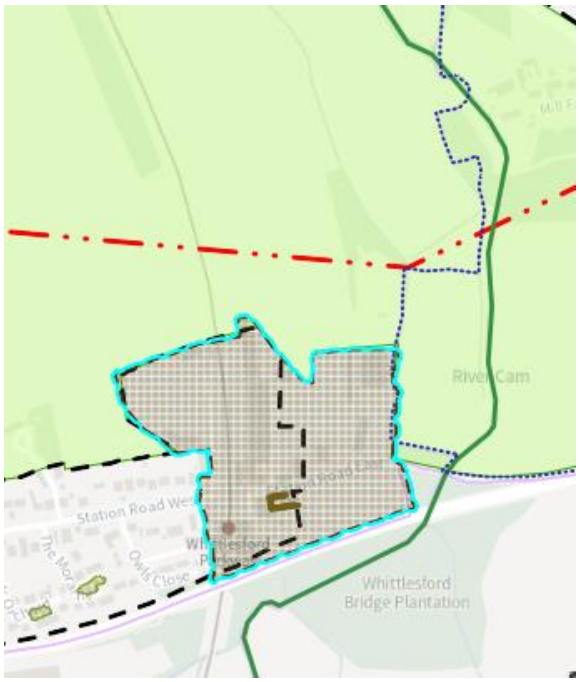
Site address: Land North of Whittlesford Parkway, Station Road (Eastern Approach), Whittlesford

Site area: c.3.10ha

Proposed use: Mixed use (commercial and residential)

Figure 1: Site location (©Google Earth)



Greater Cambridge Local Plan (Draft plan)	
Policy Name	Whittlesford Parkway Station Area, Whittlesford Bridge
Policy No.	S/AMC/WHD
Policy Area Sub Category	Area of Major Change
Plan	Greater Cambridge Local Plan 2025
Status	Draft Plan (2025)

Figure 2: Draft Greater Cambridge Local Plan for consultation map

Land North East of Whittlesford Parkway is submitted to the Greater Cambridge Call for Sites (January 2026) as a site with excellent potential for development.

The site is c.3.10 hectares and situated immediately north of the Whittlesford Parkway Station Policy Area. The site is suitable and available for development purposes, and delivery is fully achievable. It benefits from a dedicated farm access, which must be maintained in any scenario (including development of the land identified in Policy S/AMC/WHD).

The site is located immediately adjacent to the 'Area of Major Change' (Draft Policy S/AMC/WHD), which proposes a comprehensive, masterplan-led redevelopment of the Whittlesford Parkway Station. By incorporating this additional land, the Council can include the wider land holding and fully optimise the opportunity to develop the Area of Change.

A key strategic advantage is that the proposal aligns with the proposed NPPF updates (2025 consultation), which introduce focus on residential development around well-connected transport hubs, including a requirement to amend existing Green Belt boundaries to accommodate development in highly accessible locations, close to "well connected" rail stations.

While currently designated Green Belt, the site serves as a logical extension to the settlement edge and meets the new national criteria for sustainable growth which would support an extension to the proposed Area of Major Change.

The site offers an opportunity for immediate, high-density well-connected development, optimising land use to support the viability of the transport interchange and Area of Change. The site could also accommodate community uses as a supported in the Whittlesford Neighbourhood plan.

As the land would relate to Green Belt release, it is noted that Golden Rules would apply including 50% affordable housing, infrastructure improvements, and the creation of accessible green space. No specific proposals have been developed, but it is anticipated a mixed use development could come forward meeting the wider needs for housing and employment in Greater Cambridge, in conjunction with other land in the Area of Change, whilst providing community and other benefits for nearby residents.

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 and work alongside adjoining stakeholders.