



# Grange Farm

**Delivery of a New Community**

18 July 2025

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## Executive Summary

This report has been prepared by Redfern Estates and No. 6 Developments, working with the landowners (The Pampisford Estate) of land at Grange Farm, a 195 hectare arable farm to the north of Great and Little Abington, South Cambridgeshire.

This land has important potential for a significant new settlement, residential led, but with a mix of uses to create a truly sustainable new community – with education, healthcare provision, green space and public transport/active travel connections to some of Greater Cambridge’s key employment clusters. This proximity to employment creates a huge opportunity for putting a range of housing typologies and tenures precisely in the right place, meeting the needs of the Cambridge Southern Cluster, in a truly sustainable location. We also anticipate the site will have a role in providing complementary employment to meet the wider needs of the Cambridge cluster, such as mid tech, last mile logistics etc given its strategic location.

Grange Farm is located outside of Cambridge’s Green Belt, and with direct access onto the A11, immediate proximity to the southern cluster of research institutes and science parks and a very short distance from the proposed Travel Hub serving the Cambridge South East Transport (CSET) rapid transit corridor which will connect communities to the south of Cambridge with the Biomedical Campus.

The document has been prepared in response to conversations held with GCSP officers who have raised questions about how the landowner intends to bring forward its legacy style project; and in light of that, the expected delivery timetable, in particular focussed on the anticipated housing trajectory.

The report outlines the landowner vision (section 2), and drawing on research and best practice sets out the proposed route to ensure timely delivery of the project in the years ahead (sections 3, 4 and 6), drawing on lessons learned from other projects, and the factors that affect delivery rates, and the quality of place created (section 5).

In response to the questions raised by GCSP officers, **the focus of this paper is on anticipated rates of housing delivery, and sets out a case that the scheme of c. 4,750 dwellings will be built out over a period of 14 years (anticipated between 2030 and 2044), with a peak annualised delivery rate of 425 dwellings per annum.**

**The report also considers the potential delivery trajectory (section 7) of an enlarged New Town proposal of c. 8,000 dwellings, with all supporting community and social infrastructure. This shows that around 4,750 dwellings could be delivered in the plan period to 2045 (as above) with latter phases continuing to be built out until around 2056.**

The principal landowner, The Pampisford Estate, is passionate about, and committed to, the creation of a community all can be proud of: occupants, local government, neighbours and builders. This report sets out the next steps to realising this vision and ambition in a way that would be quite unmatched in our region.

We very much look forward to joint working with Greater Cambridge Shared Planning and other key stakeholders to bring forward this very special opportunity.

## 1. Introduction and Purpose

- 1.1. Grange Farm has previously been put forward as a candidate site through the Call for Sites.
- 1.2. This submission sets out the landowner intentions to assure GCSP how they will ensure timely delivery of the scheme.
- 1.3. The document sets out the following:
  - A clear vision, articulated by the landowner (Section 2)
  - A delivery strategy – setting out how the landowner will take forward its ambitions and ensure these are captured in any partnership arrangements to deliver the project ambitions, both through a Master Developer Partner (MDP) and joint venture agreements with serviced plot housebuilders (section 3)
  - Housing typologies and tenures – taking account of the site's special qualities and characteristics, and overview of the anticipated housing typologies and tenures, located so close to Greater Cambridge's key employment clusters, will ensure rapid delivery (section 4)
  - The above is derived having regard to published evidence on delivery rates (Section 5) and based on market knowledge and experience.
  - The above is consolidated into a proposed Delivery Trajectory (Section 6) for Grange Farm (4,750 dwellings) or an expanded New Town proposal (8,000 dwellings) (Section 7).
- 1.4. Through working with the land agent Redfern Estates, and development and planning advisors No.6 Developments the landowner has been able to illustrate their aims whilst having the confidence that these objectives are realistic, deliverable and achievable.

## 2. Landowner Vision

2.1. This section of the report sets out the vision of The Pampisford Estate.

### Overview

2.2. The Grange Farm development is to be a beautiful community of homes, schools, shops, work spaces and interspersed by green parks and avenues of trees set into gently undulating chalk hills.

