BIDWELLS

GREY BELT ASSESSMENT
LAND NORTH OF MILL LANE, SAWSTON, HELAA SITE ID: 40341

Quality Assurance

Site name:	Land to the North of Mill Lane, Sawston
Client name:	Northwest Biotherapeutics Capital Limited
Type of report:	Grey Belt Assessment
Prepared by:	Sam Gerry Senior Planner BA (Hons) MSc MRTPI
Signed	
Date	23/09/2026
Reviewed by:	Rob Hopwood Partner BA (Hons) BTP MRTPI
Signed	
Date	24/09/2026

SMARTER PLANNING CHAMPION

Table of Contents

1.0	Introduction	1
2.0	Grey Belt Definition	3
3.0	Green Belt Contribution	4
4.0	Case for Green Belt / Grey Belt Release	10
5.0	Conclusion and Summary	15

Appendix A

GREEN BELT ASSESSMENT - METHODOLOGY

1.0 Introduction

1.1 This Grey Belt Assessment has been prepared by Bidwells on behalf Northwest Biotherapeutics Capital Limited pursuant to the Regulation 19 Consultation of the Greater Cambridge Local Plan (GCLP). In the first instance this report considers whether the Land north of Mill Lane, Sawston ('the Site') can be considered Grey Belt, as defined within the NPPF (2024) for the purposes of plan making and the NPPF (2026) for the purposes of decision making. This assessment will consider two matters in relation to the 'grey belt' provisions introduced in the NPPF (2024):

- Whether the site falls within the definition of grey belt set out in the glossary in the NPPF Annex 2; and
- Whether the development can meet the test set out in the NPPF paragraph 155.
- Consideration of the Site's grey belt status within the Greater Cambridge Local Plan Regulation 19 Evidence Base

1.2 Following an assessment of the Site's grey belt status the Report considers the case for Green Belt / grey belt release with the emerging GCLP and identifies that the Site represents a suitable grey belt site that should be released from the Green Belt to meet the housing needs of Greater Cambridge across the forthcoming plan period.

1.3 This Report should be read alongside the following documents which are also submitted in support of the Representations:

- Planning Representations – Prepared by Bidwells
- Site Suitability Assessment – Prepared by Bidwells
- Housing Needs and Supply Matters Report – Prepared by Bidwells

The Site

1.4 The Site is located within the administrative boundary of South Cambridgeshire District Council and lies within the designated Cambridge Green Belt.

1.5 The Site is situated to the west of the village of Sawston south of Cambridge City. It covers approximately 6.83 hectares of agricultural land, which is divided into two fields by a dense tree belt.

1.6 The site is bounded:

- To the north by a neat hedgerow beyond which is rural land.
- To the south by Mill Lane and the residential area around Winter Field Way and New Road.
- To the east a tree belt and hedgerow beyond which are playing fields.
- To the west by a hedgerow and tree belt that run along the A1301.

1.7 The existing vegetation creates a strong peripheral edge, albeit this is not consistent as it disappears along Mill Lane and is less dense along the residential area to the south.

1.8 Access to the two parcels within the Site is currently from the adjacent fields to the north. A major road infrastructure (A1303) and tree belts define the western and northern edges, reducing the Site's visual and functional continuity with the wider Green Belt.



Figure 1: The Site Location

2.0 Grey Belt Definition

2.1 In determining whether the site constitutes 'grey belt', there are several tests that would need to be met, as set out within NPPF (2026) and clarified through the Green Belt Planning Practice Guidance ('PPG') published in February 2025.

2.2 The definition of grey belt, as set out in the Glossary (Annex B) of the NPPF is:

***'Grey belt:** For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in policy GB2.'*

2.3 A detailed methodology for appraising whether the site is grey belt is set out in Appendix A.

2.4 It is noted the definition of grey belt was updated in the 2026 NPPF which principally removed reference to footnote 7 designations given this footnote has been removed entirely from the NPPF (2026). However for avoidance of doubt it is confirmed the Site does not constitute land within, or contain areas or assets listed in Footnote 7 (other than Green Belt) of the NPPF December 2024.

