

Site address: Land South of Station Road Pampisford (Site A)

Site area: 0.2ha

Proposed use: General industrial/research/commercial use



Figure 1: Site location (©Google Earth)



Figure 2: Draft Greater Cambridge Local Plan for consultation map

Land South of Station Road, Pampisford Road is submitted to the Greater Cambridge Call for Sites (January 2026) as a site with excellent potential for development.

The site is a 0.2-hectares and situated on the south side of Station Road, Pampisford.

The site is suitable and available for development purposes, and delivery is fully achievable within the early stages of proposed plan period. The site is available immediately and is under single ownership, ensuring a simplified path to delivery.

The site is perfectly positioned for general industrial/research/commercial use, and would act as a logical and sensitive extension to the adjoining light industrial park known as Solopark, and is located in very close proximity to Granta Park (to the east).

The site is well connected to the A11 and A505 road network.

A key strategic advantage is that the site is not located within the Green Belt. While much of the surrounding Southern Cluster is constrained by restrictive designations, this site offers an opportunity for immediate, unconstrained development that can support the region's need for specialised employment space.

The Land South of Station Road, Pampisford represents a logical location to grow commercial opportunities in the district. By allocating this site for general industrial/research/commercial use, the Council can support the wider employment needs of the area, in a location which does not require further Green Belt release. As an example, the landowner is in active discussions with an existing occupier on the Unity Campus in nearby Sawston who is seeking to relocate given the site is being redeveloped. This would provide an opportunity to rehouse an existing local business supporting the retention of existing local jobs.

The site itself is not subject to physical, environmental or heritage constraints that would affect development being deliverable. It is flanked on all sides by major roads and to the south by existing development. Any development would have limited visual impact.

In the event that the site is considered a suitable development option in the next stage of plan-making, the landowner will undertake environmental and technical assessments to support a potential allocation and future development of the site.