2.3. The landscape determined masterplan will define the settlement as sustainable by providing for residents' daily needs within walking distance, reducing dependency on cars and by facilitating vehicle free access to Cambridge's employment centres. The generous open parkland and green corridors will embrace the community providing a tonic for mental and physical health. A mix of home sizes, densities and tenures will secure a diverse, mixed income, socially inclusive community.

2.4. The village architect will bring this vision to life in our masterplan, design code and street manual, which will uphold the communities' values and identity into the future.

### Our Principles

2.5. Our development has been inspired by the thought that the citizens of this country's intellectual and technological powerhouse deserve an opportunity to live as much as possible in harmony with the natural world.

2.6. Influenced by New Urbanism and the Garden Village Movement we have distilled the principles on which to build the Grange Farm development.

1. The Cambridge Opportunity - Past meets present for the future
2. Landscape and Nature First – The chalk hills and woodlands
3. Homes not Houses
4. Healthy, Safe and Embracing
5. Sustainable by Default – Easy Choices
6. A Legacy for Generations: The Community Stewardship Trust

## Our Vision

### **1. The Cambridge Opportunity: Past meets present for the future**

- 2.7. Cambridge is the innovative and technological powerhouse of Britain and possibly Europe. It deserves and requires the exemplary. Grange Farm will provide the sustainable settlement opportunities so greatly needed in the area at this time of explosive growth and expansion. Key workers need housing, and homes will be designated for those at the Biomedical Campus, as well as offering it the green last mile logistics solution it requires.
- 2.8. Existing residents in adjoining areas will have the opportunity to benefit from new amenities and state of the art education and health facilities, currently under so much pressure locally.
- 2.9. Grassroots innovation opportunities will be extended through local partnerships at the University of Cambridge and other R&D Organisations in new entrepreneurial hubs.

### **2. Landscape and Nature First: The chalk hills and woodlands**

- 2.10. Our masterplan will protect and reference the historic Bronze, Iron, Roman and Medieval heritage and be informed by the local chalk and fen-edge ecology via green corridors including edible hedgerows and pollinator gardens. The construction and materials of the buildings will be informed by the traditional local styles of flint, Cambridge white brick and chalk whitewash renders.

### **3. Homes not Houses**

- 2.11. Communities need more than just houses; they need homes. Our homes will be individual, distinctive, of the best possible quality, and surround mixed neighbourhood centres delivered at the outset so families can walk to have their daily needs met, be it work, school, shops or a GP. The houses will be robot ready, adaptable and inter-generational and designed to suit people of all ages and incomes bringing them together to live, learn, work and play. Facilities will be created for voluntary groups like the scouts and sports clubs recognising their role in social wellbeing.

### **4. Healthy, Safe and Embracing**

- 2.12. Our streets will be laid out to ensure that it is safe and natural to get around on foot and by bike with well lit pedestrian first streetscaping, complying with the recent NHS's advice on "Creating Healthy Places". Vibrant green corridors will accommodate areas for children to play, benches and running routes. We will establish a community farm and orchard to provide seasonal, subsidised organic produce to residents where young and old participate and learn in a voluntary capacity.

## 5. Sustainable by Default: Easy Choices

2.13. Living at Grange Farm will help people live hand in hand with nature and each other. Every detail from transport to energy to civic amenity and waste management will be geared towards reducing vehicular dependency and emissions. A low traffic design of green streets will prioritise walking, cycling and shared mobility. Homes will be built of traditional, low carbon materials, designed for energy efficiency and fit for modern needs, warmed by district heating, powered by community scale renewables and crucially, built to last like the many historic dwellings in our local villages.

## 6. A legacy for Generations: The Community Stewardship Trust

2.14. The key to our successful community is ongoing stewardship after the builders depart, with all occupants participating in the protection of the surrounding nature, the built and each other by developing and following a community code. The Community Stewardship Trust will maintain and secure upkeep of the public spaces and community assets, all revenues from a modest service charge being reinvested back into the community.

### Our Model

2.15. We will protect our vision by maintaining ownership and ensuring ongoing stewardship. Grange Farm will be delivered by appointing an aligned management development partner. They will be selected in competition for their expertise, track record, and ability to deliver this vision, sharing in our passion for placemaking, supporting the community and Grange Farm. This and all other relationships will be underpinned by a robust legal and financial framework.

