

Cambridge East Community Forum



Wednesday 22 October

6:00	Welcome & Introduction	Philippa Kelly – Greater Cambridge Planning Service
6:05	Planning update	Laurence Moore Greater Cambridge Planning Service
6:15	Questions	
6:20	Springstead Village	David Fletcher Ceres Property
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Cambridge East Community Forum



Wednesday 22 October

WELCOME

Cambridge East Community Forum



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General Planning Update

October 2025

Philippa Kelly

**Strategic Sites and NSIP/Major
Infrastructure Delivery Manager**



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Springstead Village (Cherry Hinton North)
Cambridge East Community Forum
22 October 2025



**Pollard
Thomas
Edwards**



LATIMER
by Clarion Housing Group

Bellway

Project summary

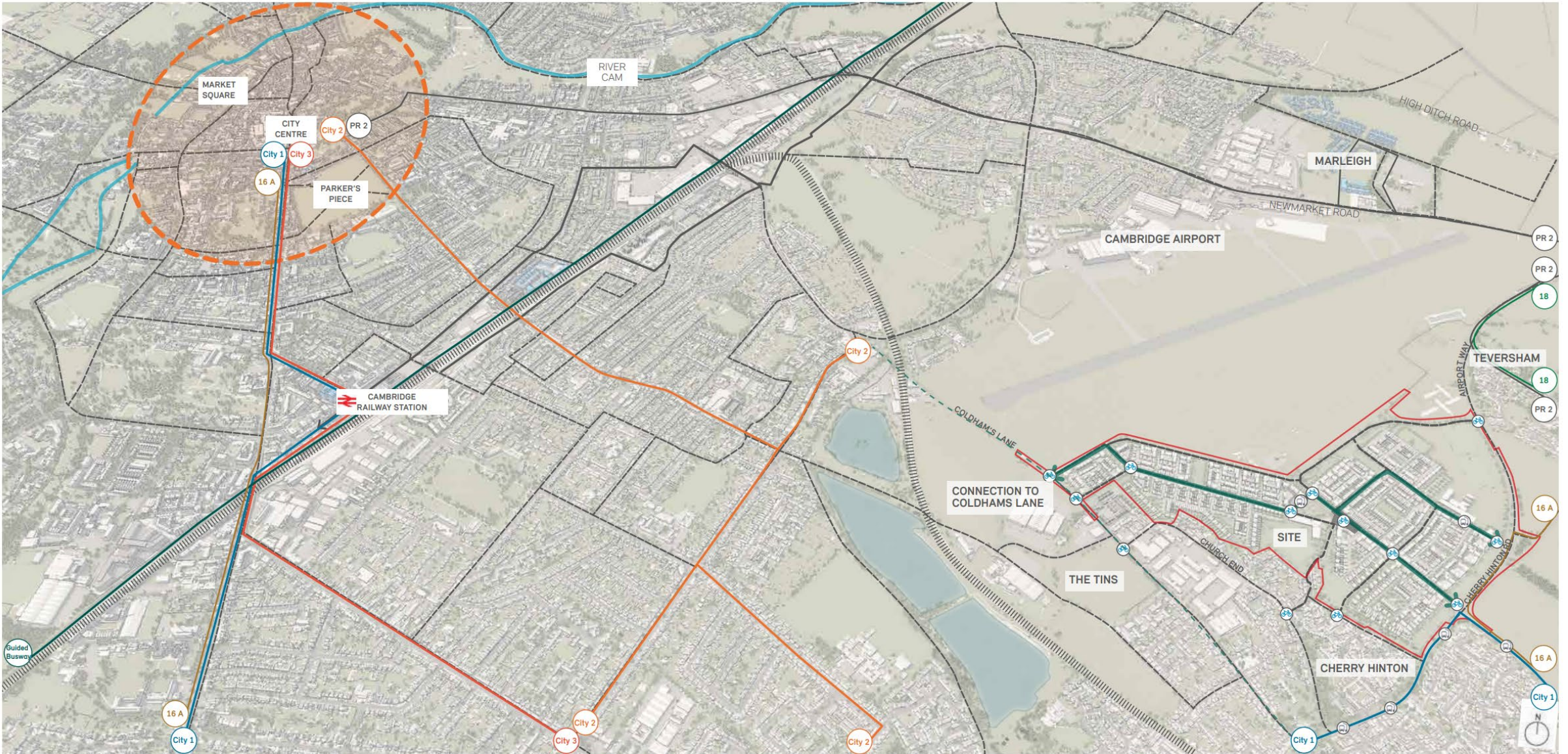
Following the Outline Consent in 2020, the following milestones have been achieved:

