



South
Cambridgeshire
District Council



Greater Cambridge Housing Trajectory and Housing Land Supply Report - Addendum

September 2026



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

Executive Summary

- i. This Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report (published in April 2026) has been prepared to provide an update to the Greater Cambridge housing land supply calculations. Greater Cambridge consists of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council.
- ii. On the basis of the information included within this addendum, **Cambridge has 2.72 years of housing land supply for 2026-2031** and **South Cambridgeshire has 7.83 years of housing land supply for 2026-2031**. These figures will be applied when considering development proposals against the development plan and NPPF 2026 national decision-making policies.

1. Introduction

1. Since the preparation and publication of the [Greater Cambridge Housing Trajectory and Housing Land Supply Report \(April 2026\)](#) (GC HT & HLS Report 2026), there have been several changes in circumstances that the Councils need to respond to as they affect the five year housing land supply calculations. These changes in circumstances are:
 - publication of updated data sets relating to the calculation of the local housing need using the standard method,
 - publication of the [Housing Delivery Test results](#),
 - publication of the new [National Planning Policy Framework](#).
2. This Addendum has been prepared to provide an update to the Greater Cambridge housing land supply calculations in response to these changes in circumstances. This Addendum should be read alongside the published GC HT & HLS Report 2026. The results also take account of updated information regarding the delivery of four specific sites, detailed in Appendix 1 of this Addendum.

2. Housing Requirements in Greater Cambridge

3. Paragraph 8 in Annex D of the NPPF (published in August 2026) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement in the development plan, or against their local housing need where the development plan housing requirement is more than five years old.
4. As the Local Plans were adopted in autumn 2018, their housing requirements are now more than five years old. Accordingly, the local housing need (from the standard method) is now used to calculate the five year housing land supply requirement on an individual local authority basis.
5. The five year housing land supply requirement for Greater Cambridge included in the published GC HT & HLS Report 2026 was calculated using the annual local housing need (following the standard method) and using the latest available datasets at the time of its preparation. The annual local housing need for Cambridge at that time was 1,103 dwellings and the annual local housing need for South Cambridgeshire at that time was 1,193 dwellings.
6. Updated dwelling stock estimates and affordability ratios have since been published. The annual local housing needs for Cambridge and South

Cambridgeshire have been re-calculated using the dwellings stock estimates for 2025 (published in May 2026) and affordability ratios for 2021-2025 (released in March 2026). The updated annual local housing need for Cambridge is 1,085 dwellings and the updated annual local housing need for South Cambridgeshire is 1,204 dwellings.

3. Publication of the Housing Delivery Test results

7. On 17 August 2026, Housing Delivery Test (HDT) results for 2024 (covering the period 2021-2024) and 2025 (covering the period 2022-2025) were published. The results for Cambridge and South Cambridgeshire were published individually, as set out in Figure 1 (below).

Figure 1: HDT results for Greater Cambridge

a. HDT 2024 results

Area	Number of homes required	Number of homes delivered	HDT result	HDT consequence
Cambridge	2,052	1,813	88%	Action Plan
South Cambridgeshire	2,968	3,954	133%	None

b. HDT 2025 results

Area	Number of homes required	Number of homes delivered	HDT result	HDT consequence
Cambridge	2,077	1,712	82%	Buffer
South Cambridgeshire	3,032	4,474	148%	None

8. The HDT 2025 results immediately supersede the HDT 2024 results, and also supersede the previously published HDT results. The consequences of the HDT 2025 results are:
- a buffer of 20% is to be applied to the housing land supply calculations for Cambridge, along with the preparation of an Action Plan, and
 - no consequences for South Cambridgeshire.
9. Cambridge City Council will now produce a HDT Action Plan. It should be noted that Cambridge City Council and South Cambridgeshire District Council are preparing the joint Greater Cambridge Local Plan, with submission to the Secretary of State for examination anticipated by the end of 2026. As a joint

Local Plan, this will mean that when it is adopted the HDT results will be expected to be calculated jointly. The Greater Cambridge Local Plan also identifies site allocations in order to maintain a five-year housing land supply across the plan period. The Action Plan will also highlight a range of other measures for increasing housing delivery in Cambridge, including the £96.4m in Government funding secured to help deliver more than 1,400 new council homes across Cambridge.

4. Review of approach in light of publication of new National Planning Policy Framework 2026 and Housing Delivery Test results

10. Following the publication of the new National Planning Policy Framework (NPPF, August 2026) and the HDT 2025 results, it is necessary and appropriate for the Councils to review their housing land supply position and address any material consequences.
11. The NPPF 2026, at Annex D paragraph 8, states that that five year supply requirements are assessed against the housing requirement in the development plan, or against the local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old. The adopted Cambridge and South Cambridgeshire Local Plans 2018 are nearly 8 years old. Accordingly, the standard method is now being used to establish the housing requirement on an individual district basis.
12. Since adoption of the Local Plans in 2018, the Councils' five year housing land supply has been calculated on the basis of a joint housing trajectory, as set out in Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018, and captured in annual updates to the Greater Cambridge Housing Trajectory and Housing Land Supply Report. However, there are several factors which indicate that it is no longer appropriate, or consistent with national policy, to continue to adopt this approach.
13. First, the joint approach to calculating five-year housing land supply was adopted in the Cambridge and South Cambridgeshire Local Plans 2018. Those plans were examined against the original NPPF 2012, prior to the creation of the standard method for assessing local housing need, the HDT and related HDT Rule Book, and the associated updates to the Planning Practice Guidance (PPG) on housing supply and delivery.

14. Paragraph 2 of Annex A to the NPPF 2026 states that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight. Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018 (along with Policy S/5 of the South Cambridgeshire Local Plan) are considered to be materially inconsistent with NPPF Policy S5(1j) and NPPF Annex D (referred to in footnote 27). They relate to a housing requirement which is now more than five years old, calculated prior to the introduction of the standard method, and seek to apply a buffer on a different basis that is unrelated to the HDT results. Accordingly, very limited weight should now be given to these policies.
15. Second, the original justification for the adoption of a joint trajectory is also out of date. The joint trajectory was intended to ensure that each district would meet its individual adopted housing requirements (that were individually established and based on the objectively assessed needs at that time), whilst reflecting the anticipated delivery phasing across both authorities over the plan period to 2031. However, this is no longer the case. Alongside the revised calculation of local housing need using the standard method, which changes the quantum of homes required to be delivered during this period, the HDT methodology continues to apply the HDT results and consequences separately for Cambridge and South Cambridgeshire.
16. Third, the PPG (Paragraph: 019 Reference ID: 68-028-20240205 and Paragraph: 035 Reference ID: 68-043-20190722) now provides express guidance on when the five year housing land supply and the HDT should be calculated jointly. However, it only indicates that this will be an option for areas with joint plans, which is not the case in Greater Cambridge. The Councils have made a number of requests to Government (including directly to Ministers) that their HDT results are calculated and published on a joint basis, in order to reflect their joint approach to calculating the five year housing land supply. The Government has declined to do this, and has instead continued to publish the HDT results on an individual district basis. As a result, Cambridge City Council's HDT 2025 results fell below 85%, requiring the application of a 20% buffer to the housing land supply calculations, as per footnote 74 of the NPPF 2026. If calculated together, the HDT 2025 result for Greater Cambridge would have been 121%.
17. The PPG does not anticipate, or provide any guidance on, the approach to take in a situation where the HDT is calculated separately but housing land supply is calculated jointly. Furthermore, whichever approach is taken, the misalignment between the HDT and the housing land supply calculation creates an inconsistent and unfair outcome.

18. Therefore, in order to adopt a consistent approach to the monitoring of housing delivery in Greater Cambridge, the Councils will now need to calculate their five year housing land supply separately in accordance with Annex D of the NPPF 2026. This aligns with the separate approach that the Government has taken to calculating the HDT, and is consistent with the NPPF 2026 and relevant guidance in the PPG.

5. Housing Land Supply Calculations for Greater Cambridge

19. Reflecting the publication of updated data sets for the calculation of the local housing need using the standard method, the publication of the HDT 2025 results and consequences, and the updated anticipated completions on specific sites, Figures 2 and 3 (below) set out the individual housing land supply calculations for Cambridge and South Cambridgeshire for 2026-2031.

Figure 2: Housing Land Supply Position for Cambridge for 2026-2031

Stages in Calculating the Housing Land Supply / Area	Cambridge
(a) Annual local housing requirement using standard method	1,085
(b) Five year supply requirement (= a x 5)	5,425
(c) 20% buffer to be added to the five year supply requirement (= b x 0.20)	1,085
(d) Five year supply requirement with 20% buffer (= b + c)	6,510
(e) Number of dwellings predicted to be completed in the five year period (1 April 2026 to 31 March 2031)	3,545
(f) Five year supply (= e ÷ d x 5)	2.72

Figure 3: Housing Land Supply Position for South Cambridgeshire for 2026-2031

Stages in Calculating the Housing Land Supply / Area	South Cambridgeshire
(a) Annual local housing requirement using standard method	1,204
(b) Five year supply requirement (= a x 5)	6,020
(c) 5% buffer to be added to the five year supply requirement (= b x 0.05)	301
(d) Five year supply requirement with 5% buffer (= b + c)	6,321
(e) Number of dwellings predicted to be completed in the five year period (1 April 2026 to 31 March 2031)	9,895
(f) Five year supply (= e ÷ d x 5)	7.83

20. On the basis of the information included within this addendum, **Cambridge has 2.72 years of housing land supply for 2026-2031** and **South Cambridgeshire has 7.83 years of housing land supply for 2026-2031**. These figures will be applied when considering development proposals against the development plan and NPPF 2026 national decision-making policies.

Appendix 1: Updated assessment of sites included in the Greater Cambridge Housing Trajectory (Appendix C)

21. Consideration of the Councils' five year housing land supply through an appeal relating to land north of Pampisford Road, Great Abington (25/03315/OUT) has led the Councils to amend the anticipated completions for four sites as a result of updated information. It is therefore appropriate to include this updated information here, for consistency with the Councils' publicly confirmed position in that appeal. The four sites are:
- Cambridge East – Land north of Cherry Hinton (Springstead Village): all phases,
 - Wellcome Genome Campus, Hinxton: second phase,
 - Northstowe Phase 2: parcels 2A and TC1, and
 - Waterbeach New Town West: parcels P6.1, P6.2, P7.1 and P7.2.
22. Updates for these sites are summarised below, and provided in full at the end of this Appendix.

Cambridge East – Land north of Cherry Hinton (Springstead Village): all phases

23. For **Springstead Village**, the Councils have confirmed with Bellway that 'FY' referred to within their responses relates to financial year, which for them is 1 August to 31 July. Officers have therefore converted the anticipated completions from August-July years to April-March years by assuming that the anticipated completions are evenly spread throughout the year, with the exception of the first and last years of completions where anticipated completions are assumed to be at either the end or beginning of the year.
24. The anticipated completions for **all phases** at Springstead Village have been amended to reflect this updated information. This results in an additional dwelling anticipated within the 2026-2031 five year period.