2.16. The following sections of this report sets out the mechanism by which this vision will be delivered.

### 3. Realising Landowner Ambitions for Grange Farm

#### *Overview*

- 3.1. The Landowner is currently promoting the land at Grange Farm in order to secure a Draft Allocation. The following clarifies how a landowner vision is to be realised.
- 3.2. A highly experienced, locally led, team has been asked to undertake this work. The team includes Redfern Estates (Agent/ Advisor), No. 6 Developments (Planning and Development), KMC Transport Planning (Transport), Hawkins Brown (Masterplan vision), Bradley Murphy Design (Landscape and Ecology) and Hillson Moran (Utilities and Services / Foul Water Strategy).
- 3.3. Once Grange Farm is identified as a preferred site the Landowner will appoint an experienced master developer to facilitate later planning stages, discharge planning conditions, install strategic infrastructure (roads, utilities, landscaping etc), organise finance and oversee the delivery of the development.
- 3.4. The landowner will stay closely involved in decision making and these rights will be preserved in contract in perpetuity with the chosen master developer. It is crucial to note that the landowner will remain involved throughout the delivery, retaining ownership, and sees this as a partnership going forward.
- 3.5. In the partnership arrangement, the landowner will retain control ensuring checks and balances are put in place to secure these rights and a Joint Venture Board established. The board will ensure the master plan is delivered as intended.
- 3.6. The long-term stewardship of the scheme is of great importance to the landowner who intends to take an active role in the formation of the Community Management Trust, taking example of best-in-class management of large residential developments.
- 3.7. The Land will form part of a community management trust; please refer to the 'Vision' section. The landowner will retain the ability to approve all material documents to include the Design Code, planning application and s106 agreement.
- 3.8. Restrictive covenants will ensure all inhabitants are members of the management trust and so subject to the community code. The code will be published early and serve to preserve the quality of place (e.g. bin storage, bikes, washing on balconies etc) for years to come. All builders will contractually commit to ensuring the code's implementation.

