

CASE STUDY
OCTOBER 2026



WRITTEN BY
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Turley

SPECIAL THANKS
for their assistance
and research

DEVELOPER
Cambridgeshire County
Council and Prologis

LOCATION
Francis Crick Ave,
Trumpington,
Cambridge CB2 0SL

www.cambridge-biomedical.com/future-plan/phase-3-4-cbc/



Read the article from
the UKPF website

Starter for 10: Cambridgeshire planning applications

In this piece of exclusive UKPF research, insight is given to the ten most significant (primarily of scale and mixed use) proposals happening in the Cambridgeshire region, which are in the planning application pipeline – in other words not under construction or occupied but at Pre App, Public Consultation or Formal Decision stage.

We make no apologies for being bold with our decisions and assumptions – please do challenge us and send your comments to info@ukpropertyforums.com

Cambridge Biomedical Campus expansion - Phases 3 & 4

The next stages of Cambridge Biomedical Campus look to deliver up to 2.4mn sq ft of new life science space across the 67-acre site. Intentions for the added space are centred around flexibility, as R&D and innovation space are core to the scheme. Connectivity will also prove key, with new infrastructure and connections for the Campus being considered including Cambridge South Station.



ARCHITECT
Cartwright Pickard

DEVELOPER
Cambridge City Council

LOCATION
Cambridge Guildhall,
Corn Exchange,
Market Square

[www.cambridge.gov.uk/
cambridge-civic-quarter](http://www.cambridge.gov.uk/cambridge-civic-quarter)



Read the article from
the UKPF website

DEVELOPER
The Hill Group and Homes
England

LOCATION
Land to the east of
(and including) Cambridge
City Airport

www.cambridgeeast.com



Read the article from
the UKPF website

Cambridge Civic Quarter Redevelopment

This £92 million revamp of Central Cambridge covers the Guildhall, Corn Exchange, and the Market Square, enhancing all three areas to allow for increased use of the areas, whilst maintaining their historic design, and improving sustainability elements with a commitment to 20 per cent net gain in biodiversity. With the plans for the Market Square having just recently seen approval, this scheme could prolong and improve the years ahead for some of Cambridges most essential cultural features. Also a winner at this year's (2026) EastProp Awards in the Future Project category.



Cambridge East

Situated on a 700-acre site recently acquired from Marshall Group in June by The Hill Group, this scheme aims to support the phased delivery of more than 10,000 homes, 3 million sq ft of commercial space, and approximately 9,000 jobs, with options like a regional training hub being considered for the site. Alongside this, the scheme could also stand to benefit from the proposed "Cambridge East Station", allowing workers greater connectivity to central Cambridge, London, Bedford and Oxford. This scheme when developed will change the development balance of Cambridge and allow the space for the City to grow.



ARCHITECT
Allies and Morrison

DEVELOPER
Trinity College

LOCATION
Milton Rd, Milton,
Cambridge CB4 0GQ

www.cambridge-sciencepark.co.uk



Read the article from
the UKPF website

DEVELOPER
Cambridge University

LOCATION
Eddington, Cambridge,
CB3 1BL

www.eddington-cambridge.co.uk



Read the article from
the Eddington website

Cambridge Science Park's new masterplan

Having been submitted in May earlier this year, this application looks to increase Cambridge Science Park's Gross Value Add (GVA) from £1 billion to more than £3bn. With expectations to increase built space up to approximately 8mn sq ft, and add around 20,000 high-skill life science jobs to the area, this application has the potential to cement the park as a central point for the UK's Silicon Valley.



North West Cambridge - Eddington (Expansion Plans)

A scheme put forward by University of Cambridge, this aims to add up to 3,800 homes to the existing Eddington neighbourhood, with a 50 per cent affordable housing provision for university key workers, as well as accommodation for over 1,600 students. The approved outline application also looks to add up to 100,000 sq m of employment space, making this an all-encompassing phased expansion that will strengthen the universities (and Cambridges) housing viability for students and workers.



