife sites, which included outline planning permission for Bourn Airfield New Village. Both planning applications were assessed against policies contained within the South Cambridgeshire Local Plan 2018 and/or were informed by consultation comments from Ecology Officers or Natural England – these cases were considered acceptable because ecological mitigation and improvement measures were included as part of the proposals, and acceptable evidence was submitted that demonstrated the development would not have a significant impact on the associated protected wildlife sites.
- 3.96 **National Biodiversity Net Gain Requirements:** In England, Biodiversity Net Gain (BNG) for new development is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This introduced a requirement for development to deliver at least a 10% increase in the biodiversity value of the development site, unless the exemptions listed as part of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 apply to the proposed development. The new biodiversity gain condition is a pre-commencement planning requirement: a Biodiversity Gain Plan should be submitted to and approved by the planning authority before commencement of the development unless exemptions apply. The Environment Act’s BNG requirements became live for major planning applications on the 12 February 2024, while BNG requirements for minor planning applications became live on 2 April 2024.
- 3.97 The Environment Act 2021 requires all local authorities and local planning authorities in England to publish a biodiversity report detailing actions they have taken and plan to take to comply with their statutory biodiversity duty. The first reporting period will end on 1 January 2026. The Councils have

prepared respective biodiversity duty reports, outlining the strategic actions, achievements, and future plans to conserve and enhance biodiversity across Greater Cambridge. Information on biodiversity net gain offset units available in Greater Cambridge, planning applications that will deliver biodiversity units upon completion of a respective Section 106 agreement, and biodiversity units sold in Greater Cambridge will be reported in future on the basis of the information provided within the biodiversity duty reports once they are published (from 2026 onwards).

G. Community, Leisure, Open Space and Green Belt Monitoring

(i) Recreational Facilities and Open Space

- 3.98 Recreational facilities, including outdoor play space, informal open space and supporting built recreation facilities are important to local communities for their recreational amenity but also for their impact on the quality of the environment. In high density new housing developments where gardens are smaller, open space and recreation facilities are particularly important. Therefore, both Councils require developers to contribute towards providing new open space within their development or contributions towards enhancing existing facilities for the benefit of the new occupants. Policy SC/7 of the South Cambridgeshire Local Plan 2018 and Policy 68 of the Cambridge Local Plan 2018 set requirements for open space in new developments.
- 3.99 The Recreation and Open Space Study was published by South Cambridgeshire District Council in July 2013. It investigates the quantity and quality of recreation and open space provision in the district, how this is meeting local need, and reviews the standards for open space necessary to ensure that new spaces are provided to meet the needs generated by new development. The South Cambridgeshire Local Plan 2018 carries forward the majority of the open space allocations from the superseded Site Specific Policies DPD and identifies two new sites at Histon and Great Shelford (Policy SC/1). The Open Space and Recreation Strategy was published by Cambridge City Council in October 2011. The strategy covers most open spaces in the city including both public and private land. The strategy sets out to ensure that there is adequate open space to meet the needs of those who live, work, visit and study in Cambridge.
- 3.100 The Greater Cambridge Playing Pitch Strategy 2015-2031 and Cambridge and South Cambridgeshire Indoor Sports Facility Strategy 2015-2031 were both published in 2016. The Playing Pitch Strategy assesses the provision of existing facilities and considers the need and location for provision of both grass and artificial pitches in the future and includes action plans for each sport to ensure sufficient provision is available to 2031. The Indoor Sports

Facility Strategy assesses the need for future provision of facilities to serve existing and new communities and includes an action list of where new provision should be provided onsite and how offsite contributions should be used to support new and improved provision. The Councils have begun the process of updating the Playing Pitch and Indoor Sports Facility Strategies along with an Outdoor Courts and Rink Strategy. These will support the Councils' adopted and emerging Local Plans.