Northstowe Phase 2: parcels 2A and TC1

25. For **Northstowe Phase 2** officers now understand that pre-application discussions will start in October 2026 and that the reserved matters application(s) for **parcels 2A and TC1** will be submitted in April 2027 (rather than summer 2026), and therefore it is now anticipated that the first

dwelling(s) will be completed on these parcels in 2028-2029 (rather than 2027-2028).

26. The anticipated completions for parcels 2A and TC1 have been amended to reflect this updated information. This results in 134 dwellings less within the 2026-2031 five year period.

Waterbeach New Town West: parcels P6.1, P6.2, P7.1 and P7.2

27. For **Waterbeach New Town West**, a reserved matters application (26/02870/REM) for 387 Build to Rent dwellings on **parcels P6.1, P6.2, P7.1 and P7.2** was submitted in July 2026. Ahead of submission of the reserved matters planning application, these parcels were anticipated to include 378 dwellings. An additional 9 dwellings are therefore anticipated on these parcels in 2030-2031.
28. The anticipated completions for Waterbeach New Town West have been amended to reflect this updated information. This results in an additional 9 dwellings anticipated within the 2026-2031 five year period.

Wellcome Genome Campus, Hinxton: second phase

29. For the **second phase of Wellcome Genome Campus**, an additional response was provided in May 2026 by the developer (Wellcome Genome Campus Limited), and a copy of this response is included as Response 76c (in Appendix 2 of this Addendum).
30. The developer anticipates that work will start on a reserved matters application(s) for the second phase, including approximately 400 dwellings (rather than 250 dwellings), in early 2027, with submission of the first reserved matters application in late 2027. The developer anticipates that construction will start on the first dwelling(s) on this second phase in mid 2028, that the first dwelling(s) will be completed in 2028/2029, and that this second phase will be completed in 2030-2031.
31. The anticipated completions for the Wellcome Genome Campus have been amended to reflect this updated information. This results in an additional 150 dwellings anticipated within the 2026-2031 five year period.

Conclusion

32. Collectively, the amendments to the anticipated dwellings for these four sites result in an additional 26 dwellings within the 2026-2031 five year period.
33. An updated assessment for each of these four sites is included below. Any relevant additional responses that were included as part of the Councils' evidence for the appeal and which have been used to inform these assessments are included in Appendix 2 (of this Addendum).
34. Although only the anticipated completions from these four sites have been amended, as the housing trajectory tables include totals and summaries in a number of different individual tables, for clarity a complete set of updated housing trajectory tables (Figure 1) is included in Appendix 3 (of this Addendum).

Site Assessment update details

Cambridge East – Land north of Cherry Hinton (Springstead Village): all phases

Paragraphs C.196 to C.214 of the GC HT & HLS Report 2026 are replaced by the following paragraphs:

- C.196. This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) for 1,200 dwellings. The Cambridge East – North of Cherry Hinton Supplementary Planning Document was adopted by both Councils in November 2018.
- C.197. Outline planning permissions for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments were approved in December 2020.
- C.198. The housebuilder (Bellway Homes and Latimer) is marketing the development as [Springstead Village](#). Detailed planning permissions (22/04037/REM and 22/04102/REM) for 9 show homes and a temporary marketing suite building were approved in December 2022, and the show homes have been completed. However, as there are conditions on these planning permissions that restrict the use of these dwellings to show homes until they are no longer needed for that purpose, these dwellings will not be counted as completed until these dwellings are no longer show homes.

- C.199. **First phase (known as RMA3):** has reserved matters planning permissions (22/05018/REM and 22/05037/REM) for 351 dwellings which were approved in April 2023, with 95 dwellings in Cambridge and 256 dwellings in South Cambridgeshire. At March 2025, 71 dwellings had been completed in Cambridge, 22 dwellings had been completed in South Cambridgeshire, 119 dwellings were under construction in South Cambridgeshire, 24 dwellings had not been started in Cambridge and 115 dwellings had not been started in South Cambridgeshire.
- C.200. The housebuilder (Bellway Homes and Latimer) anticipates that a total of 160 dwellings will be completed by 31 July 2026 (see Response 24a in Appendix D). The housebuilder anticipates that the majority of the phase will be completed by July 2028 (see Response 24a in Appendix D). The housebuilder has advised that the final dwellings will be completed at the end of the development, on the land currently occupied by the show homes and sales/marketing office, and that this will be in 2032-2034 (see Response 24a in Appendix D).
- C.200.a The information on anticipated completions provided by the agent is for August-July years rather than April-March years, and therefore officers have converted the anticipated completions from August-July years to April-March years by assuming the anticipated completions are evenly spread throughout the year, with the exception of the first and last years of completions where anticipated completions are assumed to be at either the end or beginning of the year. Officers anticipate that 42 dwellings will be completed in 2025-2026.
- C.201. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in August 2026) the 351 dwellings on the first phase fall within part (a) of the definition of deliverable. The first phase is considered deliverable and developable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), the phase is under construction, the housebuilder anticipates that the majority of the phase will be completed by July 2028, and the housebuilder anticipates that the final dwellings on this first phase will be completed in 2032-2034. There is no evidence that the majority of the dwellings on the first phase will not be delivered within five years.
- C.202. **Second phase (known as RMA4):** has reserved matters planning permission (23/03347/REM) for 136 dwellings which was approved in April 2024, with all dwellings in Cambridge. At March 2025, all 136 dwellings had not been started.

- C.203. The housebuilder (Bellway Homes and Latimer) has advised that construction started on the first dwelling(s) on this second phase in November 2025 (see Response 24b in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in November 2026, and that this second phase will be completed in March/April 2028 (see Response 24b in Appendix D).
- C.203.a The information on anticipated completions provided by the agent is for August-July years rather than April-March years, and therefore officers have converted the anticipated completions from August-July years to April-March years by assuming the anticipated completions are evenly spread throughout the year, with the exception of the first and last years of completions where anticipated completions are assumed to be at either the end or beginning of the year.
- C.204. In accordance with the definition of deliverable in the glossary of the NPPF (published in August 2026) the 136 dwellings on the second phase fall within part (a) of the definition of deliverable. The second phase is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), the housebuilder has advised that construction started on the first dwelling(s) on this second phase in November 2025, the housebuilder anticipates that the first dwelling(s) will be completed on this phase in November 2026, and the housebuilder anticipates that this second phase of the development will be completed in March/April 2028. There is no evidence that the second phase will not be delivered within five years.
- C.205. **Third phase (known as RMA5):** has reserved matters planning permission (25/01098/REM and 25/01059/REM) for 292 dwellings and the local centre which were approved in September 2025, with 223 dwellings in Cambridge and 69 dwellings in South Cambridgeshire.
- C.206. Officers understand that construction has started on the first dwelling(s) on this third phase. The agent anticipates that the first dwelling(s) on this third phase will be completed in 2026-2027, and that the third phase will be completed in 2030-2031 (see Response 24c in Appendix D).
- C.206.a The information on anticipated completions provided by the agent is for August-July years rather than April-March years, and therefore officers have converted the anticipated completions from August-July years to April-March years by assuming the anticipated completions are evenly spread throughout the year, with the exception of the first and last

years of completions where anticipated completions are assumed to be at either the end or beginning of the year.

- C.207. In accordance with the definition of deliverable in the glossary of the NPPF (published in August 2026) the 292 dwellings on the third phase fall within part (a) of the definition of deliverable. The third phase is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), officers understand that construction has started on the first dwelling(s) on this third phase, the housebuilder anticipates that the first dwelling(s) will be completed on this phase in 2026-2027, and the housebuilder anticipates that this third phase will be completed in 2030-2031. There is no evidence that the third phase will not be delivered within five years.
- C.208. **Remainder of the site** (approximately 421 dwellings): has outline planning permissions, which were approved in December 2020. Conditions on the outline planning permissions allow the landowner eight years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by December 2028.
- C.209. Pre-application discussions have been undertaken on the **fourth phase (known as RMA6)** and officers anticipate that the reserved matters application will be submitted in early 2026. Officers understand that all dwellings on the fourth phase will be within Cambridge. The housebuilder (Bellway Homes and Latimer) anticipates that this fourth phase will include 355 dwellings (see Response 24d in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in 2028-2029, and that this fourth phase will be completed in 2033-2034 (see Response 24d in Appendix D).
- C.209.a The information on anticipated completions provided by the agent is for August-July years rather than April-March years, and therefore officers have converted the anticipated completions from August-July years to April-March years by assuming the anticipated completions are evenly spread throughout the year, with the exception of the first and last years of completions where anticipated completions are assumed to be at either the end or beginning of the year.
- C.210. The Councils have a Planning Performance Agreement (PPA) with Bellway Homes and Latimer which relates to the delivery of RMA6. This includes a detailed programme relating to the pre-application discussions,

and application submission and determination periods. It also includes the discharge of pre-commencement planning conditions. The PPA includes a commitment to joint working and compliance with the obligations (including key milestones) under the agreement.

- C.211. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in August 2026) the fourth phase falls within part (b) of the definition of deliverable. The fourth phase is considered deliverable and developable as: the phase has outline planning permission, the phase is in the ownership of a housebuilder (Bellway Homes and Latimer), a Planning Performance Agreement has been agreed that relates to the delivery of RMA6, pre-application discussions have been undertaken and officers anticipate that the reserved matters application will be submitted in early 2026, the housebuilder anticipates that the first dwelling(s) on this phase will be completed in 2028-2029, and the housebuilder anticipates that this fourth phase of the development will be completed in 2033-2034. There is clear evidence that housing completions will begin on the fourth phase within five years.
- C.212. **Older peoples accommodation:** the site has outline planning permissions for a maximum of 1,200 residential dwellings, including retirement living facility within Use Class C2/C3, which were approved in December 2020. The Planning Statement submitted with the outline planning applications refers to a retirement living facility of potentially 90 bedspaces, and this would equate to 47 dwellings based on the ratio of 1.9 bedspaces to a dwelling.
- C.213. Some initial discussions have been undertaken on the proposed care home, and officers have received a request for a Planning Performance Agreement (PPA) from a care home provider for pre-application advice and determination of a reserved matters application for a 66 bedroom care home. The housebuilder anticipates that the 66 bedrooms will be completed in 2030-2032 (see Response 24d in Appendix D). A retirement living facility of 66 bedrooms would equate to 35 dwellings based on the ratio of 1.9 bedspaces to a dwelling. Officers understand that the proposed retirement living facility will be within Cambridge.
- C.214. In accordance with the definition of developable in the glossary of the NPPF (published in August 2026) the care home (66 bedrooms, which equate to 35 dwellings) is considered developable as: the site has outline planning permission, some initial discussions have been undertaken on the proposed care home, officers have received a request for a Planning

Performance Agreement (PPA) from a care home provider for pre-application advice and determination of a reserved matters application, and the housebuilder anticipates that the 66 bedrooms will be completed in 2030-2032. The site is in a suitable location for older peoples bedrooms with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Northstowe Phase 2: parcel 2A