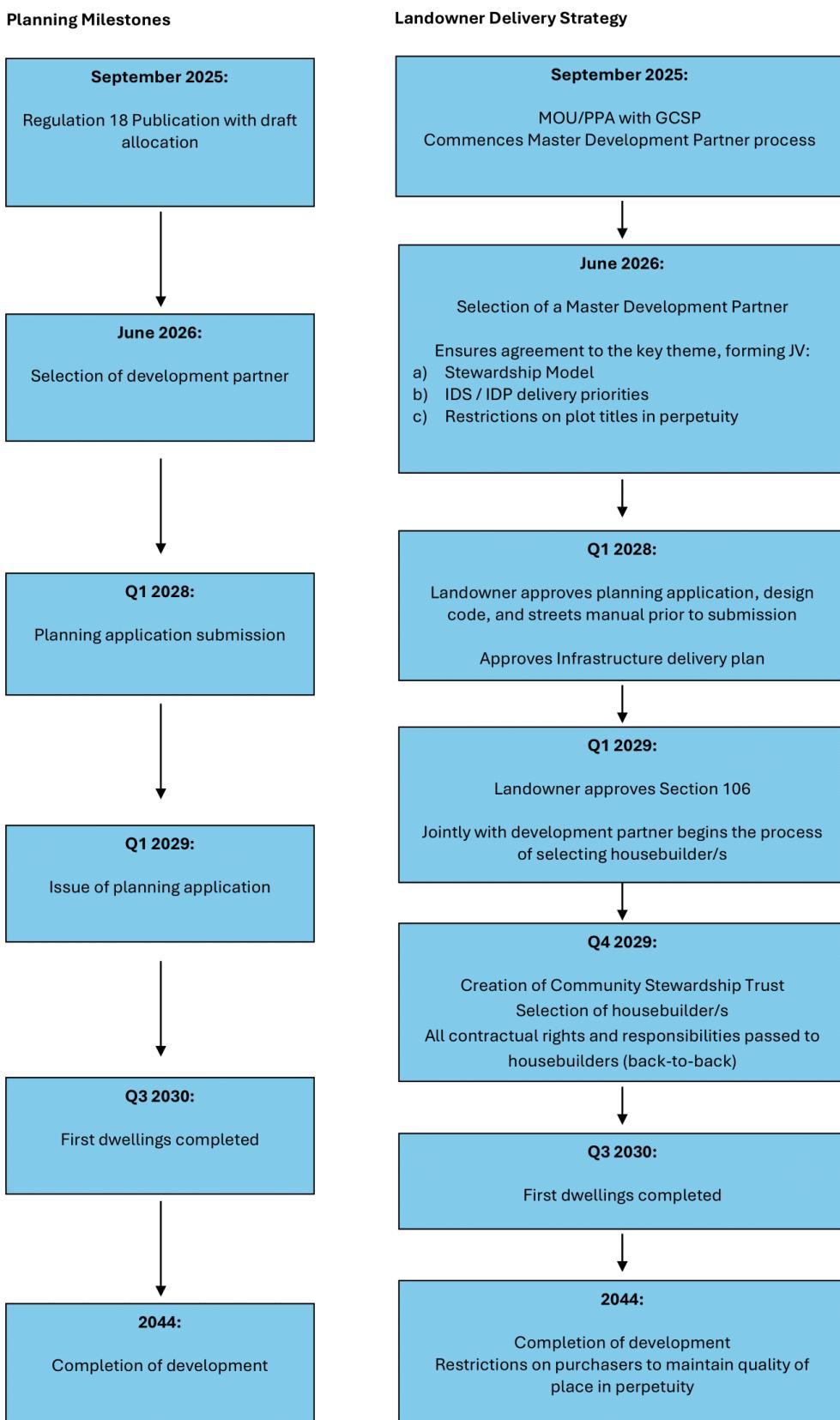
*Delivery through Partnership*

- 3.9. A competitive process will be run to select a strategic Master Development Partner based on track record, financial standing, sustainability credentials, financial considerations, partnership working, stewardship legacy, community-led design, high-quality design, and commitment to work with the landowner vision set out above. A scoring matrix will be prepared to assess proposals. It is anticipated that 6-10 developers will be invited to tender, recognising the market for master developers with the credentials to deliver this project is more limited. The developers will largely be master planning/infrastructure specialists, though high-quality house builders are also included.
- 3.10. The most important criteria is track record and funding capabilities to ensure timely delivery of the scheme. There is strong interest from developers and housebuilders alike, who see the site location as a key attribute to drive rapid deployment of build to rent product, as part of a mixed and balanced community.
- 3.11. We anticipate the Master Developer will fund, deliver and bring to market fully serviced housing parcels available (plug and play for plot development) on a build license basis, similar to the model employed by Urban&Civic. This allows house builders to pay for land as the houses sell enabling smaller, higher quality, SME housebuilders to access our market, an important consideration when seeking to deliver quality, differentiated homes and coupled with accelerated delivery. Examples of SME developers active in Cambridgeshire at Urban&Civic sites who have helped to drive quality in this way are Hopkins Homes (first gateway parcel at Alconbury Weald in 2013) and Stonebond at Waterbeach (again at the gateway parcel) and Wintringham.
- 3.12. This model allows the landowner/master developer to maintain control over the overall character of the scheme – supporting effective placemaking and a consistency throughout the development. Each SME house builder is responsible for delivery of development that aligns with the vision set out in the Design Code and streets manual (approved by the Local Authority through planning and the landowner in contractual agreement). We propose that the community architect, responsible for working with the builders to ensure that all phases of development accord with the original design intent, supporting the landowner with negotiating and approving the design of all subsequent phases of the project.
- 3.13. Compliance with this design code is not solely subject to planning authority; rather, the joint venture must first approve the Reserved Matters Application for each parcel before it proceeds to the planning stage. The master developer/landowner also retains the right to attend planning meetings and sign off on each detailed planning application and discharges of condition (where they are material to design quality), ensuring all

development is brought forward in a way befitting the strategic importance of this opportunity, the landowner ambition for something truly special, and tailored to be respectful and responsive of key design drivers.