- 3.101 South Cambridgeshire District Council is also committed to protecting Important Countryside Frontages (ICFs), Protected Village Amenity Areas (PVAAs) and Local Green Spaces. Policy NH/13 of the South Cambridgeshire Local Plan 2018 states that planning permission for development will be refused if it would compromise the purpose of an ICF, which is to enhance the setting, character and appearance of the village by retaining a sense of connection between the village and its rural surroundings. In 2024-2025, one application was refused permission, being located within the ICF. Two planning permissions were granted permission within an ICF, with issues being addressed in the officer report and the impact on the ICF being considered appropriate. Within the monitoring year, one application was completed adjacent to a ICF for a replacement dwelling.
- 3.102 Policy NH/11 of the South Cambridgeshire Local Plan 2018 states that planning permission for development will not be permitted in or adjacent to a Protected Village Amenity Area (PVAA) if it would have an adverse impact on the character, amenity, tranquillity or function of the village. There were four planning applications approved within, or partly within a designated PVAA, during 2024-2025. Each of these developments were considered to be compatible with their locations and be in accordance with the requirements of Policy NH/11. Two applications were granted permission adjacent to a PVAA during the monitoring year. In all these cases, the impact of the new development on the character of the area, including the adjacent PVAA was considered to be acceptable and in accordance with adopted policies. Within the monitoring year, three housing completions were reported, one application gained planning permission in 2016 prior to the adoption of the current local plan, one application was a change of use application, and the third application was assessed to comply with policy NH/11 of the local plan, as the proposal is located a sufficient distance from the PVAA to prevent any impact upon it. Also within the monitoring year, two business completions were reported, with one application being a change of use application, and one application being assessed as appropriate within the officer report.
- 3.103 Policy NH/12 of the South Cambridgeshire Local Plan (2018) states that Local Green Spaces will be protected from development that would adversely

impact on their character and particular local significance. In 2024-2025 there were no developments permitted within or adjoining a designated Local Green Space that were inappropriate, adversely impacting the character and local significance. Within the monitoring year, three housing applications were completed, with one application gaining permission prior to the adoption of the 2018 Local Plan, and the other two applications included previously within the 2023-2024 AMR report, both being judged to not affect the adjacent greenspace.

- 3.104 Policy SC/8 of the South Cambridgeshire Local Plan (2018) seeks to protect recreation areas, allotments and community orchards from being lost through new developments. There were no developments permitted in 2024-2025 that directly resulted in the loss of recreation areas, allotments, or community orchards. Furthermore, GIS mapping is currently being updated, alongside utilising ariel photography, to ensure this can be efficiently monitored in the future.

(ii) Green Belt

- 3.105 The main purpose of the Cambridge Green Belt is to preserve the unique character of Cambridge as a compact dynamic city, and to prevent surrounding communities from merging with each other and with Cambridge. Therefore, there is a presumption against inappropriate development (as defined in the NPPF) in the Cambridge Green Belt (see South Cambridgeshire Local Plan 2018 Policy S/4 and Cambridge Local Plan 2018 Policy 4). During the 2024-2025 monitoring year, there were no developments granted permission within the Cambridge Green Belt, in either Cambridge or South Cambridgeshire, that were inappropriate and/or did not demonstrate very special circumstances to warrant approval.

(iii) Community and Leisure Facilities and Local Services

- 3.106 **Community and leisure facilities:** The Cambridge Local Plan 2018 supports proposals for new or enhanced community and leisure facilities (see Policy 73) where there is a local need and the range, quality and accessibility of the facilities are improved. New City-wide or sub-regional facilities are also supported subject to there being a need for the facilities and them being in a suitable location, in accordance with the sequential test as set out in the NPPF. The loss of community and leisure facilities will be resisted unless the facilities can be replaced within a new development or relocated at least at their existing scale, range, quality and accessibility or if the facility is no longer needed (demonstrated by appropriate marketing). In the 2024-2025 monitoring year, there has been a net increase of 2,479 square metres of D1 (community use) floorspace and a net increase of 4,149 square metres of D2

(recreation and leisure use) floorspace in Cambridge. The changes in D1 floorspace were education related, the largest being an expansion of Pembroke College, which included additional teaching space (18/1930/FUL). There was also a strong element of education related facilities in the D2 increase but it did include a new sports pavilion at Darwin Green (22/05585/FUL) and a change of use to mixed nightclub / bowling alley / indoor leisure entertainment at St George House and Lion House (23/03359/FUL). There remain significant commitments, particularly for D1 uses, in the pipeline. The largest are academic / educational facilities at West Cambridge and health related facilities on the Cambridge Biomedical Campus.