Paragraphs C.244 to C.247 of the GC HT & HLS Report 2026 are replaced by the following paragraphs:

- C.244. **Parcel 2A:** has detailed planning permission (S/3499/19/RM) for 406 dwellings, non-residential floorspace and open space, which was approved in February 2020. At March 2025, 43 dwellings had been completed and 363 dwellings had not been started.
- C.245. Urban Splash are no longer delivering parcel 2A. The master developer (Homes England) has advised that they are in contractual negotiations to secure a new development partner and that this is likely to result in the site being replanned (see Response 29a in Appendix D). In February 2026, the master developer anticipated that a reserved matters planning application for 334 dwellings on parcel 2A would be submitted in summer 2026 (see Response 29a in Appendix D). In February 2026, the master developer also anticipated that construction would start on the first dwelling(s) on the remainder of this parcel in February 2027, that the first dwelling(s) on the remainder of this parcel would be completed in 2027, and that parcel 2A would be completed in 2030 (see Response 29a in Appendix D). In August 2026, officers understand that pre-application discussions will start in October 2026 and that a reserved matters planning application for parcel 2A will now be submitted in April 2027. Officers therefore anticipate that construction will start on the first dwelling(s) in late 2027, that the first dwelling(s) will be completed in 2028, and that parcel 2A will be completed in 2031.
- C.246. As the master developer anticipates that parcel 2A will only accommodate 377 dwellings in total, rather than 406 dwellings in total as agreed through the extant reserved matters planning permission, the Council has taken a conservative approach to the delivery of this parcel. For the purposes of this housing trajectory, the Council is only relying on parcel 2A to deliver an additional 334 dwellings as anticipated by the master developer.

- C.247. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in August 2026) parcel 2A falls within part (a) of the definition of deliverable. This parcel is considered deliverable and developable as:
- the parcel has detailed planning permission,
 - the parcel is in the ownership of a master developer (Homes England),
 - a Planning Performance Agreement has been agreed with the master developer that relates to the implementation stages of the outline planning permission, including pre-application advice, determination of outline discharge of conditions applications, and determination of reserved matters applications,
 - the master developer has advised that they are in contractual negotiations to secure a new development partner,
 - officers understand that pre-application discussions will start in October 2026 and that a reserved matters planning application will be submitted in April 2027,
 - officers anticipate that construction will start on the first dwelling(s) on the remainder of parcel 2A in late 2027,
 - officers anticipate that the first dwelling(s) on the remainder of parcel 2A will be completed in 2028, and
 - officers anticipate that parcel 2A will be completed in 2031.
- There is no evidence that the majority of dwellings on phase 2A will not be delivered within five years.

Northstowe Phase 2: parcel TC1

Paragraphs C.256 to C.257 of the GC HT & HLS Report 2026 are replaced by the following paragraphs:

- C.256. The master developer has advised that they are in contractual negotiations to secure a development partner for **parcel TC1** (see Response 29d in Appendix D). In February 2026, the master developer anticipated that a reserved matters planning application for 374 dwellings on parcel TC1 would be submitted in summer 2026 (see Response 29d in Appendix D). In February 2026, the master developer also anticipated that construction would start on the first dwelling(s) on parcel TC1 in February 2027, that the first dwelling(s) would be completed on this parcel in 2027, and that parcel TC1 would be completed in 2031 (see Response 29d in Appendix D). In August 2026, officers understand that pre-application discussions will start in October 2026 and that a reserved matters planning application for parcel TC1 will now be submitted in April 2027. Officers therefore anticipate that construction will start on the first

dwelling(s) in late 2027, that the first dwelling(s) will be completed in 2028, and that parcel TC1 will be completed in 2032.

- C.257. In accordance with the definition of deliverable in the glossary of the NPPF (published in August 2026) parcel TC1 falls within part (b) of the definition of deliverable. The parcel is considered deliverable as:
- the parcel has outline planning permission,
 - the parcel is in the ownership of a master developer (Homes England),
 - a Planning Performance Agreement has been agreed with the master developer that relates to the implementation stages of the outline planning permission, including pre-application advice, determination of outline discharge of conditions applications, and determination of reserved matters applications,
 - the master developer has advised that they are in contractual negotiations to secure a development partner,
 - officers understand that pre-application discussions will start in October 2026 and that a reserved matters planning application for will be submitted in April 2027,
 - officers anticipate that construction will start on the first dwelling(s) on parcel TC1 in late 2027,
 - officers anticipate that the first dwelling(s) on parcel TC1 will be completed in 2028, and
 - officers anticipate that parcel TC1 will be completed in 2032.
- There is clear evidence that housing completions will begin on parcel TC1 within five years.

Waterbeach New Town West: parcels P6.1, P6.2, P7.1 and P7.2

Paragraphs C.324 to C.324 of the GC HT & HLS Report 2026 are replaced by the following paragraphs:

- C.324. The agent has advised that **parcels P6.1, P6.2, P7.1 and P7.2** have been successfully marketed and a housebuilder partner has been identified (see Response 33a in Appendix D). Pre-application discussions have been undertaken and a reserved matters application (26/02870/REM) for 387 Build to Rent dwellings was submitted in July 2026. The agent anticipates that construction will start on the first dwelling(s) on these parcels in Q1 or Q2 2027, that the first dwelling(s) will be completed in Q3 2028 and that these parcels will be completed in Q1 or Q2 2031 (see Response 33a in Appendix D).

- C.325. In accordance with the definition of deliverable in the glossary of the NPPF (published in August 2026) the 387 dwellings on Parcels P6.1, P6.2, P7.1 and P7.2 fall within part (b) of the definition of deliverable. These parcels are considered deliverable as: the parcels have outline planning permission, the parcels are in the ownership of a developer (Urban & Civic), the agent has advised that a housebuilder partner has been identified, pre-application discussions have been undertaken, a reserved matters application for these parcels was submitted in July 2026, the agent anticipates that construction will start on the first dwelling(s) on these parcels in Q1 or Q2 2027, the agent anticipates that the first dwelling(s) will be completed on these parcels in Q3 2028, and the agent anticipates that these parcels will be completed in Q1 or Q2 2031. There is clear evidence that housing completions will begin on Parcels P6.1, P6.2, P7.1 and P7.2 within five years.

Wellcome Genome Campus, Hinxton: second phase

Paragraphs C.557 to C.569 of the GC HT & HLS Report 2026 are replaced by the following paragraphs:

- C.557. The site has outline planning permission (S/4329/18/OL) for a phased mixed use development comprising of: up to 150,000 sqm of flexible employment uses (falling within Use Classes B1, B2 and B8); up to 1,500 residential dwellings (including Houses in Multiple Occupation); supporting community uses and social infrastructure including a nursery, conference facility and associated hotel, retail uses including shops, restaurants and cafes, and bars; and leisure uses, which was approved in December 2020. A condition on the planning permission allows the landowner up to twenty years for the submission of all reserved matters planning applications.
- C.558. The homes permitted on this development are specifically for existing and future Campus workers, to enable retention of staff and provide a competitive offer for future employees. The s106 agreement does however allow for homes within this development to be sold on the open market or to be let to non-Campus occupants if certain events occur. Although the homes permitted are specifically for Campus workers, they still contribute towards delivering the housing requirement as if these homes were not delivered, homes would be needed elsewhere to meet this need. The Inspector for the New Road, Over appeal (APP/W0530/W/20/3264242) concluded in January 2022 that it is appropriate for this development to be counted towards delivering the housing requirement.

- C.559. The Council has a Planning Performance Agreement (PPA) with Wellcome Genome Campus Limited, which relates to the implementation stages of the outline planning permission, including pre-application advice and determination of outline discharge of conditions applications, reserved matters applications, and s106 agreement requirements. The PPA includes a detailed programme for the delivery of reserved matters applications and any associated applications relating to the outline planning permission. The PPA states that decisions will be made within the statutory timeframes for the discharge of planning conditions and determining of planning applications unless otherwise agreed through reasoned justification.
- C.560. The agent has advised that Wellcome Genome Campus Limited (WGCL) has been established to deliver and manage the whole of the Wellcome Genome Campus (see Response 76a in Appendix D). The agent has also advised that some Phase 1 infrastructure works have been delayed by the requirements of others, however the agent anticipates that implementation of the phase 1 infrastructure will start in Q2 2026 (see Response 76a in Appendix D). At May 2026, initial phase 1 infrastructure works have commenced. The agent has advised that infrastructure delivery will be phased and that the necessary infrastructure required to support each parcel will be aligned with the delivery of the parcel (see Response 76a in Appendix D).
- C.561. **Parcel A:** has reserved matters permission for 83 dwellings and mixed uses (Use Class E), which was approved in November 2024. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2025, no construction works had started on site.
- C.562. The agent (on behalf of WGCL) has advised that a contractor has been appointed and applications to discharge the pre-commencement conditions relating to the reserved matters permission have been submitted (see Response 76b in Appendix D). The agent has advised that construction will start on the first dwelling(s) on parcel A as soon as the conditions are discharged (see Response 76b in Appendix D). At May 2026, all pre-commencement conditions have been discharged and construction has commenced. The agent anticipates that the first dwelling(s) will be completed by the end of 2027 (see Response 76b in Appendix D).

- C.563. In accordance with the definition of deliverable in the glossary of the NPPF (published in August 2026) the 83 dwellings on Parcel A fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a delivery organisation (WGCL), all pre-commencement conditions have been discharged and construction has commenced, the agent anticipates that construction will start on the first dwelling(s) in 2026, the agent anticipates that the first dwelling(s) will be completed by the end of 2027, and the agent anticipates that implementation of the phase 1 infrastructure will start in Q2 2026 and has advised that infrastructure delivery will be phased. There is no evidence that Parcel A will not be delivered within five years.
- C.564. For the **remainder**, the agent has advised that Allies and Morrison has been appointed as a site wide master planner to review the masterplan and help to guide the delivery of the Campus (see Response 76a in Appendix D). The agent has also advised that the master planner is currently undertaking a design review of the next tranche of residential parcels to inform briefs for prospective residential parcels (see Response 76a in Appendix D). The agent has advised that Savills has been engaged to advise on a residential strategy and the likely mix required for the next residential parcels (see Response 76a in Appendix D).
- C.565. The developer (WGCL) anticipates that work will start on a reserved matters application(s) for a **second phase**, including approximately 400 dwellings, in early 2027, with submission of the first reserved matters application in late 2027 (see Response 76c in Appendix D). The developer anticipates that construction will start on the first dwelling(s) on this second phase in mid 2028, that the first dwelling(s) will be completed in 2028/2029, and that this second phase will be completed in 2030-2031 (see Response 76c in Appendix D).
- C.566. In accordance with the definition of deliverable in the glossary of the NPPF (published in August 2026) the second phase falls within part (b) of the definition of deliverable. The phase is considered deliverable as:
- the phase has outline planning permission,
 - the Campus is in the ownership of a delivery organisation (WGCL),
 - the implementation of the phase 1 infrastructure has commenced and the agent has advised that infrastructure delivery will be phased,
 - the developer anticipates that work will start on a reserved matters application(s) for a second residential phase, including approximately 400 dwellings, in early 2027, with submission of the first reserved

matters application in late 2027, the developer anticipates that construction will start on the first dwelling(s) in mid 2028,

- the developer anticipates that the first dwelling(s) will be completed in 2028/2029, and
- the developer anticipates that the second phase will be completed in 2030-2031.