- 3.14. If possible, we will explore the potential to establish a strategic partnership with a Registered Provider (RP) to deliver the affordable housing at Grange Farm. This approach could offer consistency throughout the delivery period and support long-term stewardship of the scheme. However, we recognise the need to fully assess the viability of this model, particularly in light of current financial pressures on RPs and the scale of the commitment required. As such, we will undertake market testing to gauge appetite and capacity before progressing further.
- 3.15. We understand that GCSP intend to publish the Draft Allocation (Reg 18) document in September 2025, following which we will choose our Master Developer partner in a competitive process which is anticipated to take 6-9 months.
- 3.16. The selected Master Developer will lead the land promotion, working closely with the landowner (and subject to the checks and balances described above).
- 3.17. The Master Developer will prepare a planning application in tandem with the Local Plan preparation process and will commence work on an application in Summer 2026, we anticipate the submission of an application during 2028. The preparation of an application, will ensure a progressively more detailed evidence base is generated to defend any proposed allocation at Examination into a Draft Plan.
- 3.18. Assuming planning permission is granted in 2029, and allowing for the discharge of conditions, we forecast that the first house completions will be achieved in 2030. Thereafter, we anticipate that the development will be delivered in 14 years (please see table in section 6 below).
- 3.19. To align with the landowner vision, a flow diagram has been prepared to show the key stages of the delivery process, taking into account key planning milestones and the steps required to deliver the development.

Diagram 1. Delivery Strategy Flow Diagram



#### 4. Housing typologies and tenure

- 4.1. Grange farm stands apart as both a blank canvas, with it's landowner vision and its location providing a unique opportunity for the region to exactly fulfil its local needs. The opportunity to differentiate is due to the site's location, within a 15-minute public transport and active travel journey to circa 85,000 jobs (excluding City Centre). The existing Cambridgeshire new settlements are to the West and North of the City, whilst much of the commercial activity is to the South of the City. Being situated in the heart of the science tech cluster offers a unique advantage to differentiate the site in several ways.
- 4.2. Firstly, market absorption and delivery rates. Given the neighbouring employment opportunities, there is significant interest from BTR operators and developers. We have approached several BTR operators including a substantial US firm. The effect of the established employment close to Grange Farm and the active travel opportunities point to the ability to deliver substantial BTR product in this location, the BTR operator suggests 800 - 1200 units over numerous phases, with up to 400 units per phase. BTR developers often use modular construction methods so can build quickly, furthermore they look to deploy their capital quickly and to make the asset income producing as quickly as possible. This will substantially speed up delivery rates - recognising that speed of delivery through rental product needs to be tempered to establish a balanced community and the necessity to ensure design quality aligned to the landowner and Local Authority's ambitions.
- 4.3. Secondly, a challenge for car based new settlements in Cambridgeshire has been to attract existing residents from the City of Cambridge to move out. Grange Farm's strong active travel connections, neighbourhood feel and proximity to existing employment opportunities offer a compelling alternative that broadens housing choices for Cambridge residents. By balancing affordability, accessibility, and lifestyle factors, Grange Farm has the potential to attract strong interest from both housebuilders and future occupiers.
- 4.4. Thirdly, Grange Farm could meet the widely recognised requirement for local worker housing meeting the needs of employees critical to the Cambridge economy on lower incomes, for example at Addenbrookes. Active transport and the potential for Grange Farm to contribute and take advantage of CSET will be a substantial attraction to local employers, house builders and occupants at locations including Cambridge Biomedical Campus, Babraham Research Institute, Granta Park and the Wellcome Genome Campus.
- 4.5. We are committed to working collaboratively with Government, Greater Cambridge Shared Planning (GCSP), and key local employers to pioneer an innovative housing

delivery model. Our aim is to ensure that a proportion of homes at Grange Farm are prioritised for those with a local working connection, particularly employees at major sites such as the Cambridge Biomedical Campus.