- Pre commencement discharge of condition applications have been submitted and discharged.
- Section 73 Application - Approved in August 2022.
- Site Wide Design Guide - Approved in September 2022.
- RMA 1 Infrastructure application - Approved in March 2023.
- RMA 2 Sales & Marketing Arena - Approved in December 2022.
- RMA 3 First residential development - Approved in April 2023.
- RMA 4 Second residential development - Approved in March 2024
- Temporary Community Building - Approved in August 2024
- RMA 5 planning submission - Approved in August 2025

Awards:

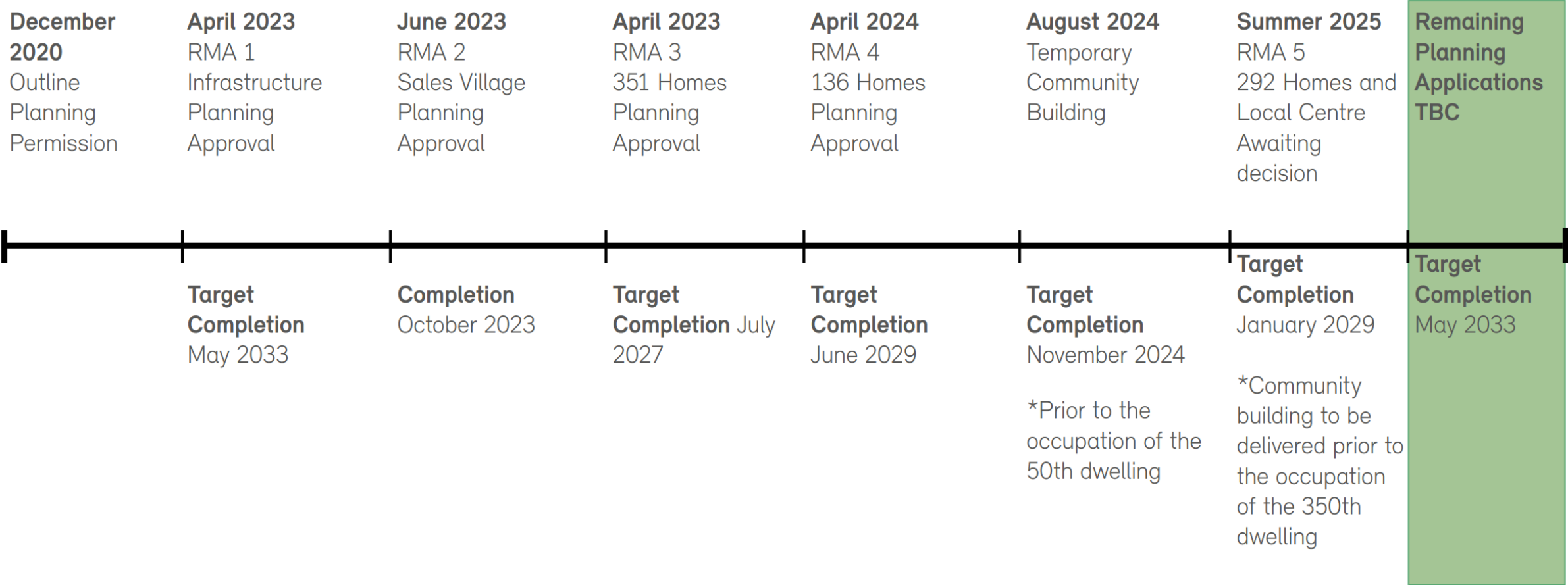
- The Site Wide Design Code has been shortlisted for a Royal Town Planning Institute Award for Best Plan.
- The Site Wide Design Code has also been shortlisted for a National Urban Design Award.
- The Site Wide Design Code was awarded a Landscape Institute Award in the Excellence in Landscape Planning and Assessment category on 03 November 2023.
- The scheme won a NHBC Pride in the Job Award 2024.
- The scheme has been shortlisted for an Inside Housing Development Award 2025