- 3.107 **Public Houses:** Policy 76 of the Cambridge Local Plan 2018 seeks to protect the loss of Safeguarded Public Houses unless they have been demonstrated to be no longer needed within the community and that all reasonable efforts have been made to preserve the facility. Appendix C of the Cambridge Local Plan 2018 includes a list of Safeguarded Public Houses in Cambridge; there are a total of 102 Public Houses on the list. This list will be reviewed and, where necessary, updated as part of the preparation of the Greater Cambridge Local Plan. Within the 2024-25 monitoring year, planning permission was approved for the retention of the building frontage facade and introduction of a mixed use development comprising basement and ground floor public house and an Office/Business Use (Class E(g)) to the rear and on the upper floors along with access, cycle parking and associated infrastructure following demolition of existing buildings on site at the Emperor in Cambridge (24/01330/FUL).

H. Retail

- 3.108 South Cambridgeshire District Council seeks to encourage the provision and retention of services and facilities within villages. The South Cambridgeshire Local Plan 2018 seeks to protect the loss of village services and facilities (see Policy SC/3) and through Policies E/21 and E/22 requires proposals for retail development to be considered against a hierarchy of preferred locations and be in scale with the proposed location's position in the hierarchy. There was a net loss of 402 square metres of retail floorspace in South Cambridgeshire in 2024-2025. However, there are still 27,853 square metres (net) committed in March 2025 through allocations and planning permissions, including provision within the new settlements. This includes over 16,153 square metres of floorspace with outline planning permission within the different phases of Northstowe (20/02171/OUT, S/2011/14/OL and S/0388/12/OL).
- 3.109 Policy 6 of the Cambridge Local Plan 2018 sets a hierarchy of retail centres starting with the City Centre, working its way down to District Centre, Local

Centre and Neighbourhood Centres. In accordance with the sequential approach set out in the NPPF, retail and other town centre uses are directed to these centres. Retail developments proposed outside of these centres must be subject to a Retail Impact Assessment where the proposed gross floorspace is greater than 2,500 square metres or at a lower threshold where the proposal could have a cumulative impact.

- 3.110 The Cambridge Local Plan 2018 identified capacity to support 14,141 square metres (net) of comparison retail floorspace in Cambridge between 2011 and 2022. This was intended to be through the redevelopment of the Grafton area and other appropriate redevelopment/infill development in the historic core. Between 2011 and 2022 there had been a net loss of 7,707 square metres of all types of retail space. However, within this period there had been 25,220 square metres of all types of new retail floorspace completed. A full planning application to redevelop the Grafton Centre was granted in April 2025 (23/02685/FUL). This proposes a net increase of 13,852 square metres of Class E floorspace (which covers a range of uses). However, this includes a net decrease in retail counter-balanced by more than 35,000 square metres of life science floorspace supporting a range of scientific specialisms.
- 3.111 Since the start of the plan period (2011), due to loss of retail floorspace, overall there has been a net decrease of 15,417 square metres of retail in Cambridge. Almost half this occurred in 2024-2025 and was due to a switch from retail to leisure uses at Grand Arcade (cinema) and Lion Yard (mixed nightclub / bowling alley / indoor leisure entertainment). There is still a further 11,512 square metres (net) retail floorspace committed as of March 2025 through outline and detailed planning permissions. Much of this is accounted for by the Cambridge University development at West Cambridge (C/97/0961 and 16/1134/OUT).
- 3.112 District Centres are important in providing for the day-to-day needs close to where people live and work. The indicator associated with Policy 72 of the Cambridge Local Plan 2018 monitors the percentage of A1 uses in District Centres with a target of retaining at least 55% of units in A1 use. In 2013 only one of the six District Centres surveyed met the target of at least 55% of units in A1 use. This had risen to three District Centres in 2019 (the first survey since 2013) but fell back to two centres in 2020 due to an increase in vacant units from the previous year, likely as a result of the COVID-19 pandemic. The autumn 2023 survey found that four District Centres met the 55% target but this had reduced to three District Centres by autumn 2024. Surveys of these six District Centres have not been undertaken in 2025 in order to ascertain the proportion of retail units in A1 use within them.