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

- C.567. The agent anticipates that further reserved matters applications for residential phases within the **remainder** of the expansion will be submitted to enable a steady delivery of dwellings per year, and has advised that a 150 dwellings per year is a realistic and ambitious target that will be influenced by the demand from Campus related workers (see Response 76a in Appendix D).
- C.568. As the agent has only provided detailed information on the anticipated completions from the second phase within the next five years, the Council has taken a conservative approach to the delivery of the remainder of the expansion land. For the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on the remainder (excluding the second phase) within the five year period.
- C.569. In accordance with the definition of developable in the glossary of the NPPF (published in August 2026) the remainder of the expansion land is considered developable as: the site has outline planning permission, the Campus is in the ownership of a delivery organisation (WGCL), the agent anticipates that implementation of the phase 1 infrastructure will start in Q2 2026 and has advised that infrastructure delivery will be phased, the agent has advised that Allies and Morrison has been appointed as a site wide master planner and that the master planner is currently undertaking a design review of the next tranche of residential parcels to inform briefs for prospective residential parcels, and the agent has advised that a 150 dwellings per year is a realistic and ambitious target that will be influenced by the demand from Campus related workers. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Appendix 2: Additional responses (Appendix D)

Response 76c: Wellcome Genome Campus, Hinxton

From: Wellcome Genome Campus Ltd

Sent: 19/05/2026

Wellcome Genome Campus, Hinxton - Programme Note – May 2026

This Programme Note has been provided to provide clarification as to the residential units that are anticipated to be delivered as part of the outline planning permission granted under reference S/4329/18/OL.

Current position

A mixed used development containing 83 residential units, known as Parcel A (see Appendix A for Framework Plan), was permitted under reference 24/02106/REM. A main contractor has been appointed and applications to discharge the relevant pre-commencement conditions relating to the reserved matters permission have been submitted and determined. As such, Parcel A has now commenced development on site. In addition, the initial permitted Phase 1 infrastructure works have commenced on site, which supports Parcel A, as well as commercial floorspace commencing at Parcel D (permitted under reference 25/00823/REM) and two connecting pedestrian/cycle bridges (approved under reference 23/00482/REM) which have also commenced. The delivery of commercial floorspace at Parcel D alongside the mixed use development at Parcel A identifies WGCLs commitment to providing Research & Translation uses alongside residential uses.

Future residential development

The next parcels to come forward for residential are likely to be F, G, and H (see Appendix A for Framework Plan) within the expansion land. Detailed capacity work is ongoing for these parcels, but they are likely to have a combined capacity in excess of 400 units. The precise spatial scope (and therefore unit number) for the next residential application is still to be determined (it may be parcel by parcel or it may combine parcels). The scope, in terms of unit numbers, of this Reserved Matters Application (RMA) will align with the delivery trajectory previously provided in terms of circa 150 units in monitoring year 2028/29. Subsequent RMAs will then be brought forward to continue residential delivery.

In terms of timescales, this next residential RMA is likely to follow the high-level programme below:

First RMA

- RMA scoped early 2027

- Submission late 2027
- Approval early 2028
- Start on site mid 2028
- completions 2028/29 monitoring year – up to 150

As noted above, if the parcels are separate RMAs, subsequent RMA submissions will be pursued (timings are to be confirmed in due course) but will look to continue delivery of up to further 150 units in monitoring year 2029/30. Accordingly, the trajectory should read as follows:

2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	83	150	100	150

Appendix 3: Updated housing trajectory for Greater Cambridge (Figures 1 and 2)

Figure 1 of the GC HT & HLS Report 2026 is replaced with the following:

Figure 1: Greater Cambridge Housing Trajectory

[see Tables on the following pages]

Notes:

- The number of self-contained dwellings completed in 2011/2012 to 2023/2024 have been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.
- In Table SC6, the sites marked with a * are 'Five Year Supply' sites. These were planning applications that were permitted as a departure from the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply between 2014 and 2018. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officer's assessment of the planning application in a delegation report or planning committee report, or the Inspector's assessment of the planning application in an appeal decision.
- Tables C2a, SC2a, C3a, SC3a, SC4a, SC5, C4a, and SC6a include the housing trajectories for self-contained dwellings. Tables C2b, SC2b, C3b, SC3b, SC4b, C4b, and SC6b include the housing trajectories for dwelling equivalents for student or older peoples bedspaces. The Joint Trajectory and Tables C1a, C1b, SC1a and SC1b include data on both self-contained dwellings and dwelling equivalents.

Greater Cambridge Housing Trajectory

Actual and Predicted Completions by Location, Type of Site, and Year	Dwellings (D) and / or Dwelling Equivalents (DE)	For more detail, see:	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2045	Total in Five Year Supply: 2026-2031	
Historic Completions																											
Cambridge	D	Table C1b	513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	513	0
Cambridge	DE	Table C1b	-9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-9	0
South Cambridgeshire	D	Table SC1b	1,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,665	0
South Cambridgeshire	DE	Table SC1b	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocations in Cambridge Urban Area																											
Cambridge - allocations	D	Table C2a	-	0	194	-19	25	99	20	24	211	0	0	75	75	0	0	0	0	0	0	0	0	0	0	704	319
Cambridge - allocations	DE	Table C2b	-	0	0	5	0	0	0	0	52	50	0	0	0	0	0	0	0	0	0	0	0	0	0	107	5
South Cambridgeshire - allocations	D	Table SC2a	-	0	0	0	0	425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	425
South Cambridgeshire - allocations	DE	Table SC2b	-	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58
Allocations on Cambridge Fringe Sites																											
Cambridge - allocations	D	Table C3a	-	313	618	673	293	680	97	135	111	54	0	0	0	0	0	0	0	0	0	0	0	0	0	2,974	2,361
Cambridge - allocations	DE	Table C3b	-	0	0	0	0	0	0	35	42	0	200	200	200	98	0	0	0	0	0	0	0	0	0	775	0
South Cambridgeshire - allocations	D	Table SC3a	-	292	277	146	467	364	886	245	181	156	80	80	0	0	0	0	0	0	0	0	0	0	0	3,174	2,140
South Cambridgeshire - allocations	DE	Table SC3b	-	0	0	0	0	0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	39	0
Allocations of New Settlements																											
South Cambridgeshire - allocations	D	Table SC4a	-	239	348	666	1,208	1,622	1,196	710	721	720	900	900	900	900	900	900	900	900	900	770	746	7,671	17,046	5,040	
South Cambridgeshire - allocations	DE	Table SC4b	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocations in Rural Area																											
South Cambridgeshire - allocations	D	Table SC5	-	39	158	110	59	35	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	442	362
Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																											
Cambridge	D	Table C4a	-	25	141	116	74	17	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	375	350
Cambridge	DE	Table C4b	-	-1	72	87	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165	159
South Cambridgeshire	D	Table SC6a	-	298	304	372	394	186	166	150	150	150	150	150	150	100	17	0	0	0	0	0	0	0	0	2,737	1,422
South Cambridgeshire	DE	Table SC6b	-	1	0	-1	38	0	50	0	50	0	50	0	19	0	0	0	0	0	0	0	0	0	0	207	87
Windfall Allowance																											
Cambridge	D	Table C4a	-	0	0	0	0	168	183	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	2,941	351
South Cambridgeshire	D	Table SC6a	-	0	0	0	0	137	224	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	0	3,721	361
Totals			2,169	1,206	2,170	2,155	2,558	3,733	2,824	1,724	1,991	1,555	1,805	1,830	1,769	1,562	1,342	1,325	1,325	1,325	1,325	1,195	1,171	7,671	38,059	13,440	
Cambridge	D and DE	-	504	337	1,025	862	392	964	302	379	608	289	385	460	460	283	185	185	185	185	185	185	185	0	8,545	3,545	
South Cambridgeshire	D and DE	-	1,665	869	1,145	1,293	2,166	2,769	2,522	1,345	1,383	1,266	1,420	1,370	1,309	1,279	1,157	1,140	1,140	1,140	1,140	1,010	986	7,671	29,514	9,895	

Table C1a: Housing Trajectory for Cambridge - Summary

Actual and Predicted Completions by Site and Year	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024-2045	Total in Five Year Supply: 2026-2031
Historic Completions																								
Completions	504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	504	0
Allocations Cambridge Urban Area																								
Cambridge Urban Area	-	0	194	-14	25	99	20	24	263	50	0	75	75	0	0	0	0	0	0	0	0	0	811	324
Allocations Cambridge Fringe Sites																								
North-West Cambridge (University Site, Eddington)	-	69	46	43	47	231	0	48	0	0	200	200	200	98	0	0	0	0	0	0	0	0	1,182	367
NIAB (Darwin Green)	-	231	386	264	60	351	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,322	1,091
Cambridge East - north of Cherry Hinton	-	8	44	146	123	98	67	122	111	54	0	0	0	0	0	0	0	0	0	0	0	0	773	478
Land north of Worts' Causeway	-	5	87	54	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	195
Land south of Worts' Causeway	-	0	55	166	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	230	230
Bell School	-	0	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Unallocated Sites																								
Unallocated Sites with Planning Permission	-	24	213	203	74	17	2	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	540	509
Unallocated Sites with Resolution to Grant Planning Permission	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfalls																								
Windfall Allowance	-	0	0	0	0	168	183	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	2,941	351
Totals	504	337	1,025	862	392	964	302	379	608	289	385	460	460	283	185	185	185	185	185	185	185	0	8,545	3,545

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

Totals	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Actual Completions - Dwellings	353	479	1,325	724	922	1,205	1,127	884	475	406	614	834	238	513	-	-	-	-	-	-	-
Actual Completions - Dwelling Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-9	-	-	-	-	-	-	-
Predicted Completions - Dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	338	953	770	392	964	302	-
Predicted Completions - Dwelling Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-1	72	92	0	0	0	-
Cumulative Completions - Dwellings	353	832	2,157	2,881	3,803	5,008	6,135	7,019	7,494	7,900	8,514	9,348	9,586	10,099	10,437	11,390	12,160	12,552	13,516	13,818	13,818
Annualised Housing Target over Plan Period (Dwellings)	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14,000
Annualised Housing Target taking Account of Actual / Predicted Completions (Dwellings)	718	732	697	695	680	642	605	582	591	610	610	582	631	650	713	653	613	724	484	182	-
Comparison of Actual / Predicted Completions against Annualised Housing Target (Dwellings)	-347	-221	625	24	222	505	427	184	-225	-294	-86	134	-462	-187	-362	253	70	-308	264	-398	-