3.0 Green Belt Contribution

3.1 The definition of grey belt notes it to be any land within the Green Belt that 'does not strongly contribute to any of purposes (a), (b), or (d)'. These purposes relate to:

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns from merging into one another; and

d) to preserve the setting and special character of historic towns.

3.2 Paragraph 005 of the Green Belt PPG provides some guidance on how to assess the contribution of Green Belt land towards purposes (a), (b) and (d).

Council's Evidence Base

3.3 To inform this assessment Bidwells have reviewed the *Greater Cambridge Green Belt Assessment: Review Following Changed to National Policy and Guidance* (2026) which forms part of the Regulation 19 Local Plan Evidence Base to help determine whether the site makes a strong contribution to Green Belt purposes (a), (b), and (d). This assessment has been supplemented by our professional judgement.

3.4 The Greater Cambridge Green Belt Assessment (LUC, 2026) evaluated the site as Parcels SA20 and SA21 (refer to Figure 3). This assessment was carried out prior to updates to the Green Belt Planning Practice Guidance (PPG).

3.5 The Assessment interprets the five purposes of the Green Belt set out in the National Planning Policy Framework (NPPF) and translates them into three specific purposes tailored to the Cambridge Green Belt. The relationship between the Cambridge-specific purposes and the NPPF purposes is as follows:

Table 1: Inter-relationship between Cambridge purpose and NPPF purposes

CAMBRIDGE PUPOSE	NPPF PURPOSE
1. Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre,	a) To check the unrestricted sprawl of Large built-up areas.
2. Maintain and enhance the quality of its settings	c) To assist in the safeguarding of the countryside from encroachment, and d) To preserve the setting and special character of historic towns.

3. Prevent communities in the environs of Cambridge from merging into one another and with the city	b) To prevent neighbouring towns merging into one another.

3.6 **Therefore, to be considered "grey belt", the site must not score significantly in all three purposes of the Cambridge Green Belt** (emphasis added).

3.7 The Assessment identifies the site's contribution to the three Cambridge Green Belt purposes, as summarised in table 2 and figure 3 below.

Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

- SA20 Contribution: Limited/No contribution - Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Sawston. It therefore makes no contribution to Cambridge Purpose 1.
- SA21 Contribution: Limited/No contribution - Land is not close enough to the main urban area of Cambridge to be associated with it; the land is closely associated with the settlement of Sawston. It therefore makes no contribution to Cambridge Purpose 1.

Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

- SA20 Contribution: Moderate - Land comprises open farmland that has a strong distinction from the edge of Sawston and therefore has a strong rural character. This contributes to a rural landscape setting experienced on approach to the city from the south along the A1301. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.
- SA21 Contribution: Limited/No contribution - Land has a moderate distinction from the edge of Sawston, meaning it has some relationship with the inset area. However, it has a use (sports pitches) to the east that associates it with the inset area and weakens its rural character. It does not form or contain any features/aspects that contribute to the quality of Cambridge's setting. Overall, the parcel makes a limited contribution to Cambridge Purpose 2.

Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

- SA20 Contribution: Relatively limited - Land is open and is peripheral to a moderate gap between Sawston and Whittlesford. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 3.
- SA21 Contribution: Moderate - Land is open and lies in a moderate gap between Sawston and Great Shelford, but there are some significant separating features including woodland belts and the River Granta. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

3.8 In light of the above assessments, the Council concluded that:

'Parcel SA20 makes a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Sawston, would be moderate'.

'Parcel SA21 makes a moderate contribution to preventing communities in the environs of Cambridge from merging with one another, and a limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Sawston, would be low'.

Table 2: Summary of the Council's Assessment

REF	P1 CONTRIBUTION	P2 CONTRIBUTION	P3 CONTRIBUTION	HARM
SA20	Limited/ No Contribution	Moderate	Relatively Limited	Moderate
SA21	Limited/ No Contribution	Limited/ No Contribution	Moderate	Low