- 3.113 Historically, the District Centres at Cherry Hinton High Street (DC3) and Mitchams Corner (DC7) have not been meeting the 55% A1 unit use as there are a higher proportion of other uses such as betting shops, laundrettes, restaurants and public houses, and takeaway units. Between 2023 and 2024, Mill Road West (DC6) has experienced a decrease in A1 uses in its District Centre, falling below the 55% threshold with 53% A1 use. However, notably during this period, Cherry Hinton High Street (DC3) has increased A1 uses from 33% in 2023 to 40% in 2024.
- 3.114 **Visitor Accommodation:** Policy 77 of the Cambridge Local Plan 2018 states that new hotels and expansions of existing hotels will be supported in a number of identified areas, in other city centre areas and on the frontage of main roads or in close proximity to mixed use areas or within walking distance of good public transport links. Policy E/20 of the South Cambridgeshire Local Plan 2018 does not identify any specific sites for new hotel accommodation. However, it does support tourist accommodation within settlements where the scale and type of development is directly related to the role and function of the centre.
- 3.115 There were three major hotel developments completed in Cambridge city centre in 2024-2025, although some were not operational until later in 2025. These were Wilde Aparthotels (19/1159/FUL, 227 rooms), Premier Inn (18/0829/FUL, 125 rooms) and The Hobson (18/1876/FUL, 56 rooms).
- 3.116 As of 31 March 2025, there remained substantial commitments in Cambridge: 8,963 square metres (net) of hotel floorspace. This includes new hotels and extensions to existing hotels.

I. Design and Conservation Monitoring

- 3.117 Cambridge's historic and natural environment defines the character and setting of the city and contributes significantly to quality of life. Policy 61 of the Cambridge Local Plan 2018 outlines the standards by which proposals which impact on the historic environment will be assessed. Policy 62 actively seeks the retention of local heritage assets (such as buildings of local interest – BLIs). The Council aims to ensure a balanced approach between protecting the heritage assets of Cambridge and ensuring that they contribute to tackling climate change and reducing the carbon emissions of the city. Policy 63 specifies how proposals to address climate change which impact on heritage assets will be considered.
- 3.118 Cambridge has six Scheduled Monuments, 12 Historic Parks and Gardens, and there are 17 Conservation Areas designated in the city. This represents

23.71% of the city's area. The total area has not changed in this monitoring year, and it totals 964.95 hectares.

- 3.119 The indicator associated with Policy 62 of the Cambridge Local Plan 2018 monitors the number of BLIs in Cambridge. 465 buildings are designated as being BLIs in Cambridge and this number has not changed for several years. The 465 buildings, like the number of entries on the National Heritage List for England, in some cases use a single entry to cover more than one building so the actual total of individual properties is greater. The identification of buildings and structures worthy of being of local interest is supported by Historic England. A project to identify locally listed buildings in Cambridgeshire was started in 2021 and is ongoing. Within South Cambridgeshire, 67 locally listed buildings and structures have been approved and included on the [Local Heritage List](#).
- 3.120 Cambridge has 838 listed building entries on the National Heritage List for England. This is an increase of one since the 2023-2024 AMR with a K6 Telephone Kiosk in St Andrews Street added at grade II.
- 3.121 There are 67 grade I listed buildings in the city of Cambridge. The grade II* buildings remain at 54. There are now 717 grade II listed buildings with the new addition as noted above. For the size of the city, Cambridge has a greater than average number of higher-grade buildings. Some of the entries, such as those for the colleges or terraced houses include more than one building or property; therefore, the overall number of buildings is considerably higher.
- 3.122 Cambridge has two entries on the Historic England Heritage at Risk register. This is a decrease of one from the previous year's list with the removal of the Church of St Andrew the Less on Newmarket Road.
- 3.123 Policy NH/14 of the South Cambridgeshire Local Plan 2018 supports development proposals when they sustain and enhance the significance of heritage assets. There are currently 49 buildings at grade I, 172 at grade II* and 2,472 at grade II. Of these 2,693, only 5 are on the Historic England Heritage at Risk register, this is the same number as was recorded in the previous monitoring year.
- 3.124 There are 109 Scheduled Monuments and 12 Historic Parks and Gardens in South Cambridgeshire. This is an increase of one since 2023-2024 AMR, with Money Hill Round Barrow Cemetery added as a Scheduled Monument. The district has a total of 85 Conservation Areas which typically cover the core of the historic buildings in the towns and villages; these numbers have not changed over recent years with four of them on the Heritage at Risk register.