4.6. Grange Farm will offer the full range of housing typologies alongside specific sectors to meet local need. South Cambridgeshire has a severe shortage of all types of housing, but particularly acutely for family housing, please see the table below for an indicative mix of housing typologies:

Tenure	1-bedroom homes	2-bedroom homes	3-bedroom homes	Homes with 4 or more bedrooms
<b>Market housing</b>	0-10%	20-30%	35-45%	25-35%
<b>Affordable housing – ownership</b>	15-25%	35-45%	25-35%	5-15%
<b>Affordable housing – rented</b>	25-35%	35-45%	20-30%	0-10%

(Source: *Housing Needs of Specific Groups – Addendum for Greater Cambridge (2021)*)

4.7. As such we anticipate a weighting towards 3 and 4 bed houses over 2-3 storeys. For private dwellings, as a broad rule of thumb in the area the unit mix should be 30% 1 and 2 bed dwellings, 30% 3 bed dwellings and 30% 4 bed dwellings, with the remaining 10% floating depending on demand. The table above broadly tallies with this. We believe that demand for 1 bed homes outside of the city will be limited, starter homes outside of the city tend to be 2 bed units due to increased affordability. The greatest demand at present is for 3 bed dwellings and smaller 4 bed dwellings. There is limited demand for 5 bed dwellings, and these could be a maximum of 5% of the private mix.

4.8. The Southern Fringe of Cambridge has 40% apartments, given the out-of-town location we anticipate apartments will provide circa 20-25% of the dwellings and will be located around the town centre quarters of the scheme. Whilst approximately 30% of the land is proposed for natural parkland, we will still seek to deliver reasonable garden sizes as small garden sizes have slowed sales rates at Waterbeach.

4.9. We will look to provide development land for specific sectors to include Later Living, self-build, co living housing and BTR as above. We will seek to deliver a policy-compliant 40% affordable housing scheme and 20% on the BTR as affordable private rent in line with the NPPG. At this stage we anticipate the affordable housing being split between shared ownership, social rented, affordable rent (if appropriate) and discounted market rent. There will need to be enough discounted market rent for the BTR scheme to deliver 20% of all the BTR units as discounted market rent.

4.10. The landowners have taken inspiration from Tornagrain, Chapleton, Parkview and

Mountbatten Park amongst other developments that focus on a beautiful environment, high quality building, proximity to nature and the early provision of community facilities. This approach is critical to the creation of a sustainable community and also services to improve absorption rates and wellbeing.

## 5. Evidence on delivery rates

- 5.1. There is a wide body of evidence reporting how the delivery of large strategic sites can be influenced by a range of factors, often which are in the control of the landowner / develop, and some factors which are not (e.g. macro economic factors).
- 5.2. This particular section of the paper draws reference from the following sources/ studies:
  - Aecom: Housing Delivery Study Addendum, prepared for Greater Cambridge Shared Planning Service. (December 2022)
  - *Lichfields: Start to Finish - How quickly do large-scale housing sites deliver? (3<sup>rd</sup> Edition post 2024 Election & NPPF consultation 2024)*
  - *JTP Architects: Creating New Towns - 6 Key Themes (February 2025)*
- 5.3. There are many recurring themes that run throughout all of these studies and can be experienced at various stages of the project lifespan. Where it is possible to do so, we have made it clear which of these areas fall within the possible remit for this project and where we expect them to contribute towards accelerated delivery.

### Land ownership

- 5.4. Single ownership helps objectives to be established quickly and a clear vision to be made. The fewer 'owners' or 'interested parties' involved means that the decision making process can be compressed. With fewer parties involved comes less complex legal arrangements. All of this allows time to be saved at various points in the project such as when appointing teams, transacting with development partners/ house builders, agreeing planning application submission documents, signing and agreeing sectional agreements such as S106 etc.
- 5.5. Clearly Grange Farm is in a fortunate position being in single ownership and with only three Trustees who are empowered to make decisions, and who are closely aligned with their clear vision and overall intention for the site.

### The product mix

- 5.6. As set out in section 4 of this report, there is potential to introduce a wide range of housing typologies and tenures on the site.
- 5.7. As one example, the BTR operator who we have been speaking to are a big promoter of Modern Methods of Construction and will look to invest in modular offsite construction as a way of building competitively and quickly. Delivery of BTR and MMC are both recognised as a way of accelerating housing delivery.
- 5.8. The delivery model being preferred by the landowner would see 3-4 builders on site at any time (covering a range of market, later living, co-living, Build to Rent, Affordable and Local Worker Housing schemes). This mix of non-competing products (house sizes,

styles, specifications and price point) will allow the right conditions for meeting high sales through 3-4 sales outlets. This assumption is captured in the trajectory set out in Section 6 of the report.

