

Site address: Land North of Station Road Pampisford (Site B)

Site area: 1.3ha

Proposed use: General industrial/research/commercial use



Figure 1: Site location (©Google Earth)

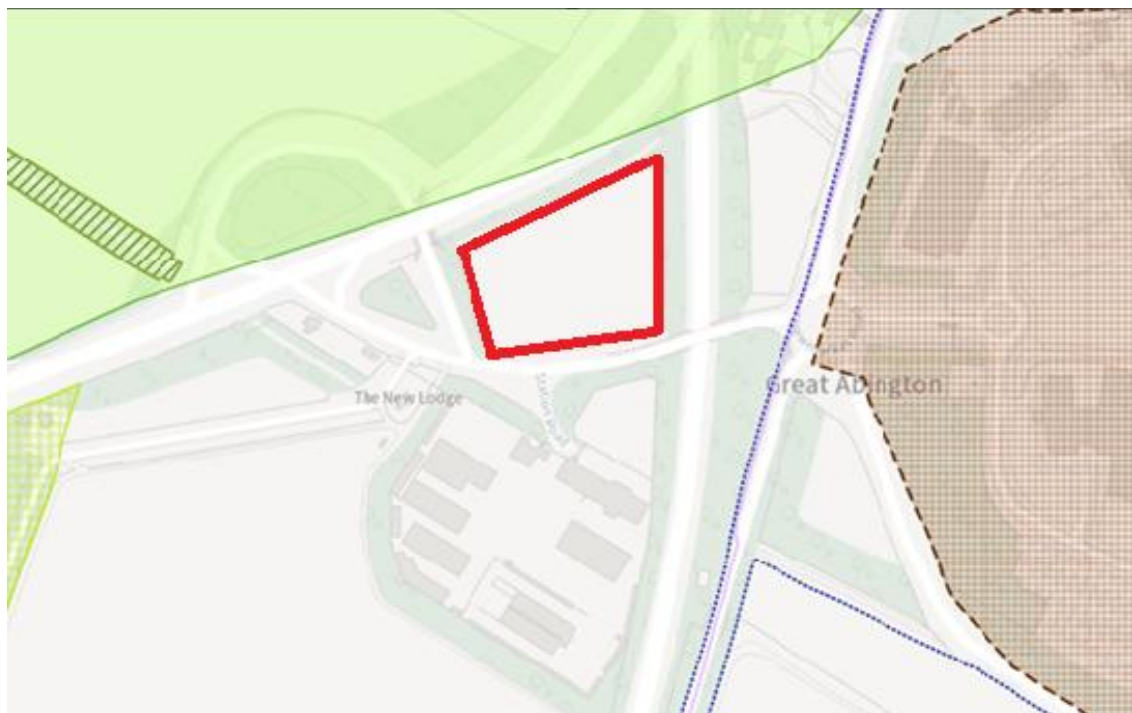




Figure 2: Draft Greater Cambridge Local Plan for consultation map

Land North 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 1.3-hectares and situated on the north side of Station Road, Pampisford.

The site is suitable and available for development purposes, and delivery is fully achievable within the early stages of the 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 given its proximity to the adjoining Solopark (which is fully occupied) and given proximity to Granta Park to the immediate east of the site.

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 North 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 ensure that there is adequate space for supporting uses (e.g. light industrial, mid tech) that supplement and support the wider life sciences ecosystem, as well as providing space for more traditional forms of industry, without the requirement for additional Green Belt release.

The site itself is not subject to physical, environmental or heritage constraints that would affect development being deliverable. It is flanked by the A11 to the east, and has road frontage on all sides. It is well screened by existing planting, minimising the visual impact of any development.

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.