Table SC1a: Housing Trajectory for South Cambridgeshire - Summary

Actual and Predicted Completions by Site and Year	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2024 2045	Total in Five Year Supply: 2026 2031
Historic Completions																								
Completions	1,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,665	0
Allocations Cambridge Urban Area																								
North East Cambridge - Land north of Cambridge North Station	-	0	0	0	0	425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	425
Orchard Park - parcel Com 4	-	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58
Allocations Cambridge Fringe Sites																								
North-West Cambridge (University Site, Eddington)	-	189	0	0	293	0	604	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	1,125	897
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	-	0	0	0	100	140	180	140	140	140	80	80	0	0	0	0	0	0	0	0	0	0	1,000	420
Cambridge East - north of Newmarket Road	-	69	181	79	59	189	68	105	35	0	0	0	0	0	0	0	0	0	0	0	0	0	785	576
Cambridge East - north of Cherry Hinton	-	34	96	67	15	35	34	0	6	16	0	0	0	0	0	0	0	0	0	0	0	0	303	247
Allocations New Settlements																								
Northstowe	-	72	109	211	386	576	592	300	300	300	300	300	300	300	300	300	300	300	300	250	271	2,426	6,067	1,874
Waterbeach New Town	-	36	53	126	394	539	290	300	300	300	300	300	300	300	300	300	300	300	300	300	300	5,245	5,638	1,402
Bourn Airfield New Village	-	0	0	25	100	250	125	0	0	0	250	255	300	300	300	300	300	300	300	220	175	0	3,500	500
Cambourne West	-	131	186	304	328	257	189	110	121	120	50	45	0	0	0	0	0	0	0	0	0	0	1,841	1,264
Allocations Rural Area																								
Fulbourn & Ida Darwin Hospitals	-	0	40	40	40	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	155	155
Papworth West Central	-	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10
Dales Manor Business Park, Sawston	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land south of Babraham Road, Sawston	-	39	80	60	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	159
Land at Bennell Farm, West Street, Comberton	-	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0
Histon & Impington Station Area	-	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38
Unallocated Sites																								
Unallocated Sites with Planning Permission	-	299	304	371	414	166	216	150	200	150	200	150	169	100	17	0	0	0	0	0	0	0	2,906	1,471
Unallocated Sites with Resolution to Grant Planning Permission	-	0	0	0	18	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38
Windfalls																								
Windfall Allowance	-	0	0	0	0	137	224	240	240	240	240	240	240	240	240	240	240	240	240	240	240	0	3,721	361
Totals	1,665	869	1,145	1,293	2,166	2,769	2,522	1,345	1,383	1,266	1,420	1,370	1,309	1,279	1,157	1,140	1,140	1,140	1,140	1,010	986	7,671	29,514	9,895

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

Totals	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Actual Completions - Dwellings	691	557	629	867	667	548	737	1,140	1,053	1,317	1,193	1,441	1,159	1,665	-	-	-	-	-	-	-
Actual Completions - Dwelling Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	0							-
Predicted Completions - Dwellings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	868	1,087	1,294	2,128	2,769	2,472	-
Predicted Completions - Dwelling Equivalents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	58	-1	38	0	50	-
Cumulative Completions - Dwellings	691	1,248	1,877	2,744	3,411	3,959	4,696	5,836	6,889	8,206	9,399	10,840	11,999	13,664	14,532	15,619	16,913	19,041	21,810	24,282	24,282
Annualised Housing Target over Plan Period (Dwellings)	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	19,500
Annualised Housing Target taking Account of Actual / Predicted Completions (Dwellings)	990	1,014	1,037	1,047	1,073	1,110	1,139	1,139	1,146	1,129	1,122	1,083	1,072	973	994	970	862	230	-2,310	-4,782	-
Comparison of Actual / Predicted Completions against Annualised Housing Target (Dwellings)	-284	-418	-346	-108	-308	-427	-238	165	78	342	218	466	184	690	-107	112	319	1,153	1,794	1,497	-

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

Site Name and Address	Ward	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031	
The Paddocks Trading Estate, Cherry Hinton Road	Coleridge	Cambridge Local Plan 2018 - Site R7 (123 dwellings)	2.79	123	0	123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
379-381 Milton Road	King's Hedges	Cambridge Local Plan 2018 - Site M1 (95 dwellings)	2.41	95	0	95	0	0	0	0	0	0	0	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	0
BT telephone exchange and car park, Long Road	Trumpington	Cambridge Local Plan 2018 - Site R14 (76 dwellings)	2.01	76	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willowcroft, Histon Road	Arbury	Cambridge Local Plan 2018 - Site R2 (78 dwellings), 14/1254/FUL (15 dwellings following demolition of a dwelling), 15/1369/FUL & 17/0412/S73 (21 dwellings) and 24/01354/FUL (70 dwellings)	1.61	105	35	70	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70	70
Travis Perkins, Devonshire Road	Petersfield	Cambridge Local Plan 2018 - Site R9 (43 dwellings) and 22/01982/FUL (70 dwellings)	1.23	70	0	70	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70	70
Police Station, Parkside	Market	Cambridge Local Plan 2018 - Site M4 (50 dwellings)	0.48	50	0	50	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0
Henry Giles House, Chesterton Road	West Chesterton	Cambridge Local Plan 2018 - Site R4 (48 dwellings)	0.77	48	0	48	0	0	0	25	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	38
Betjeman House, Hills Road	Petersfield	Cambridge Local Plan 2018 - Policy 21 / Site M44 (156 dwellings) and 06/0552/FUL (156 dwellings)	0.77	156	0	156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk	Abbey	Cambridge Local Plan 2018 - Site R5 (35 dwellings) and 23/04380/FUL (appeal lodged, 12 dwellings)	0.86	35	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	Coleridge	Cambridge Local Plan 2018 - Site R8 (33 dwellings)	0.75	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Horizon Resource Centre, 285 Coldham's Lane	Romsey	Cambridge Local Plan 2018 - Site R11 (40 dwellings)	0.82	40	0	40	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
Cambridge Professional Development Centre, Foster Road	Trumpington	Cambridge Local Plan 2018 - Site R16 (67 dwellings)	1.49	67	0	67	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40
Clifton Road Area	Coleridge	Cambridge Local Plan 2018 - Policy 21 / Site M2 (maximum capacity of 550 dwellings)	9.40	550	0	550	0	0	0	0	0	0	0	0	0	0	75	75	0	0	0	0	0	0	0	0	0	0	0	150	0
82-88 Hills Road and 57-63 Bateman Street	Trumpington	Cambridge Local Plan 2018 - Site M5 (20 dwellings)	0.50	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
636-656 Newmarket Road	Abbey	Cambridge Local Plan 2018 - Site R6 (75 dwellings) and 23/04687/FUL (120 dwellings following demolition of 18 dwellings)	1.56	102	0	102	0	54	-18	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	102	102
Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, East Barnwell Community Centre and Cambridge Spiritualist Centre, Newmarket Road	Abbey	Cambridge Local Plan 2018 - Site R6 (75 dwellings)	0.89	65	0	65	0	0	0	0	0	0	24	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0
315-349 Mill Road and Brookfields	Romsey	Cambridge Local Plan 2018 - Site R21 (78 dwellings)	2.92	78	0	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Old Press / Mill Lane, Cambridge	Market	Cambridge Local Plan 2018 - Policy 43 / Site U1 (350 student rooms) and 25/01903/FUL (change of use from office/meeting rooms and a House in Multiple Occupation to 13 student bedrooms)	2.00	-1	0	-1	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	-1
Total Allocations within Cambridge Urban Area				1,712	35	1,677	0	194	-19	25	99	20	24	211	0	0	75	75	0	0	0	0	0	0	0	0	0	319	704	319	

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

Site Name and Address	Ward	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.25)	Outstanding Dwelling Equivalents (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
Old Press / Mill Lane, Cambridge	Market	Cambridge Local Plan 2018 - Policy 43 / Site U1 (350 student rooms), 18/1930/FUL (redevelopment including 94 student rooms) and 25/01903/FUL (change of use from office/meeting rooms and a House in Multiple Occupation to 13 student bedrooms)	2.00	350	146	39	107	0	0	5	0	0	0	0	52	50	0	0	0	0	0	0	0	0	0	0	0	0	5	107	5
Total Allocations within Cambridge Urban Area				350	146	39	107	0	0	5	0	0	0	0	52	50	0	0	0	0	0	0	0	0	0	0	0	0	5	107	5

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

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
North East Cambridge - Land north of Cambridge North Station	Milton	South Cambridgeshire Local Plan 2018 - Policy SS/4 and 22/02771/OUT (up to 425 dwellings)	10.02	425	0	425	0	0	0	0	425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	425	425
Total Allocations within Cambridge Urban Area				425	0	425	0	0	0	0	425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	425	425	425

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

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.25)	Outstanding Dwelling Equivalents (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
Orchard Park - parcel Com4	Orchard Park	South Cambridgeshire Local Plan 2018 - Policy SS/1 and S/4243/19/FL (138 student rooms)	1.08	138	58	0	58	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58	58
Total Allocations within Cambridge Urban Area				138	58	0	58	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58	58

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
North-West Cambridge (Eddington) - Lot 1	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1748/REM (117 dwellings)	2.71	117	117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 2	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 14/1722/REM (264 dwellings)	1.87	264	264	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1827/REM (232 dwellings)	1.63	232	232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot 8	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 14/0109/REM (73 dwellings)	0.59	73	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 15/1663/REM (121 dwellings)	3.82	121	121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lot M3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 17/0285/REM (106 dwellings)	1.26	106	37	69	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	69	0
North-West Cambridge (Eddington) - Lots M4 & M5	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 22/04989/REM (160 dwellings)	3.97	160	0	160	0	46	43	47	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160	160	160
North-West Cambridge (Eddington) - Lot S3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 18/1195/REM (186 dwellings)	0.93	186	186	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Future Lots	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 25/03746/OUT (pending, residential uses)	70.41	255	0	255	0	0	0	0	207	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	207	255	207
Total - North West Cambridge (University Site)			1,514	1,030	484	69	46	43	47	231	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	436	484	367
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Local Centre	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 15/1670/REM (114 dwellings)	1.33	114	114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW1	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 16/0208/REM (173 dwellings)	3.27	173	173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW2	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/04431/REM (323 dwellings)	8.16	323	93	230	40	129	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	230	230	190
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW3	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/05434/REM (210 dwellings)	5.48	210	0	210	0	0	60	60	60	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	210	210	210
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcel BDW4	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/05433/REM (342 dwellings)	4.85	342	0	342	107	148	87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	342	342	235
Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green) - Parcels BDW5 & BDW6	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings), 21/03619/REM (410 dwellings) and 24/00961/FUL (revised design, additional 1 dwelling)	12.26	411	162	249	84	109	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	249	249	165
Total - Land between Huntingdon Road and Histon Road: NIAB Main (Darwin Green)			1,573	542	1,031	231	386	264	60	60	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,031	1,031	800
Land between Huntingdon Road and Histon Road: Land at NIAB, Huntingdon Road	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings) and 21/03609/FUL (291 dwellings)	2.82	291	0	291	0	0	0	0	291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	291	291	291
Total - Land between Huntingdon Road and Histon Road: Land at NIAB, Huntingdon Road			291	0	291	0	0	0	0	291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	291	291	291
Total - Land between Huntingdon Road and Histon Road			1,864	542	1,322	231	386	264	60	351	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,322	1,322	1,091