Location in context



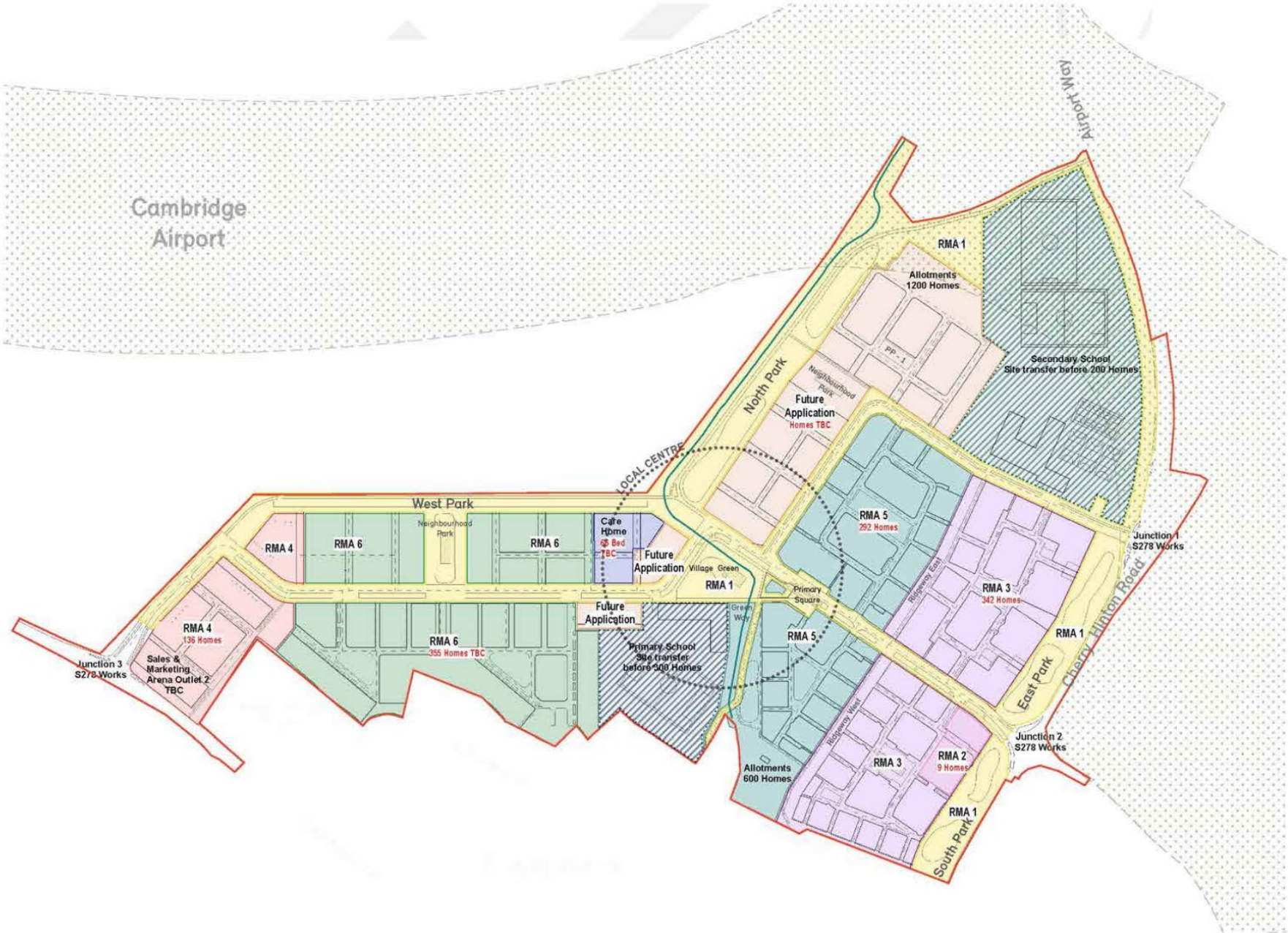
Bus routes shown indicatively with possible connection along Coldhams Lane to the current bus network