ARCHITECTS
Mole Architects,
Atkins Réalis

DEVELOPER
Homes England (phases
two and three)

LOCATION
Northstowe,
Cambridgeshire

www.northstowe.com



Read the article from
the UKPF website

ARCHITECTS
Mcgregor Smith

DEVELOPER
Pioneer Group

LOCATION
Grafton Centre, Fitzroy
St, Cambridge CB1 1PS

[www.graftoncentre
regeneration.co.uk](http://www.graftoncentre
regeneration.co.uk)



Read the article from
the UKPF website

Northstowe – Expansion Plans

Comprised mainly of four approved outline planning permissions - alongside two smaller approved applications - the whole Northstowe scheme will form a new town of up to 10,000 homes once all phases have been delivered. The first phase is near completion, and comprises 1,500 dwellings, alongside a school and a community building, with all residential buildings now completed, and many of them have occupiers. The remaining phases make up nearly 9,000 dwellings, and most recently an application for a town hub has been submitted.



Grafton Centre, Cambridge

With approval having arrived in February 2024, this regeneration project is expected to create around 2,000 jobs, and looks to not only improve retail facilities, but create a leisure centre and hotel, and supplement the site with 510,000 sq ft of life science space. The interest with this scheme lies with the supplementation of the life sciences space, as it stands to regenerate a previously successful site with a new purpose, whilst still supporting its original offerings.



DEVELOPER
Turnstone Estates

LOCATION
Land near Milton Park & Ride, Cambridge

www.turnstoneestates.com/project/cambridge-milton-park



Read the article
from their website

DEVELOPER
Urban&Civic

LOCATION
Waterbeach,
Cambridge CB25 9PA

www.waterbeachwb.co.uk/whats-coming-next/



Read the article from
the UKPF website

Turnstone's £200mn employment park, Cambridge

Having only recently seen progress towards planning proposals, this scheme looks to bring forward a mixed employment site across 43 acres, with around 350,000 sq ft of employment space in total. Adjacent to the Milton Park & Ride, which has buses every 10 minutes going to and from Cambridge city centre, Turnstone - who are in a promotion and option agreement with the Ely Diocesan Board of Finance (EDBF) - have an immense amount of potential for their site.



Waterbeach New Town Western Parcel (Phase Two)

This proposal builds upon the successful first phase of Waterbeach New Town - a 1,600-home development built upon a site previously utilised as RAF barracks - and looks to add up to 2,700 homes as part of a wider approved outline application for 6,500 homes. Additionally, the second phase looks to add a community centre, a library, parks, shops as part of a new town centre, and three new schools, alongside other amenities. With pre-established transport links, upon completion this scheme could offer an extremely viable option for Cambridge's workforce.



ARCHITECT
Gensler

DEVELOPER
Urban&Civic, Wellcome

LOCATION
Wellcome Genome
Campus, Hinxton, Saffron
Walden CB10 1SA

[www.wellcome
genomecampus.com/](http://www.wellcomegenomecampus.com/)



Read the article from
the UKPF website

Wellcome Genome Campus - The Masterplan

This ambitious expansion saw outline permission in 2020, and looks to create 1.6mn sq ft of space for R&D, labs, and offices, as well as 1,500 homes for workers and families. Other amenities would also be provided, including a Nuffield Health centre, who have recently partnered with Wellcome. Across all works the campus would grow from 125 to 440 acres, and add up to 6,000 jobs.



Honourable Mentions >

**The projects that did not make the
list (but maybe should have!)**

DEVELOPER
Juniper Propco

LOCATION
Bourn Airfield St
Neots Road Bourn
Cambridgeshire



Read the article
from their website

DEVELOPER
CC PROJECTS

LOCATION
Land At High Flyer Farm
North Of Apollo Chase Ely



Read the article
from their website

Bourn Airfield

Outline planning permission was granted for a new mixed-use village comprising residential development of approximately 3500 dwellings mixed uses comprising employment retail hotel leisure residential institutions education community facilities open space including parks ecological areas and woodlands. Since then, several discharge of condition and non-material amendments applications have been submitted, with the first Reserved Matters application for 'enabling works' approved in May 2026. Now that the highways infrastructure has been approved, it is expected that Reserved Matters applications will begin to come forward for each of the different parcels of development in phases.



Highflyer Farm North

As part of the growth strategy for East Cambridgeshire, a planning application is currently pending consideration for mixed use development consisting of residential development of up to 1,607 dwellings, an extension to Ely Country Park, flexible employment use and the demolition of modern agricultural buildings. The proposals represent the final phase of the wider ELY1 allocation and have been developed to complete the planned sustainable urban extension to the north of the city in a coordinated manner, structured by the landscape framework.