J. Transport Monitoring

- 3.125 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council worked together closely on transport issues as they prepared the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018 and a transport strategy for the Greater Cambridge area. The [Cambridge City and South Cambridgeshire Transport Strategy](#), adopted in March 2014, identifies transport schemes required to support the development in the now adopted plans for each district. It is recognised that there is a close link between planning for growth and development and for transport and accessibility to ensure that growth can be accommodated in the most sustainable way and that people can access the services and facilities they need in an efficient and affordable way. The Cambridgeshire and Peterborough Combined Authority (CPCA) are the Local Transport Authority for the area and an updated [Local Transport & Connectivity Plan](#) (LTCP) for Cambridgeshire and Peterborough was adopted on 30 November 2023.
- 3.126 The LTCP identifies that the Greater Cambridge Transport Strategy (GCTS) will be produced as a child document to the LTCP, led by the Combined Authority and developed with relevant local partners. The GCTS will be produced to align with the Greater Cambridge Local Plan and will supersede the adopted Transport Strategy for Cambridge and South Cambridgeshire. The strategy is expected to be published by November 2026.
- 3.127 Both Councils are partners of the [Greater Cambridge Partnership](#) (formerly known as the City Deal), which is a delivery body for the Greater Cambridge City Deal. The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and is one of the largest of several city deal programmes taking place across the country. It brings together key partners to work with communities, businesses and industry leaders and up to £500 million of grant funding to help deliver infrastructure to support growth in one of the world's leading tourism and business destinations. As part of this, the Greater Cambridge Partnership is seeking to deliver a range of transport schemes, particularly focused on public transport, cycling and walking opportunities for Cambridge and the surrounding network of towns and villages. These schemes include those identified as required to support the allocations set out in the adopted plans, as well as additional schemes to address wider transport challenges within Greater Cambridge.
- 3.128 The Greater Cambridge Partnership (GCP) transport programme includes the following:
- Public transport schemes
 - Cambourne to Cambridge
 - Cambridge South East Transport

- Waterbeach to Cambridge
- Cambridge Eastern Access
- City Access programme
- Active travel projects
- Other transport schemes, including Waterbeach station relocation

Full details regarding each project and its current status can be found on the [Greater Cambridge Partnership](#) website.

3.129 In relation to other key transport projects affecting Greater Cambridge, a Transport and Works Act Order for **Cambridge South Station** was approved by the Secretary of State for Transport in December 2022 with construction commencing in 2023. Since then, significant progress has been made with the new railway station now being substantially complete, with current ongoing works including internal fit out. Network Rail has announced that Cambridge South Station will be open for service in June 2026.

3.130 **East West Rail** is a proposed scheme to re-establish a rail link between Oxford and Cambridge, including a new rail line between Bedford and Cambridge. The proposed new railway has been designated as a project of national significance which means East West Rail Company (EWR Co.) must apply to the Secretary of State for Transport for a Development Consent Order (DCO) in accordance with the Planning Act 2008 to get approval to build and operate the new railway. The project is at the pre-application stage with the application expected to be submitted in January 2027. EWR Co. carried out a third [non-statutory consultation](#) for 10 weeks from 14 November 2024 to 24 January 2025, which shared emerging proposals and sought feedback on early designs, including areas where they were considering options. Following on from this, EWR Co. published a ['You Said, We Did – Autumn Update'](#) on 19 November 2025, which details how feedback received via the non-statutory consultation has shaped key decisions. Key outcomes relating to Greater Cambridge include: plans to include an eastern entrance at Cambridge station to improve connectivity, exploring a new station near Coldham's Lane (subject to third-party funding), proposed relocation of Cambourne station, change from a cut-and-cover tunnel to a mined tunnel at Bourn Airfield, and the selection of Option 4 for the area between Newton and Harston. EWR Co. are expected to run a public consultation on further design updates in Spring 2026.

3.131 The Secretary of State for Transport granted the application for the dualling of **A428 between the Caxton Gibbet and A1 (Black Cat junction)** in 2022. Since initial works began in 2023, significant progress has been made including the installation of 11 miles of new drainage systems and the resurfacing of roads at the Black Cat roundabout, new Cambridge Road

Junction, and Eltisley and Caxton Gibbet roundabouts. It is anticipated that the road will open in Spring 2027.