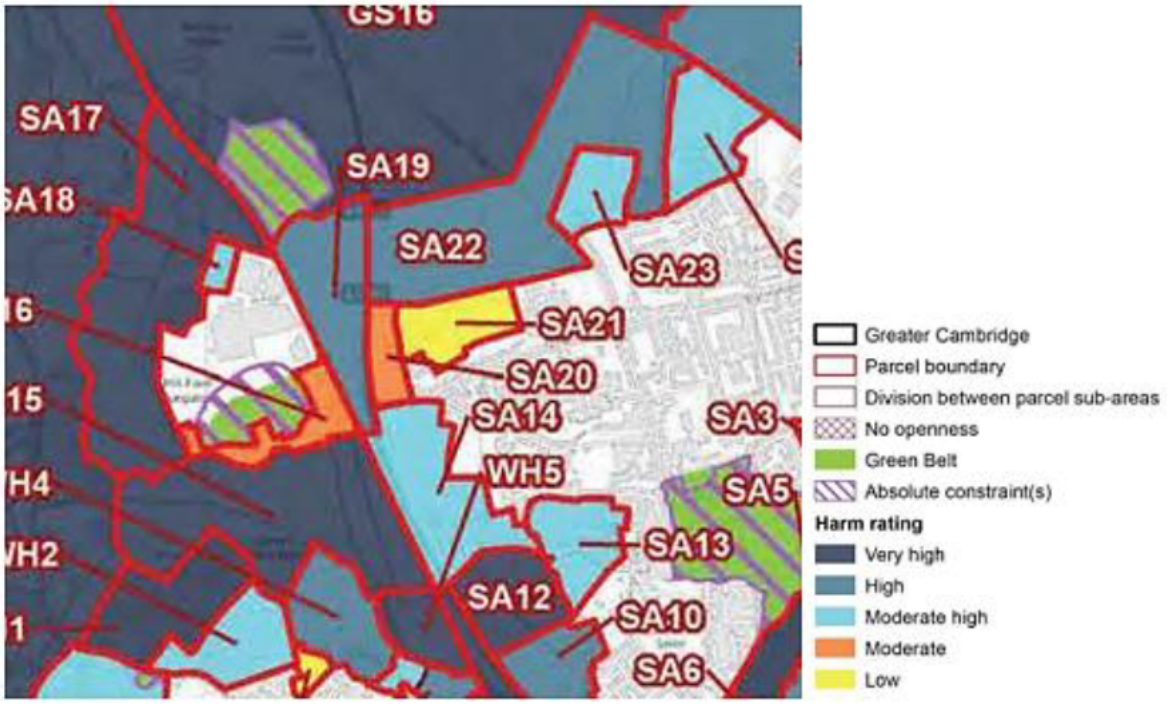


Figure 3: Site overall harm score if removed from Green Belt

3.9 In addition to this, the Assessment accounts for updates to National Policy and Guidance and conducts a full review of the Green Belt to identify grey belt land within the Authority. Owing to the above assessment of Parcels SA20 and SA21 by the Authority both parcels are identified as 'Provisional grey belt – Weak contribution to purpose D' confirming the Site's grey belt status:

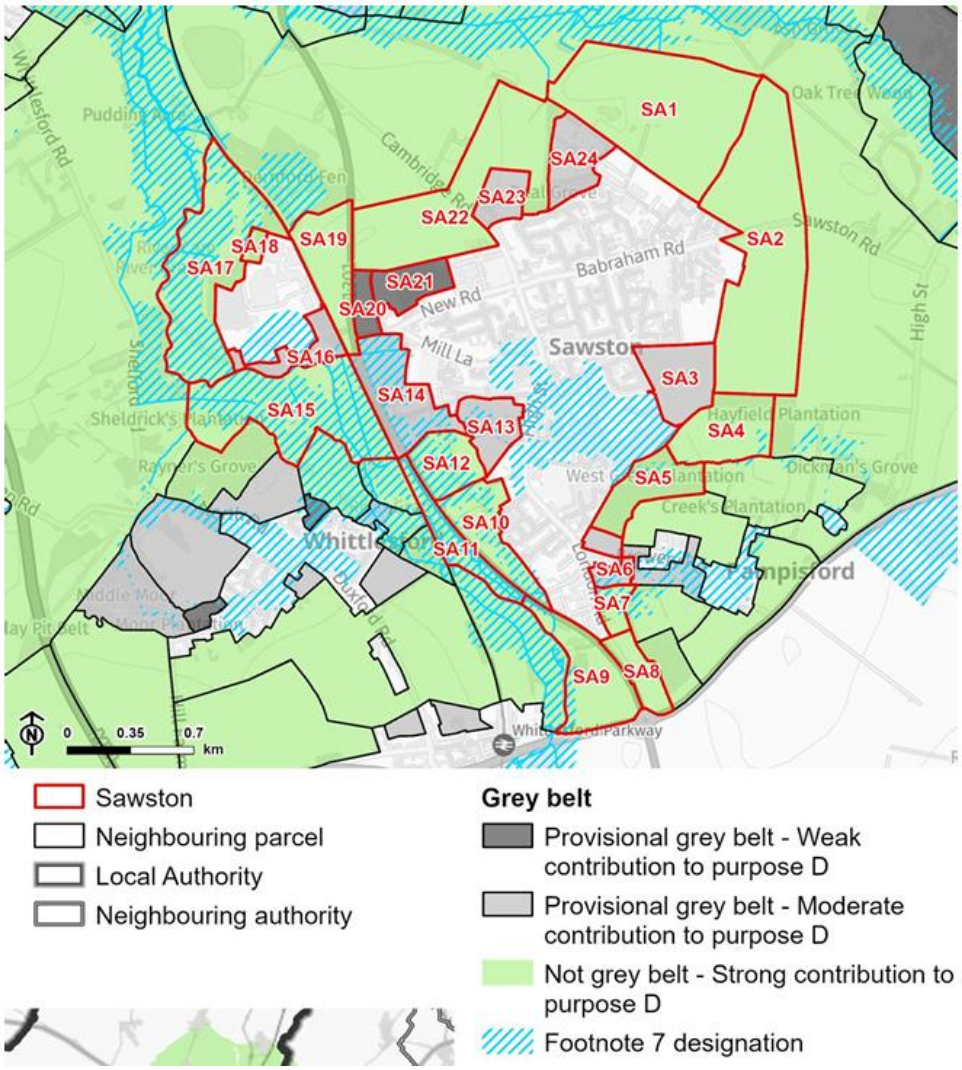


Figure 4: Sawston Grey Belt Map

3.10 It is hence confirmed within the Council's evidence base that the Site is by definition grey belt and is note affected by any designations identified under the former footnote 7 (except Green Belt).

3.11 In addition to reviewing the Council's Green Belt Study, Bidwells has independently assessed the site's contribution to Green Belt purposes based on the Council's Green Belt Assessment. This assessment is summarised in the table 3 below.

Table 3: Bidwell's Assessment of the Site

PURPOSE	COMMENTS	STRONGLY CONTRIBUTING?
Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre	The site is related both visually and physically to the existing built form of Sawston. The site is not associated with the urban area of Cambridge city. It does not form part of the historic core or the wider historic setting of Cambridge City. In our view, a high-quality development within a well-connected location like Sawston would support Cambridge's dynamic growth and would not undermine the Green Belt purpose of preserving the unique character of Cambridge. We agree with the conclusions of the Council's Green Belt Assessment which concludes that the site makes no contribution to Purpose 1.	Does not contribute
Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting	The site is located south of Cambridge City in the village of Sawston, rather than a town. The site is not located within Sawston's conservation area and site lies outside the area that makes a meaningful contribution to the historic setting of Cambridge city. We disagree with the conclusions of the Council's Green Belt Assessment, which pre-dates recent clarifications in the Planning Practice Guidance (PPG). Accordingly, we disagree with the Council's interpretation of the sites function of Green Belt under purpose 2 for SA20. In our view that whilst the land comprises open farmland at the edge of Sawston, the site is visually connected by adjacent developments including A1301 bypass, existing residential area, and community facilities which strengthens its connection to the village. Development of the site would therefore not appear as an incongruous form of development. We support the Council's assessment for SA21 of this Green Belt purpose, which finds that the sites landscape role is limited and has a weakened	Does not contribute

	contribution to the openness and character of the Green Belt. Accordingly, the site does not perform a significant Green Belt role under Purpose 2.	
Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city	The site is situated adjacent the established built form of Sawston. The site lies in a moderate gap between Sawston and nearby settlements with significant separating features including woodland belts and the River Granta. As such, it does not compromise the strategic separation provided by the surrounding Green Belt land. The A1301 and established tree planting creates a high degree of enclosure, reducing the site's openness. Importantly, the A1301 creates a clear physical and visual boundary separation between Sawston and neighbouring villages. We disagree with the conclusions of the Council's Green Belt Assessment for SA21, which pre-dates recent clarifications in the Planning Practice Guidance (PPG). The site is located within a village rather than a town, adjacent to the existing built form. In our view, development of the site would not undermine the Green Belt purpose of preventing settlement coalescence and would preserve the distinct character of both Sawston and surrounding settlements.	Does not contribute