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
Cambridge East - north of Cherry Hinton: first phase (RMA3)	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), 18/0481/OUT (maximum of 1,200 dwellings), and 22/05018/REM (351 dwellings, 95 dwellings within Cambridge)	2.18	95	71	24	8	4	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	12	24	4
Cambridge East - north of Cherry Hinton: second phase (RMA4)	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), 18/0481/OUT (maximum of 1,200 dwellings) and 23/03347/REM (136 dwellings)	2.48	136	0	136	0	20	81	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	136	136	136
Cambridge East - north of Cherry Hinton: third phase (RMA5)	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings), 18/0481/OUT (maximum of 1,200 dwellings) and 25/01059/REM (292 dwellings, 223 dwellings within Cambridge)	5.02	223	0	223	0	20	65	88	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	223	223	223
Cambridge East - north of Cherry Hinton: remainder, including RMA6	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings) and 18/0481/OUT (maximum of 1,200 dwellings)	44.57	421	0	421	0	0	0	0	48	67	87	105	48	0	0	0	0	0	0	0	0	0	0	0	0	115	355	115
Total - Cambridge East - north of Cherry Hinton			875	71	804	8	44	146	123	98	67	87	111	54	0	0	0	0	0	0	0	0	0	0	0	0	486	738	478
Land north of Worts' Causeway	Cambridge Local Plan 2018 - Policy 27 / Site GB1 (200 dwellings), 20/01972/OUT (up to 200 dwellings) and 23/04191/REM (200 dwellings)	7.81	200	0	200	5	87	54	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200	195
Total - Land north of Worts' Causeway			200	0	200	5	87	54	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200	195
Land south of Worts' Causeway - first phase	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings), 19/1168/OUT (up to 230 dwellings) and 22/02646/REM (80 dwellings)	2.72	80	0	80	0	4	71	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80
Land south of Worts' Causeway - second phase	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings), 19/1168/OUT (up to 230 dwellings) and 24/01531/REM (150 dwellings)	4.99	150	0	150	0	51	95	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	150	150
Total - Land south of Worts' Causeway			230	0	230	0	55	166	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	230	230	230
Total Allocations on Cambridge Fringe			4,683	1,643	3,040	313	618	673	293	680	97	135	111	54	0	0	0	0	0	0	0	0	0	0	0	0	2,674	2,974	2,361

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

Site Name and Address	Policy and / or Planning Permission(s)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.25)	Outstanding Dwelling Equivalents (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
North West Cambridge (Eddington) - student accommodation	11/1114/OUT (up to 2,000 student bedspaces), 13/1400/REM (325 student bedspaces) and 25/03746/OUT (pending, student accommodation)	2,000	833	135	698	0	0	0	0	0	0	0	0	0	200	200	200	98	0	0	0	0	0	0	0	0	0	698	0
Cambridge East - North of Cherry Hinton	18/0481/OUT & S/1231/18/OL (maximum of 1,200 homes including retirement living facility)	90	47	0	47	0	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0
Bell School	06/0795/OUT, 12/1027/S73, 13/1118/S73 & 13/1786/REM (100 student bedrooms)	100	42	0	42	0	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Total Allocations on Cambridge Fringe		2,190	922	135	787	0	0	0	0	0	0	35	42	0	200	200	200	98	0	0	0	0	0	0	0	0	0	775	0

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
North-West Cambridge (Eddington) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings), S/2219/15/RM (240 dwellings, of which 119 dwellings in South Cambridgeshire, however, 10 dwellings replaced by S/2766/19/RM, 1 dwelling replaced by 20/01762/REM, and 2 dwellings replaced by 20/01549/REM), S/2766/19/RM (9 dwellings), 20/01762/REM (5 dwellings) and 20/01549/REM (8 dwellings)	2.41	128	128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Lots S1 & S2	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) and 21/04036/REM (373 dwellings)	4.67	373	184	189	189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189	189	0
North-West Cambridge (Eddington) - Lot 4	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) and 22/01168/REM (88 dwellings)	0.74	88	88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North-West Cambridge (Eddington) - Future Lots	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) and 25/03753/OUT (pending, residential uses)	141.98	897	0	897	0	0	0	293	0	604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	897	897	897
Total - North West Cambridge (University Site)			1,486	400	1,086	189	0	0	293	0	604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,086	1,086	897
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	South Cambridgeshire Local Plan 2018 - Policy SS/2 (approximately 1,000 dwellings) and 22/02528/OUT (up to 1,000 dwellings)	30.96	1,000	0	1,000	0	0	0	100	140	180	140	140	140	80	80	0	0	0	0	0	0	0	0	0	0	420	1,000	420
Total - Land between Huntingdon Road, Histon Road & A14			1,000	0	1,000	0	0	0	100	140	180	140	140	140	80	80	0	0	0	0	0	0	0	0	0	0	420	1,000	420
Cambridge East - north of Newmarket Road: Marleigh, Phase 1a and Phase 1b	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings), S/1096/19/RM (239 dwellings) and 20/02569/REM (308 dwellings)	29.49	547	393	154	12	65	70	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	154	154	142
Cambridge East - north of Newmarket Road: Marleigh, Phase 2	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings) and 21/02450/REM (421 dwellings)	5.45	421	213	208	57	116	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	173	208	116
Cambridge East - north of Newmarket Road: Marleigh, Phase 3	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings), 23/04930/REM (332 dwellings) and 23/04936/FUL (91 dwellings)	11.59	423	0	423	0	0	9	52	189	68	105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	318	423	318
Total - Cambridge East - north of Newmarket Road: Marleigh			1,391	606	785	69	181	79	59	189	68	105	35	0	0	0	0	0	0	0	0	0	0	0	0	0	645	785	576
Cambridge East - north of Cherry Hinton: first phase (RMA3)	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings), S/1231/18/OL (maximum of 1,200 dwellings) and 22/05037/REM (351 dwellings, 256 dwellings within South Cambridgeshire)	6.53	256	22	234	34	96	67	15	0	0	0	6	16	0	0	0	0	0	0	0	0	0	0	0	0	212	234	178
Cambridge East - north of Cherry Hinton: third phase (RMA5)	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings), S/1231/18/OL (maximum of 1,200 dwellings) and 25/01098/REM (292 dwellings, 69 dwellings within South Cambridgeshire)	1.74	69	0	69	0	0	0	0	35	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	69	69
Total - Cambridge East - north of Cherry Hinton			325	22	303	34	96	67	15	35	34	0	6	16	0	0	0	0	0	0	0	0	0	0	0	0	281	303	247
Total - Cambridge East (all phases)			1,716	628	1,088	103	277	146	74	224	102	105	41	16	0	0	0	0	0	0	0	0	0	0	0	0	926	1,088	823
Total Allocations on Cambridge Fringe			4,202	1,028	3,174	292	277	146	467	364	886	245	181	156	80	80	0	0	0	0	0	0	0	0	0	0	2,432	3,174	2,140

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

Site Name and Address	Policy and / or Planning Permission(s)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.25)	Outstanding Dwelling Equivalents (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
North West Cambridge (Eddington) - older peoples accommodation	S/1886/11 (up to 6,500 sqm of senior living) and 25/03753/OUT (pending, senior living)	75	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	39	0
Total Allocations on Cambridge Fringe		75	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	39	0

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
Northstowe - phase 1: parcel H1 (Bloor Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1416/16/RM (92 dwellings)	2.87	92	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H2 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3477/16/RM (135 dwellings)	8.07	135	135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H3 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/2776/16/RM (40 dwellings)	1.09	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H4 (Bovis Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3174/16/RM (84 dwellings)	2.12	84	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcels H5 & H6 (Bovis Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3405/18/RM (240 dwellings)	20.04	240	202	38	24	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	14
Northstowe - phase 1: parcel H7 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1475/18/RM (115 dwellings)	4.96	115	115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H8 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1355/19/RM (73 dwellings)	2.40	73	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H9 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/2907/19/RM (130 dwellings)	3.03	130	130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H10 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/0045/19/RM (76 dwellings)	6.13	76	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H11 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1620/17/RM (152 dwellings)	4.72	152	152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H12 (Linden Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3016/16/RM (271 dwellings)	7.19	271	271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H13 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/0065/20/RM (92 dwellings)	2.78	92	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Northstowe (phase 1)			1,500	1,462	38	24	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	14
Northstowe - phase 2: parcel 2A	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and S/3499/19/RM (406 dwellings)	10.54	406	43	363	0	0	0	72	144	74	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	290	334	290
Northstowe - phase 2: parcel 2B	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and 21/02310/REM (300 dwellings)	7.82	300	156	144	48	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	144	144	96
Northstowe - phase 2: parcel 2D1	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and 25/04485/REM (pending, 145 dwellings)	2.53	145	0	145	0	0	73	64	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	145	145	145
Northstowe - phase 2: remaining parcels, including 2C, TC1, C2 and 2F	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) and S/0390/12 (site wide masterplan)	117.74	2,649	0	2,649	0	0	88	120	246	298	96	135	140	135	80	100	150	150	150	150	150	150	100	77	134	752	2,515	752
Total - Northstowe (phase 2)			3,500	199	3,301	48	96	161	256	398	372	140	135	140	135	80	100	150	150	150	150	150	150	100	77	134	1,331	3,138	1,283
Northstowe - phase 3A	Northstowe AAP, S/0390/12 (site wide masterplan) and 20/02171/OUT (phase 3A, up to 4,000 dwellings)	194.93	4,000	0	4,000	0	0	0	0	24	90	50	50	50	50	50	100	150	150	150	150	150	150	150	194	2,292	114	1,708	114
Northstowe - phase 3B	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan) and 20/02142/OUT (phase 3B, up to 1,000 dwellings)	48.07	1,000	0	1,000	0	0	0	80	100	100	110	115	110	115	170	100	0	0	0	0	0	0	0	0	0	280	1,000	280
Total - Northstowe (phase 3)			5,000	0	5,000	0	0	0	80	124	190	160	165	160	165	220	200	150	150	150	150	150	150	150	194	2,292	394	2,708	394
Northstowe - Land west of Station Road	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan), 20/03598/OUT (up to 107 dwellings and demolition of existing dwelling) and 25/00887/REM (104 dwellings and demolition of existing)	4.45	103	0	103	0	-1	50	50	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103	103	103
Northstowe - Digital Park	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan) and S/3854/19/OL (up to 80 dwellings)	2.37	80	0	80	0	0	0	0	50	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80
Total - Northstowe (all phases)			10,183	1,661	8,522	72	109	211	386	576	592	300	300	300	300	300	300	300	300	300	300	300	300	250	271	2,426	1,946	6,067	1,874