### Affordable Housing

- 5.9. Achieving policy compliant levels of Affordable Housing is proven to show that the affordable product contributes positively towards accelerated housing delivery. Similarly, the sites with a proportion of key worker housing are recognised to contribute positively towards acceleration for example North West Cambridge's **key worker housing** averaged 178 dpa, significantly higher than similar schemes. The landowners have clear aims to meet the needs of local workers through this project.

### Greenfield versus Brownfield

- 5.10. Greenfield sites typically have fewer enabling works and costs to factor into the programme. The site is not constrained with existing buildings, features and there are no diversions of services PROW required – which is a significant up front programme saving.
- 5.11. In summary, Grange Farm has all of the right ingredients to achieve higher rates of delivery, and working in partnership with GCSP we are confident that the scheme can take advantage of its unique location to deliver on a range of housing needs.
- 5.12. All of the factors that are cited here are indicative of the circumstances in which higher rates of delivery can be achieved, in line with some of the benchmarks summarised in the Table overleaf.

<b>Development Name</b>	<b>Planned Total Units</b>	<b>First Delivery Year</b>	<b>Peak Annual Delivery Rate</b>	<b>Avg. Annual Delivery Rate</b>	<b>Delivery Timespan (Years)</b>	<b>Recognised Ingredient for Success</b>	<b>Notes/Justification</b>
<b>Northstowe (AECOM Addendum, 2025)</b>	10,000+	2015	400-450	250-300	Ongoing	<ul style="list-style-type: none"> <li>• Early and sustained Infrastructure investment;</li> <li>• Strong planning framework;</li> <li>• Homes England involvement for delivery support</li> </ul>	<ul style="list-style-type: none"> <li>• Initial slow start;</li> <li>• Improved post Phase 2 with Homes England once essential utilities and schools were in place;</li> <li>• Demonstrates proven escalation of output over time</li> </ul>
<b>Ebbsfleet Garden City (Start to Finish 3, 2024; Lichfields)</b>	~15,000	2016	600+	255	Ongoing	<ul style="list-style-type: none"> <li>• National-level designation with accompanying funding;</li> <li>• Single delivery body (Ebbsfleet Development Corporation (EDC))</li> <li>• Strong transport investment (HS1 connections)</li> </ul>	<ul style="list-style-type: none"> <li>• Accelerated via central government delivery arm – fast-tracked planning consents and coordinated infrastructure delivery</li> </ul>
<b>Bicester (Start to Finish 3, 2024; Lichfields)</b>	13,000+	2014	350	250-280	Ongoing	<ul style="list-style-type: none"> <li>• Strong LPA engagement;</li> <li>• Coordinated delivery bodies</li> <li>• Early commitments to utilities upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• Demonstrates sustained delivery over time;</li> <li>• Good infrastructure alignment;</li> <li>• Strong stakeholder alignment</li> </ul>
<b>Berryfields Major Development Area (Aylesbury Garden Town) (Start to Finish 3, 2024; Lichfields)</b>	3,254	2010	562	251	Ongoing	<ul style="list-style-type: none"> <li>• Public-private partnership via Aylesbury Vale Advantage</li> <li>• Early schools and roads delivery</li> <li>• Aylesbury Vale Parkway railway station</li> <li>• Long-term phasing</li> </ul>	<ul style="list-style-type: none"> <li>• Berryfields is an urban extension delivered through AVDC partnership</li> <li>• Infrastructure-first model supports stable output</li> </ul>
<b>Cambourne West (AECOM Addendum, 2025)</b>	3,300	2017	620	188	Ongoing	<ul style="list-style-type: none"> <li>• New settlement with dedicated masterplan and land assembly</li> <li>• Delivery by multiple builders working in parallel</li> <li>• Early provision of community and transport infrastructure</li> <li>• Phased development</li> </ul>	<ul style="list-style-type: none"> <li>• New settlement planning and multi-outlet strategy</li> <li>• Sustained delivery due to good transport access and clear phasing</li> </ul>
<b>Oakley Vale (AECOM Addendum, 2025)</b>	3,100	2001	520	162	Ongoing	<ul style="list-style-type: none"> <li>• Supported development by Growth Area Funding</li> </ul>	<ul style="list-style-type: none"> <li>• Success attributed to strategic public investment and partnership working</li> </ul>