3.12 These factors, combined with limited environmental and landscape designations, suggest the site exhibits clear "grey belt" characteristics in landscape terms.

3.13 As demonstrated above, the site does not contribute towards purposes (a) of the Green Belt and does not contribute strongly to purpose (b) and (d). Therefore, in the context of the Grey Belt definition, the site does not strongly contribute to any of purposes (a), (b), or (d). As a result, the site would meet the NPPF's definition of Grey Belt.

4.0 Case for Green Belt / Grey Belt Release

4.1 This section of the Report has been prepared in light of and in response to the Regulation 19 Consultation of the GCLP which is being undertaken between 3rd August – 25th September 2026. It sets out a consideration of whether Greater Cambridge need to consider the release of Green Belt / grey belt sites to meet their housing needs and in turn the case for the Site to be prioritised for release from the Green Belt.

4.2 It is acknowledged that whilst the NPPF (2026) is now the relevant material consideration in the determination of applications the Greater Cambridge Local Plan will be examined against the NPPF (2024) should it be submitted for examination by 31st December 2026. As such this section of the assessment consider the case for release and allocation of the Site in accordance with the NPPF (2024).

National Policy Context

4.3 Paragraph 145 (NPPF, 2024) notes once established Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through updating of plans. Paragraph 146 confirms that exceptional circumstances include, but are not limited to, instances where an authority cannot meet its identified need for homes, commercial or other development through other means.

4.4 In terms of setting out the sequential approach to release of Green Belt Paragraph 148 confirms that where necessary to release Green Belt land plans should give priority to previously developed land, grey belt which is not previously developed and then other Green Belt locations. However, the paragraph also notes that when reviewing Green Belt boundaries the need to promote sustainable patterns of development should determine whether a site's location is appropriate, with particular regards to paragraphs 110 and 115 of the Framework. It is also confirmed within the paragraph that strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

Greater Cambridge Local Plan Evidence Base

4.5 The Greater Cambridge Local Plan Sustainability Appraisal (2026) ('the SA') accounts for the growth scenarios and development strategies tested as part of the preparation of the Regulation 19 Local Plan and sets out this included an assessment of whether releasing Green Belt land should form a part of the development strategy. the SA concludes that general development needs (identified need for 48,069 homes and 73,248 jobs across the plan period) alone does not justify the 'exceptional circumstances' required by national policy to justify a strategic release of Green Belt Land.

4.6 In terms of why Green Belt release was discounted The Development Strategy Topic Paper: Appendix 1 – Strategic Growth and Spatial Options Review accounts that in considering the needs of the Authority can be met without Green Belt release Green Belt release is further discounted due to the following reasons:

- Identified severe harm to historic setting and character of Cambridge;
- Environmental sensitivities;

- Extended lead in-times typical of Green Belts; and
- Market competition meaning Green Belt release would deliver similar housing products in similar areas leading to market saturation

4.7 The Authority further confirm they do not consider the tests against paragraph 147 of the NPPF (2024) are met to justify Green Belt release nor against the Calverton Test Framework which considered the strategic need, inherent constraints and the existence of sustainable alternatives.

Case for Site Release

4.8 These representations are supported by the Housing Needs and Supply Matters Report prepared by Bidwells which considers the proposed growth strategy within the plan and whether this is considered sufficient to meet the needs of Greater Cambridge across the plan period.