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
Waterbeach New Town - West: parcel P1	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings), 21/02400/REM (89 dwellings) and 25/02921/REM (pending, revised design, increase of 3 dwellings)	1.69	89	59	30	10	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	20
Waterbeach New Town - West: Parcel P2.1	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 21/03866/REM (111 dwellings)	1.93	111	58	53	26	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	53	27
Waterbeach New Town - West: Parcels P2.2 and P3.2	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 25/01318/REM (198 dwellings)	3.38	198	0	198	0	6	36	36	69	48	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	195	198	195
Waterbeach New Town - West: Parcels P4 and P4.3	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 25/04170/REM (pending, 176 dwellings)	2.61	176	0	176	0	0	22	76	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	176	176	176
Waterbeach New Town - West: Parcels P5.1, P5.2 and P5.3	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 25/01016/REM (90 dwellings)	1.76	90	0	90	0	0	48	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	90
Waterbeach New Town - West: Parcel P5.4	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 26/00534/REM (pending, 15 dwellings)	0.30	17	0	17	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	17	17
Waterbeach New Town - West: remaining parcels, including P3.1, P6.1, P6.2, P7.1, P7.2, P8.1, P8.2, P8.3, P9.1, P9.2, P10.1, P10.2, P11 and KP2	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 26/02870/REM (parcels P6.1, P6.2, P7.1 and P7.2, pending, 387 dwellings)	281.52	5,819	0	5,819	0	0	20	240	300	167	197	200	200	200	200	200	200	200	200	200	200	200	200	200	2,295	727	3,524	727
Waterbeach New Town - East	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/2075/18/OL (up to 4,500 dwellings)	226.55	4,500	0	4,500	0	0	0	0	75	75	100	100	100	100	100	100	100	100	100	100	100	100	100	100	2,950	150	1,550	150
Total - Waterbeach New Town (all phases)			11,000	117	10,883	36	53	126	394	539	290	300	300	300	300	300	300	300	300	300	300	300	300	300	300	5,245	1,438	5,638	1,402
Bourn Airfield New Village	South Cambridgeshire Local Plan 2018 - Policy SS/7 (approximately 3,500 dwellings) and S/3440/18/OL (approximately 3,500 dwellings)	171.20	3,500	0	3,500	0	0	25	100	250	125	0	0	0	250	255	300	300	300	300	300	300	300	220	175	0	500	3,500	500
Total - Bourn Airfield New Village			3,500	0	3,500	0	0	25	100	250	125	0	0	0	250	255	300	300	300	300	300	300	300	220	175	0	500	3,500	500
Cambourne West (land north west of Lower Cambourne) - Parcels 1.1a & 1.1b (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and S/4537/19/RM (200 dwellings)	6.57	200	170	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	0
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3a & 1.3d (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/02543/REM (150 dwellings)	4.15	150	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings), 20/01640/REM (286 dwellings) and 24/04845/S73 (revised design, decrease of 8 dwellings)	4.50	278	185	93	24	45	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93	93	69
Cambourne West (land north west of Lower Cambourne) - Parcel 1.2 (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/01536/REM (190 dwellings)	4.69	190	182	8	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	4
Cambourne West (land north west of Lower Cambourne) - Parcel 1.5 (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 22/04745/REM (41 dwellings)	1.23	41	0	41	33	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	8
Cambourne West (land north west of Lower Cambourne) - Parcel 2.1 (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 22/04785/REM (118 dwellings)	3.96	118	78	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	0
Cambourne West (land north west of Lower Cambourne) - Parcel 2.2a (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 25/04934/REM (pending, 86 dwellings)	2.33	86	0	86	0	0	19	60	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86	86	86
Cambourne West (land north west of Lower Cambourne) - Parcel 2.2b (north) (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 26/00594/REM (pending, 156 dwellings)	4.14	156	0	156	0	0	0	0	30	60	50	16	0	0	0	0	0	0	0	0	0	0	0	0	0	90	156	90
Cambourne West (land north west of Lower Cambourne) - Parcel 2.2b (south) (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 24/02652/REM (120 dwellings)	3.38	120	0	120	0	25	57	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	120	120
Cambourne West (land north west of Lower Cambourne) - Parcel 2.3 (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 25/00192/REM (203 dwellings)	6.57	203	0	203	0	5	60	61	56	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	203	203	203

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
Cambourne West (land north west of Lower Cambourne) - Parcel 3.2a (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 25/00126/REM (111 dwellings)	3.56	111	0	111	0	38	49	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	111	111	111
Cambourne West (land north west of Lower Cambourne) - Parcel 3.2b (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 24/04021/REM (122 dwellings)	3.31	122	0	122	0	0	0	25	49	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	122	122
Cambourne West (land north west of Lower Cambourne) - remaining parcels	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings) and S/2903/14/OL (up to 2,350 dwellings)	99.43	575	0	575	0	0	40	35	60	60	60	105	120	50	45	0	0	0	0	0	0	0	0	0	0	195	575	195
Total - Cambourne West (land north west of Lower Cambourne)			2,350	765	1,585	131	121	249	247	202	189	110	121	120	50	45	0	0	0	0	0	0	0	0	0	0	1,139	1,585	1,008
Cambourne West (land within the Business Park)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings) and 23/00123/FUL (256 dwellings)	9.07	256	0	256	0	65	55	81	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	256	256	256
Total - Cambourne West (land within the Business Park)			256	0	256	0	65	55	81	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	256	256	256
Total - Cambourne West (all parcels)			2,606	765	1,841	131	186	304	328	257	189	110	121	120	50	45	0	0	0	0	0	0	0	0	0	0	1,395	1,841	1,264
Total Allocations at New Settlements			27,289	2,543	24,746	239	348	666	1,208	1,622	1,196	710	721	720	900	900	900	900	900	900	900	900	900	770	746	7,671	5,279	17,046	5,040

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

Site Name and Address	Policy and / or Planning Permission(s)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.25)	Outstanding Dwelling Equivalents (net)	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
Northstowe: phase 2	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) and S/0390/12 (site wide masterplan)	not known	not known	0	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe: phase 3	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan), 20/02171/OUT (phase 3a, up to 4,000 dwellings) and 20/02142/OUT (phase 3b, up to 1,000 dwellings)	not known	not known	0	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Northstowe (all phases)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterbeach New Town - West	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/0559/17/OL (up to 600 residential institutional units)	600	not known	0	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Waterbeach New Town - East	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/2075/18/OL (up to 450 units within use class C2)	450	not known	0	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Waterbeach New Town (all phases)		1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bourn Airfield New Village	South Cambridgeshire Local Plan 2018 - Policy SS/7 (approximately 3,500 dwellings) and S/3440/18/OL (up to 250 units of residential institutional use)	250	not known	0	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Bourn Airfield New Village		250	not known	0	not known	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Allocations at New Settlements		1,300				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
Fulbourn & Ida Darwin Hospitals	Fulbourn	South Cambridgeshire Local Plan 2018 - Policy H/3, S/1066/13 (development brief), S/0670/17/OL (up to 203 dwellings) and 20/05199/REM (203 dwellings)	13.38	203	48	155	0	40	40	40	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	155	155	155
Papworth West-Central - south of Church Lane	Papworth Everard	South Cambridgeshire Local Plan 2018 - Policy H/4, S/0623/13 (hybrid, 58 dwellings and 8 live work dwellings), S/2859/16/VC and S/0307/17/RM (53 dwellings)	4.01	61	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Papworth West-Central - Catholic Church site	Papworth Everard	South Cambridgeshire Local Plan 2018 - Policy H/4 and S/0089/16/FL (4 dwellings)	0.13	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Papworth West-Central - St Peters Nurses Home, Church Lane	Papworth Everard	South Cambridgeshire Local Plan 2018 - Policy H/4 and 22/04309/FUL (change of use of nurses home to 9 dwellings, and 1 new dwelling)	0.41	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10
Dales Manor Business Park, Sawston	Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1a (200 dwellings)	10.70	200	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land south of Babraham Road, Sawston	Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1c (260 dwellings) and 21/03955/FUL (280 dwellings)	12.04	280	82	198	39	80	60	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	198	159
Land at Bennell Farm, West Street, Comberton (East of the access road)	Toft	South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings), S/2204/15/OL (up to 90 dwellings), S/1812/17/OL (up to 90 dwellings), S/4552/17/RM (90 dwellings) and S/0351/19/VC (revised design)	6.29	90	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Bennell Farm, West Street, Comberton (West of the access road)	Toft	South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings) and 20/01992/FUL (41 dwellings)	1.48	41	0	41	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0
Histon & Impington Station Area (The Bishops Site, Cambridge Road, Impington)	Histon & Impington	South Cambridgeshire Local Plan 2018 - Policy E/8 and 21/02902/FUL (38 dwellings)	0.20	38	0	38	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	38
Histon & Impington Station Area (Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington)	Histon & Impington	South Cambridgeshire Local Plan 2018 - Policy E/8 and S/0783/17/FL (12 dwellings)	0.17	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Allocations in the Rural Area				939	297	642	39	158	110	59	35	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	401	442	362