						<ul style="list-style-type: none"> <li>• <i>Early strategic investment in roads and schools</i></li> <li>• <i>Delivery led by private developers with public sector backing</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Evidence of medium-sized towns achieving high delivery rates when well-supported</i></li> </ul>
<b>Houlton, Rugby</b> (Creating New Towns JTP, 2025)	6,000	2016	250	100-200	Ongoing	<ul style="list-style-type: none"> <li>• <i>Nature-led master planning</i></li> <li>• <i>Early stakeholder engagement</i></li> <li>• <i>Early infrastructure delivery</i></li> <li>• <i>Healthy placemaking</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Strong partnership working with master developer, U&amp;C</i></li> <li>• <i>Mixed-tenure delivery – spreads risk and speeds up delivery</i></li> <li>• <i>Public sector support from Homes England</i></li> <li>• <i>Green infrastructure focus and heritage-led placemaking (Radio station)</i></li> </ul>

## 6. Delivery trajectory for Grange Farm

6.1. In light of the factors set out in sections 2 through to 5, the Table below summarises the anticipated Housing Delivery Trajectory for the project. This is indicative, but drawing on best practice examples, development advice and taking account of the site's unique characteristics, is considered to be achievable.

6.2. The table below sets out the indicative delivery rates for Grange Farm allowing for up to 4,750 units to be delivered within the Local Plan period to 2045. This assumes that any Build to Rent product is supported by 20% discounted private rent accommodation, whilst all market housing is assumed to deliver policy compliant 40% affordable housing.

Year	BTR (Aff.)	BTR (Mkt)	Private (Aff.)	Private (Mkt)	Total Units
2030	30	120	25	60	235
2031	30	120	100	130	380
2032	30	120	110	165	425
2033	30	120	110	165	425
2034	30	100	110	165	405
2035	30	100	110	165	405
2036	30	100	110	165	405
2037	30	90	110	165	395
2038		80	110	165	355
2039	-		110	165	275
2040	-		110	165	275
2041	-	-	110	165	275
2042	-	-	110	160	270
2043	-	-	90	135	225
<b>Total Phase</b>	<b>240</b>	<b>950</b>	<b>1425</b>	<b>2135</b>	<b>4750</b>

6.3. Timely delivery of supporting community infrastructure is an essential pre-requisite to achieving a desirable place from Day 1, and this is very much at the forefront of the landowners' minds as we enter into the process of identifying development partners, and embarking on the preparation of a planning application for the scheme.

## 7. Delivery Trajectory Incorporating Expansion Land to the East

7.1. The inclusion of the adjoining land owned by the Franklin Family has potential to increase the overall site capacity to approximately 8,000 dwellings, including a mix of Town Centre uses, retail, employment and all associated social and community infrastructure as part of a sustainable New Town scale of development. See the letter from Mr Franklin (appended to this submission) which shows a desire to participate with The Pampisford Estate landowners to bring forward a larger opportunity.

7.2. On the basis the additional land can be incorporated into the scheme, it is assumed that the peak delivery trajectory would continue from that illustrated in section 6 of this report, leading to completion of the development by around 2056. This is very much indicative and there may be opportunities to enhance delivery rates through inclusion of other types of tenure such as further Build to Rent, co-living, later living etc. This is therefore considered a robust initial assessment, consistent with the case presented above.

Year	BTR (Aff.)	BTR (Mkt)	Private (Aff.)	Private (Mkt)	Total Units
2044			110	165	275
2045			110	165	275
2046			110	165	275
2047			110	165	275
2048			110	165	275
2049			110	165	275
2050			110	165	275
2051			110	165	275
2052			110	165	275
2053			100	165	265
2054			90	150	240
2055			90	100	190
2056			30	50	80
<b>Total Phase</b>	<b>0</b>	<b>0</b>	<b>1300</b>	<b>1950</b>	<b>3250</b>
<b>Total All Phases</b>	<b>240</b>	<b>950</b>	<b>2725</b>	<b>4085</b>	<b>8000</b>