4.9 Greater Cambridge occupies a unique position within the national economy as one of the UK's most significant knowledge-based growth centres. The Government has established both the Cambridge Growth Company and the Greater Cambridge Development Corporation specifically to unlock and accelerate growth, whilst the Housing Needs and Supply Matters Report identifies that the Cambridgeshire and Peterborough Combined Authority (CPCA) Local Growth Plan (2025) seeks to triple the size of the sub-regional economy by 2050. The evidence demonstrates that achieving these ambitions will require housing delivery substantially above the Standard Method figure (which the strategy currently broadly aligns with), with CPCA concluding that at least 59,409 homes are required over the plan period. The proposed requirement of only 48,069 dwellings therefore risks acting as a direct constraint on economic growth contrary to national policy objectives and that of the Combined Authority.

4.10 The Report further demonstrates that the housing requirement proposed by the GCLP represents only the minimum level of housing need derived through the Standard Method and does not appropriately account for economic growth aspirations. The report identifies a range of evidence suggesting significantly higher housing needs, including the Local Growth Plan and the Government backed Case for Cambridge (2024). In these circumstances, limiting growth to the minimum Standard Method figure cannot be justified when national policy explicitly encourages authorities to consider planning for higher growth where this supports economic objectives.

4.11 A further exceptional circumstance arises from the severe affordability challenges experienced across Greater Cambridge. The evidence identifies a need for approximately 1,636 affordable homes per annum across the area, equivalent to around 71% of the annual housing requirement proposed by the Plan. It is evident that such levels of affordable housing need cannot be effectively addressed without increasing overall housing supply. National Planning Practice Guidance specifically requires authorities to consider whether increasing housing delivery could assist in meeting affordable housing needs. The emerging GCLP does not adequately address this issue and consequently fails to respond to one of the most pressing social challenges facing the area.

4.12 Importantly, the evidence also demonstrates that the Plan's housing supply is insufficient and overly reliant on a small number of large strategic sites with optimistic delivery assumptions. Once unrealistic trajectories, inappropriate windfall assumptions and other supply-side risks are taken into account, the available evidence suggests that actual supply may be significantly below that claimed by the Council. Historic delivery performance across Greater Cambridge also shows a consistent pattern of delays and over-estimation of delivery rates on strategic allocations. In these circumstances, reliance upon the existing strategy without identifying additional allocations would create a substantial risk that housing needs will not be met.

4.13 Taken together, these factors establish a compelling case for the release of additional Green Belt and Grey Belt land. The need to support nationally significant economic growth, address acute affordability pressures, rectify an inadequate housing requirement and provide resilience within the housing supply collectively constitute exceptional circumstances of a scale rarely encountered in plan-making. The evidence demonstrates that without additional allocations, the GCLP will be unable to satisfy its objectively assessed needs, support local and national economic ambitions or maintain an effective housing land supply.

4.14 Accordingly, we contend exceptional circumstances exist as per paragraph 146 of the NPPF (2024) which should necessitate a review of the Green Belt and subsequent allocation of suitable and sustainable grey belt sites. In the absence of such modifications, the Plan will not be positively prepared, justified, effective or consistent with national policy.

4.15 As detailed in the Site Suitability Report we contend the Site represents a highly sustainable and suitable grey belt site that can deliver housing early in the plan period to assist Greater Cambridge in releasing its growth ambitions.

Golden Rules

4.16 It is acknowledged that should the Site be released from the Green Belt through the local plan and subsequently allocated for development when a future application comes forward the relevant national policy material consideration with be the NPPF (2026).

4.17 Policy GB8 (Golden Rule) of the NPPF confirms that where major development involving the provision of housing is proposed on land released from the Green Belt though plan preparation or review all the following contributions (Golden Rules) should be made:

a) *Affordable housing which reflects either:*

   I. *Development plan policy requirements for major development on land within or released from the Green Belt (as established under policy HO5(1)(a)(ii)); or*

   II. *Unit such policies are in place, a contribution which is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of a 50%[44]. In the absence of a preexisting requirement for affordable housing, a 50% affordable housing contribution should apply by default.*

b) *Necessary improvements to local or national infrastructure; and*

c) *The provision of new green space, or improvements to existing green space, which is accessible to the public. New residents should be able to access good quality green spaces within a short walk of their homes, whether through on-site provision or through access to offsite spaces. This provision should:*

   I. *Make a positive contribution to the landscape setting of the development;*

   II. *Support nature recovery; and*

   III. *Meet local standards for green space provision where these exist in the development plan. Where no locally-specific standards exist, development*

proposals should meet national standards relevant to the development (these include Natural England's standards on accessible green space and urban greening factor and Green Flag criteria). Where land has been identified as having potential for habitat creation or nature recovery within Local Nature Recovery Strategies, proposals should contribute towards these outcomes.