K. Health, Wellbeing, and Inclusive Communities Monitoring

- 3.132 Good health both for individuals and communities is related to a wide range of planning issues, including good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, access to appropriate employment, opportunities to experience leisure and cultural services and activities, and green and open space. The Sustainability Appraisal which accompanies the South Cambridgeshire Local Plan (2018) includes a number of general wellbeing monitoring indicators.
- 3.133 The latest Public Health data suggests there has been little change in life expectancy rates over the last ten years. However, South Cambridgeshire and Cambridge continue to achieve rates better than the national average for both men and women. For the latest three year period, 2021-2023, life expectancy for men was highest in South Cambridgeshire (82.5 years) followed by Cambridge (80.2) and then England (79.1). A similar pattern emerged for women with the highest rate again in South Cambridgeshire (85.4 years) followed by Cambridge (84.0) and then England (83.1).
- 3.134 Residents in Greater Cambridge are also likely to lead their lives in relatively good health. Only 15% of all usual residents in South Cambridgeshire and 17% in Cambridge have a disability under the Equality Act compared with 18% in England when measured on an age standardised basis.
- 3.135 There is a clear relationship between life expectancy and various behavioural risk factors. Residents in Greater Cambridge are more likely to be physically active and less likely to be overweight (for both adults and children) than the national average. For example, Cambridge has the highest level of adults who are physically active in the East of England and Cambridge also has the lowest level of adults who are obese in the region and South Cambridgeshire has the third lowest level.
- 3.136 Recorded crime rates in Cambridgeshire fell in 2024 and have returned to similar levels to 2020 and 2021. This trend was also apparent in Cambridge and South Cambridgeshire. Recorded crimes in South Cambridgeshire (44.3 crimes per 1,000 people) remain well below the county average (64.6 per 1,000) whilst Cambridge rates remain appreciably higher (102.4 per 1,000).
- 3.137 The Indices of Deprivation were updated in 2025 and are used as a contextual indicator in the South Cambridgeshire Local Plan Sustainability

Appraisal. It is difficult to assess changes over time due to changes in the number of local authorities and methodologies. However, the indices confirm that deprivation, when measured across a range of themes, is relatively low in the district. South Cambridgeshire ranks as the 283rd least deprived district out of 296 districts in England when measured against the Index of Multiple Deprivation (which provides a composite figure based on several indicators). The one indicator where South Cambridgeshire scores relatively poorly is 'Barriers to Housing and Services' which is affected by housing affordability.

- 3.138 Deprivation is also low in Cambridge relative to other districts across England (257th out of 296 districts.) However, there are measures where Cambridge scores less well, notably the 'Living Environment' domain which includes indoors indicators focused on housing quality and outdoors indicators focused on air quality, noise pollution and road safety.

L. Developer Contributions Monitoring

- 3.139 New developments can create additional demands for physical infrastructure and social facilities and can have an adverse impact on the environment. Both Councils, in accordance with government guidance, therefore require developers to make schemes acceptable in planning terms by making a contribution towards any necessary improvements or new facilities, and also by providing mitigation for any loss or damage created by the proposed development (see South Cambridgeshire Local Plan 2018 Policy TI/8 and Cambridge Local Plan 2018 Policy 85).
- 3.140 Where infrastructure and community facilities cannot reasonably be provided on the development itself, it may be appropriate to secure a financial contribution for off-site provision. Developer contributions are secured through section 106 agreements, a legal agreement between the developer, the appropriate local authority, and other relevant parties, as a result of negotiations on a planning application.
- 3.141 In 2024-2025 for developments in Cambridge, a total of £7,288,018 was secured and £9,176,116 was received by Cambridge City Council and Cambridgeshire County Council. In 2024-2025 for developments in South Cambridgeshire, a total of £234,817,944 was secured, and £8,565,324 was received by South Cambridgeshire District Council and Cambridgeshire County Council.
- 3.142 In 2024-2025, no additional money was secured through the signing of section 106 agreements to accompany new planning permissions at the strategic sites of Cambridge Southern Fringe, Northstowe, and North West Cambridge. However, a total of £1,576,811 in financial contributions was

secured at Darwin Green, and a total of £3,770,071 was secured at Cambridge East.

- 3.143 Overall in 2024-2025, Cambridgeshire County Council received no money from North West Cambridge but, for the remainder of the strategic sites (as listed above), the County Council did receive £4,341,911 in financial contributions. Cambridge City Council and South Cambridgeshire District Council received £4,278,008 from all of the strategic sites (as listed above).
- 3.144 [Cambridge City Council](#), [South Cambridgeshire District Council](#), and [Cambridgeshire County Council](#) publish individual Infrastructure Funding Statements that provide further details on developer contributions secured and received.
- 3.145 In 2024, the Councils published the [Greater Cambridge Public Facing Module](#) for planning obligations. This module is powered by EXACOM and provides information for both Cambridge City Council and South Cambridgeshire District Council on the contributions secured and received by the Councils through Section 106 agreements signed since 1 April 2005. The module contains information on the contributions paid to Cambridge City Council and South Cambridgeshire District Council and sets out information as well as contributions paid to third parties.