Planning & delivery programme



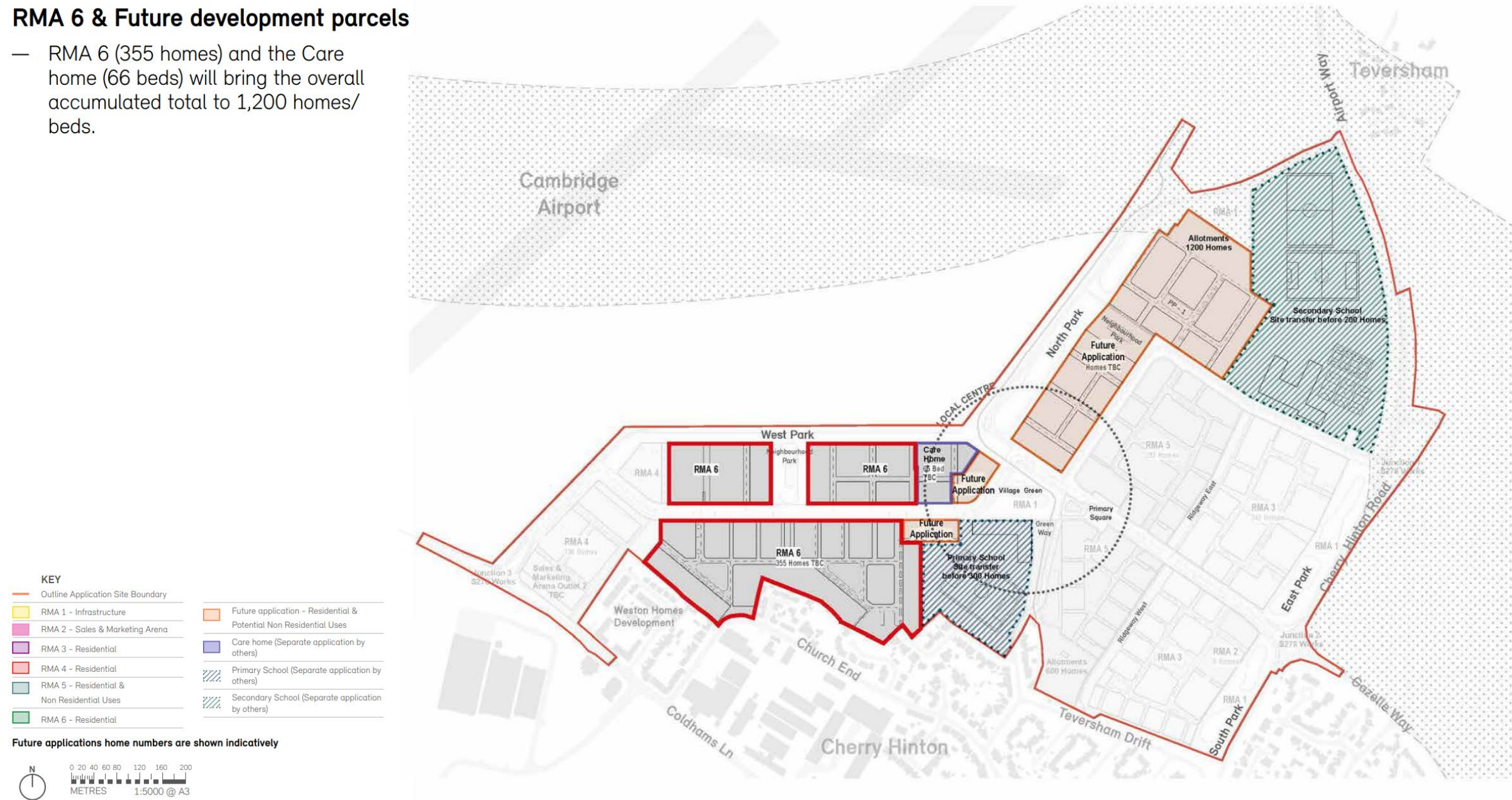
Planning applications overview

- RMAs 2–5 include 779 homes and non-residential buildings.
- RMA 6 will provide approximately 355 homes, subject to further testing. Including this application, the total number of homes will be 1,134.
- Development testing for future detailed full application is occurring in parallel with RMA 6.
- Care home (66 bed), Primary and Secondary schools will form three separate planning applications by others.
- The exact total number of homes will be confirmed once further testing develops.



RMA 6 & Future development parcels

- RMA 6 (355 homes) and the Care home (66 beds) will bring the overall accumulated total to 1,200 homes/ beds.