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

Site Name and Address	Ward	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
149 Newmarket Road, Cambridge	Abbey	20/01125/FUL (demolition of a dwelling and 10 new dwellings)	0.08	9	-1	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10
185-189 Newmarket Road and 1 Godesdone Road, Cambridge	Abbey	22/04356/FUL (conversion of buildings containing 3 dwellings to create 7 dwellings, and erection of 5 new dwellings)	0.05	9	0	9	0	-3	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	9
212-214 Newmarket Road, Cambridge	Abbey	18/1679/FUL (13 dwellings)	0.06	13	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	13
Edward House, 8 Albion Row, Cambridge	Castle	23/02294/FUL (16 dwellings)	0.07	16	0	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	16
St. Edmund's College, Cambridge	Castle	16/1864/FUL (demolition of 6 dwellings and 6 new dwellings)	2.93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge	Castle	23/02696/FUL (redevelopment to provide postgraduate accommodation)	0.84	-6	-1	-5	0	0	-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	-5	-5
Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge	Queen Edith's	05/1329/FUL (16 dwellings)	0.22	16	2	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12-34 Fanshawe Road, Cambridge	Coleridge	23/04686/FUL (demolition of 30 dwellings and 84 new dwellings)	1.20	54	-30	84	8	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	84	76
6A Chapel Street, Cambridge	East Chesterton	23/00064/FUL (13 dwellings)	0.05	13	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	13
19-35 Regent Street, Cambridge	Market	23/04952/FUL (redevelopment including student accommodation)	0.03	-4	0	-4	0	0	-4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4	-4	-4
Ravenscroft House, 59-61 Regent Street, Cambridge	Market	25/02412/PRIOR (change of use to 12 dwellings)	0.03	12	0	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	12
Dukes Court, 54-62 Newmarket Road, Cambridge	Market	24/04000/PRIOR (change of use to 23 dwellings) and 25/04918/PRIOR (change of use to 29 dwellings)	0.17	29	0	29	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	29	29
Wesley House, Jesus Lane, Cambridge	Market	25/02388/FUL (change of use of Principals Lodge to 8 bed student accommodation)	0.04	-1	0	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	0
Stanton House, Christchurch Street, Cambridge	Market	25/02139/PRIOR (demolition of sheltered housing scheme comprising of 33 flats and former wardens house)	0.09	-34	0	-34	-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-34	-34	0
Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College, Cambridge	Newnham	24/01985/FUL (refurbishment of coach houses to create 2 flats)	0.12	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
102-108 Shelford Road, Cambridge	Trumpington	19/1324/FUL (conversion of 2 dwellings to 6 dwellings, demolition of 2 dwellings and 6 new dwellings)	0.14	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land off Sandy Lane, Cambridge	West Chesterton	21/01065/FUL (26 dwellings)	0.90	26	0	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	26
121-125 Chesterton Road, Cambridge	West Chesterton	19/1098/FUL (19 houses in multiple occupation)	0.22	19	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35 Milton Road, Cambridge	West Chesterton	23/03579/FUL (demolition of 2 dwellings and 11 new dwellings)	0.13	9	0	9	0	-2	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	9
Small Sites (9 dwellings or less) already Under Construction at 31 March 2025	various	-	-	-	-	54	41	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	54	13
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2025	various	-	-	-	-	114	11	29	40	23	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114	114	103
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2025	various	-	-	-	-	28	0	3	7	10	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28	28
Total Unallocated Sites with Planning Permission				181	-30	416	25	141	116	74	17	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	375	375	350
Windfall Allowance	various	-	-	-	-	-	0	0	0	0	168	183	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	351	2,941	351
Total Unallocated Sites and Windfall Allowance				181	-30	416	25	141	116	74	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	726	3,316	701

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

Site Name and Address	Ward	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.25)	Outstanding Dwelling Equivalents (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
John Banks Honda, 444 Newmarket Road, Cambridge	Abbey	19/0340/FUL (demolition of buildings and 154 new student bedrooms) and 19/0340/NMA2 (revised design, 140 new student bedrooms)	0.26	140	58	0	58	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58	58
Edward House, 8 Albion Row, Cambridge	Castle	23/02294/FUL (demolition of 15 bed care home)	0.07	-15	-8	-8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St. Edmund's College, Cambridge	Castle	16/1864/FUL (16 student bedrooms)	2.93	16	7	0	7	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
Fitzwilliam College, Storeys Way, Cambridge	Castle	23/04233/FUL (17 student rooms)	0.16	17	7	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	7
Fossdene, Whinside, The Gables and The Knott, Mount Pleasant, Cambridge	Castle	23/02696/FUL (redevelopment to provide postgraduate accommodation)	0.84	101	42	-15	57	0	0	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	57	57
19-35 Regent Street, Cambridge	Market	23/04952/FUL (redevelopment including student accommodation)	0.03	26	11	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11
Wesley House, Jesus Lane, Cambridge	Market	25/02388/FUL (change of use of Principals Lodge to 8 bed student accommodation)	0.04	8	3	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0
64 & 65 Bridge Street, Cambridge	Market	24/01788/FUL (change of use from 13 student bedrooms to offices)	0.02	-13	-5	0	-5	-5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5	-5	0
Dowining College, Regent Street, Cambridge	Market	24/04271/FUL (conversion of roofspace to 6 student bedrooms)	0.05	6	3	0	3	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	2
Owlstone Croft, Cambridge	Newnham	22/02066/FUL (loss of 15 student bedrooms and 60 new postgraduate bedrooms)	1.06	45	19	0	19	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	19
Granby Court: 33, 35, 36 & 37 Bridge Street and Coach Houses to the Masters Lodge, St John's College, Cambridge	Newnham	24/01985/FUL (change of use of office to 12 student bedrooms)	0.12	12	5	0	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5
Total Unallocated Sites with Planning Permission				343	142	-23	165	-1	72	87	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	158	165	159

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

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.25)	Outstanding Dwellings (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025-2031	Total: 2025-2045	Total in Five Year Supply: 2026-2031
Former CEMEX Cement Works, Haslingfield Road, Barrington *	Barrington	S/2365/14/OL (up to 220 dwellings), S/3485/18/RM (220 dwellings), S/1427/19/RM (220 dwellings), 21/04088/FUL (revised design, increase of 3 dwellings) and 21/04087/FUL (revised design, increase of 37 dwellings)	33.50	260	166	94	51	35	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94	94	43
26 South End, Bassingbourn	Bassingbourn cum Kneesworth	S/0331/15/FL (demolition of existing dwelling and 10 new dwellings), 22/00943/FUL (Plot 1B, 1 dwelling) and 24/04781/FUL (Plot 9A, 1 dwelling)	0.87	11	2	9	1	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	8
Rear of 18-28 Highfields Road, Highfields Caldecote *	Caldecote	S/2047/16/FL (71 dwellings)	2.91	71	66	5	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	2
Land north east of Rampton Road, Cottenham *	Cottenham	S/2876/16/OL & S/2876/16/NMA1 (up to 154 dwellings) and 21/01881/REM (140 dwellings)	17.13	140	36	104	10	40	40	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	104	94
Rear of 38 Histon Road, Cottenham	Cottenham	20/04906/OUT (34 affordable dwellings) and 25/00054/REM (34 affordable dwellings)	0.83	34	0	34	0	17	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34	34
Land off Potton End, Ettisley	Ettisley	S/3182/19/FL (12 dwellings)	0.52	12	9	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3
Land at Teversham Road, Fulbourn *	Fulbourn	S/0202/17/OL (up to 110 dwellings) and S/3290/19/RM (110 dwellings)	6.83	110	68	42	20	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42	22
Telford House, 76 Cow Lane, Fulbourn	Fulbourn	22/03530/PRIOR (change of use to 11 dwellings)	0.38	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South of West Road, Gamlingay *	Gamlingay	S/2367/16/OL (up to 29 dwellings), S/1338/15/OL (up to 29 dwellings) and S/3868/18/RM (29 dwellings)	1.32	29	0	29	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	29	29
Former Waste Water Treatment Facility, Cambridge Road, Hauxton	Hauxton	S/2184/16/OL (up to 32 dwellings) and 24/00208/REM (32 dwellings)	16.70	32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wellcome Genome Campus, Hinxton	Hinxton	S/4329/18/OL (up to 1,500 dwellings) and 24/02106/REM (83 dwellings)	124.20	1,500	0	1,500	0	0	83	150	100	150	150	150	150	150	150	150	100	17	0	0	0	0	0	0	0	483	1,500	483
Land adjacent to School Hill, Histon	Histon & Impington	23/04537/FUL (extensions to provide 15 dwellings)	0.40	15	0	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	15
135 Station Road, Impington	Histon & Impington	25/00514/PRIOR (change of use to 11 dwellings)	0.18	11	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11
Land at and to the rear of 30 and 32 New Road, Over	Over	20/03254/OUT (demolition of two dwellings and erection of 44 new dwellings) and 22/01965/REM (demolition of two dwellings and erection of 44 new dwellings)	2.86	42	32	10	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	3
Land between 66-68 Common Lane, Sawston *	Sawston	S/2286/16/OL (up to 10 dwellings) and S/4787/18/RM (10 dwellings)	0.55	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10
Land between Haverhill Road and Hinton Way, Stapleford	Stapleford	20/02929/OUT (retirement care village) and 22/04303/REM (147 dwellings for older people)	24.00	147	129	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	0
Land rear of 130 Middlewatch, Swavesey *	Swavesey	S/1605/16/OL (demolition of a dwelling and up to 70 new dwellings) and S/1896/19/RM (demolition of a dwelling and 70 new dwellings)	2.80	69	-1	70	0	25	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70	70
Land north of 39A Station Road West, Whittlesford Bridge	Whittlesford	23/01150/FUL (demolition of dwelling and 48 new dwellings)	1.17	47	0	47	0	-1	8	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	47	47
Land south of 1b Over Road, Willingham *	Willingham	S/2921/15/OL (26 dwellings) and 21/00915/REM (26 dwellings)	0.92	26	0	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26	0
Small Sites (9 dwellings or less) already Under Construction at 31 March 2025	various	-	-	-	-	171	128	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171	171	43
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2025	various	-	-	-	-	335	34	84	117	67	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	335	335	301
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2025	various	-	-	-	-	166	0	17	42	58	33	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166	166	166
Total Unallocated Sites with Planning Permission				2,577	507	2,742	298	304	372	376	166	166	150	150	150	150	150	150	100	17	0	0	0	0	0	0	0	1,682	2,699	1,384
Land to the south of North End, Meldreth	Meldreth	25/00566/OUT (resolution to grant, up to 38 dwellings)	2.39	38	0	38	0	0	0	18	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	38
Total Unallocated Sites with Resolution to Grant Planning Permission				38	0	38	0	0	0	18	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	38
Windfall Allowance	various	-	-	-	-	-	0	0	0	0	137	224	240	240	240	240	240	240	240	240	240	240	240	240	240	240	0	361	3,721	361
Total Unallocated Sites and Windfall Allowance				2,615	507	2,780	298	304	372	394	323	390	390	390	390	390	390	390	340	257	240	240	240	240	240	240	0	2,081	6,458	1,783

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

Site Name and Address	Parish	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Bedrooms on Site (net)	Dwellings Equivalent (net)	Number of Dwelling Equivalents Built (net) (at 31.03.25)	Outstanding Dwelling Equivalents (net)	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045	Post 2045	Total: 2025 2031	Total: 2025 2045	Total in Five Year Supply: 2026 2031
Gracefield Nursing Home, St Neots Road, Caldecote	Caldecote	25/00524/FUL (extension including 2 additional bedrooms)	0.63	2	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
Former Hotel Felix, Whitehouse Lane, Cambridge	Girton	21/00953/FUL (demolition of buildings and new 80 bed care home) and 25/03681/S73 (pending, revised design, new 72 bed care home)	1.39	80	42	0	42	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	38
Girton College, Huntingdon Road, Girton	Girton	22/00887/OUT (student residential accommodation)	19.19	405	169	0	169	0	0	0	0	0	50	0	50	0	50	0	19	0	0	0	0	0	0	0	0	0	50	169	50
1 Edmund Close, Milton	Milton	24/03205/FUL (renovation of care home to provide accessible ensuite bedrooms)	0.08	-2	-1	0	-1	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1	-1
Total Unallocated Sites with Planning Permission				485	211	0	211	1	0	-1	38	0	50	0	50	0	50	0	19	0	0	0	0	0	0	0	0	0	88	207	87

Figure 2 of the GC HT & HLS Report 2026 is replaced with the following:

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