4.18 Each of the above contributions in relation to development potential of the Site are considered below:

a) Affordable housing

4.19 It is acknowledged the Greater Cambridge Local Plan Regulation 19 policy S/GB sets out development in the Green Belt will accord with the NPPF and Golden Rules within – as such rendering an affordable housing requirement of 50% for major residential development proposals.

b) Necessary improvements to local or national infrastructure

4.20 As set out in the supporting Vison Document (**Appendix A** of the Site Suitability Report) development of the Site would offer the opportunity to deliver appropriate infrastructure within the Site such as footpaths and formal and informal open space.

4.21 Appropriate contributions towards local infrastructure could also be sought via a S106 contribution which would be secured via the application process of any future planning application.

c) The provision of new green space or improvements to existing green space

4.22 The Framework Masterplan (located in the Vision Document) identifies the emerging vision for the Site would deliver 3.52ha of open space, which equates to 51% of the Site. Open space provision would consist of dedicated formal play space, alongside informal open and recreational space integrating a network of footpaths throughout the Site to ensure pedestrian access to green spaces is provided.

Summary of Case for Green Belt / grey belt

4.23 This section has set out the requisite argument for the Site's release from the Grey Belt and allocation within the emerging Local Plan. We contend there is an unmet need and the relevant policy tests set out within the NPPF (2024) are triggered to constitute a review of the Green Belt and allocation of additional sites for residential development to ensure both a sustainable and ambitious spatial strategy.

4.24 In light of the above it is considered the Authority are likely to need to consider sites within the Green Belt in sustainable locations to release from the Green Belt and subsequently allocate to meet the housing needs of the Authority. It is also confirmed that should the Site be released for allocation it is capable of meeting the Golden Rules as required by the NPPF.

5.0 Conclusion and Summary

5.1 For the reasons set out above, the site constitutes grey belt in accordance with the NPPF (2026) and the Green Belt PPG (2025).

5.2 The case has also been set out that we consider it likely the Authority have undercooked their needs for residential development within the forthcoming plan period and suggest it is likely a full review of the Green Belt boundaries should be undertaken, with priority (following previously development land) being given to grey belt sites within the Green Belt, such as the Site.

5.3 It is hence recommended the Site is allocated and released from the Green Belt.

APPENDIX A
GREEN BELT ASSESSMENT - METHODOLOGY

GREY BELT ASSESSMENT	
Does the site comprise previously developed land?	No
Does the site constitute land within, or contain areas or assets listed in Footnote 7 (other than Green Belt) of the NPPF?	No
CONTRIBUTIONS TO THE GREEN BELT	
Purpose	**Bidwells Assessment**
Purpose a) to check the unrestricted sprawl of large built-up areas.	Does not contribute
Purpose b) to prevent neighbouring towns from merging into one another.	Does not contribute
Purpose d) to preserve the setting and special character of historic towns.	Does not contribute
Conclusion on Step 1 – The Site is Grey Belt	
Paragraph 155 Assessment	
a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.	Given the site's location, it is considered that development would not fundamentally compromise the overall purposes of the remaining Green Belt.
b) There is a demonstrable unmet need for the type of development proposed.	The site represents an appropriate location for residential development, and aligns with well with the surrounding uses.

c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework.	The Site is considered to be in a sustainable location, given its proximity to a range of key services within walking distance. It also benefits from access to regular bus services connecting Sawston to Cambridge enhancing its overall connectivity and accessibility.
d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157.	The site has the ability to meet the 'Golden Rules'
Conclusion on Step 2 – The proposal is able to comply with paragraph 155, including the Golden Rules and therefore, can considered to be not inappropriate development and thus, there is no Green Belt harm.	

BIDWELLS

Bidwells is a trading name of Bidwells LLP,
a limited liability partnership, registered in
England and Wales with number OC344553.
Registered office: Bidwell House,
Trumpington Road, Cambridge CB2 9LD