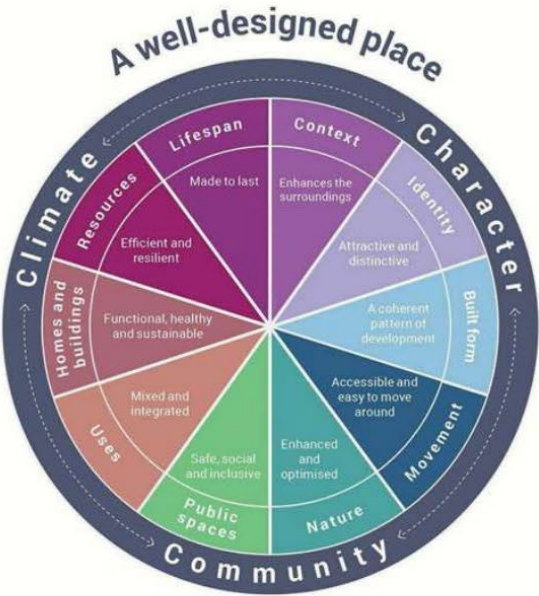


Design Code

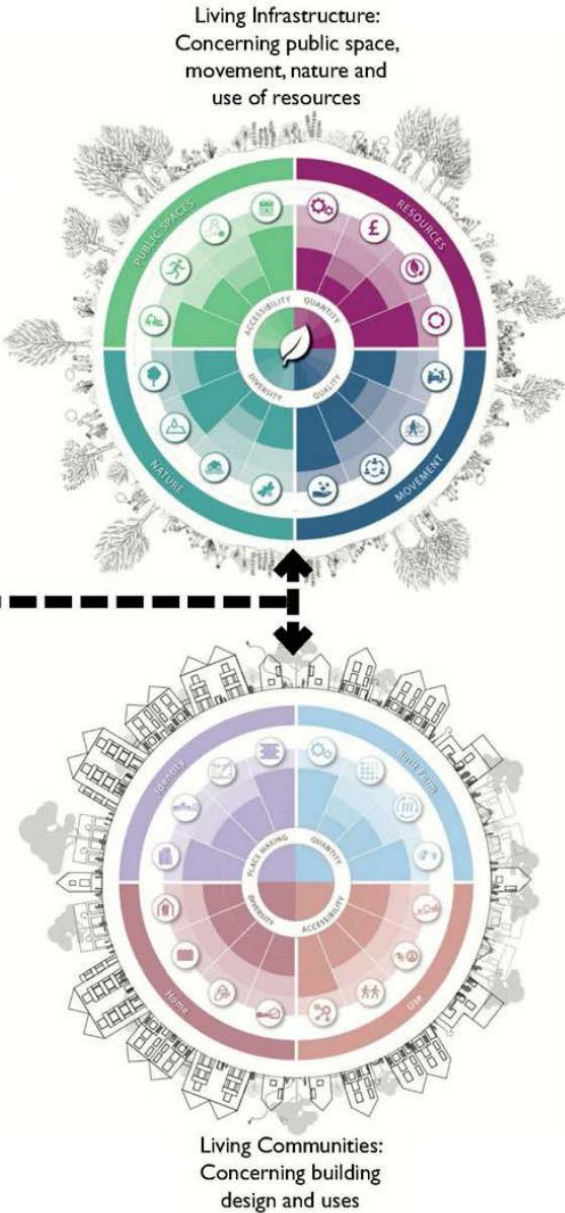
- An exemplar, highly liveable and sustainable development.
- A strong sense of place and community focus.
- Everything will be within walking distance.
- Public space will bring people closer to nature.
- To create an attractive and climate change resilient environment.
- A market square shops, schools, and community hub only a short walk away.
- New homes (5% of the affordable dwellings are Cat 3) will be gas free and generate low carbon energy.
- Homes will combine local character and materials with contemporary architecture to create a rooted but forward looking sense of identity.
- We aim to reduce car use. The streets will put people, and place first.
- Every street will be designed to reduce speeds, and produce low traffic.
- A network of dedicated cycle routes and footpaths to ensure walking and cycling are a first choice for making every local trip.

10 Characteristics

The Design code will combine design guidance for streets, buildings, green spaces and nature, following the 10 characteristics of good design as set out in the National Design Guide.



National Design Guide
10 characteristics of well-designed places



RMA 6 and Future development parcels

RMA 6 design is being coordinated with detail discharge of conditions for the surrounding RMA 1 Infrastructure. These Include:

- West Park
- Neighbourhood Park / LEAP
- Primary Street

RMA 6

- 337 x General needs homes inc. 7no. M4(3)a Affordable dwellings
- 18 x Customisable homes
- LEAP (RMA 1 Integration)
- Approx. 2500m2 of Public Open space

Future phases will be developed with the Local Authority and Community:

- Following Design Code
- Retaining safeguarded routes
- Delivering allotments, public open spaces & integrated play

- KEY**
- RMA 6 application boundary
 - Residential development parcel
 - Primary School
 - Secondary School
 - Care Home (66 bed TBC)
 - Community hub / cafe
 - Retail use
 - Open space / Landscape
 - Allotments
 - Pedestrian / Cycle connections

- Safeguarded Corridors
- Bus route
- Play area
- Refuse Vehicle Route
- Award drain
- Pumping station
- Substation
- Green link



Coordination with RMA 1: West Park

Images of precedents



Outdoor seating areas



Play on the way



Open lawn

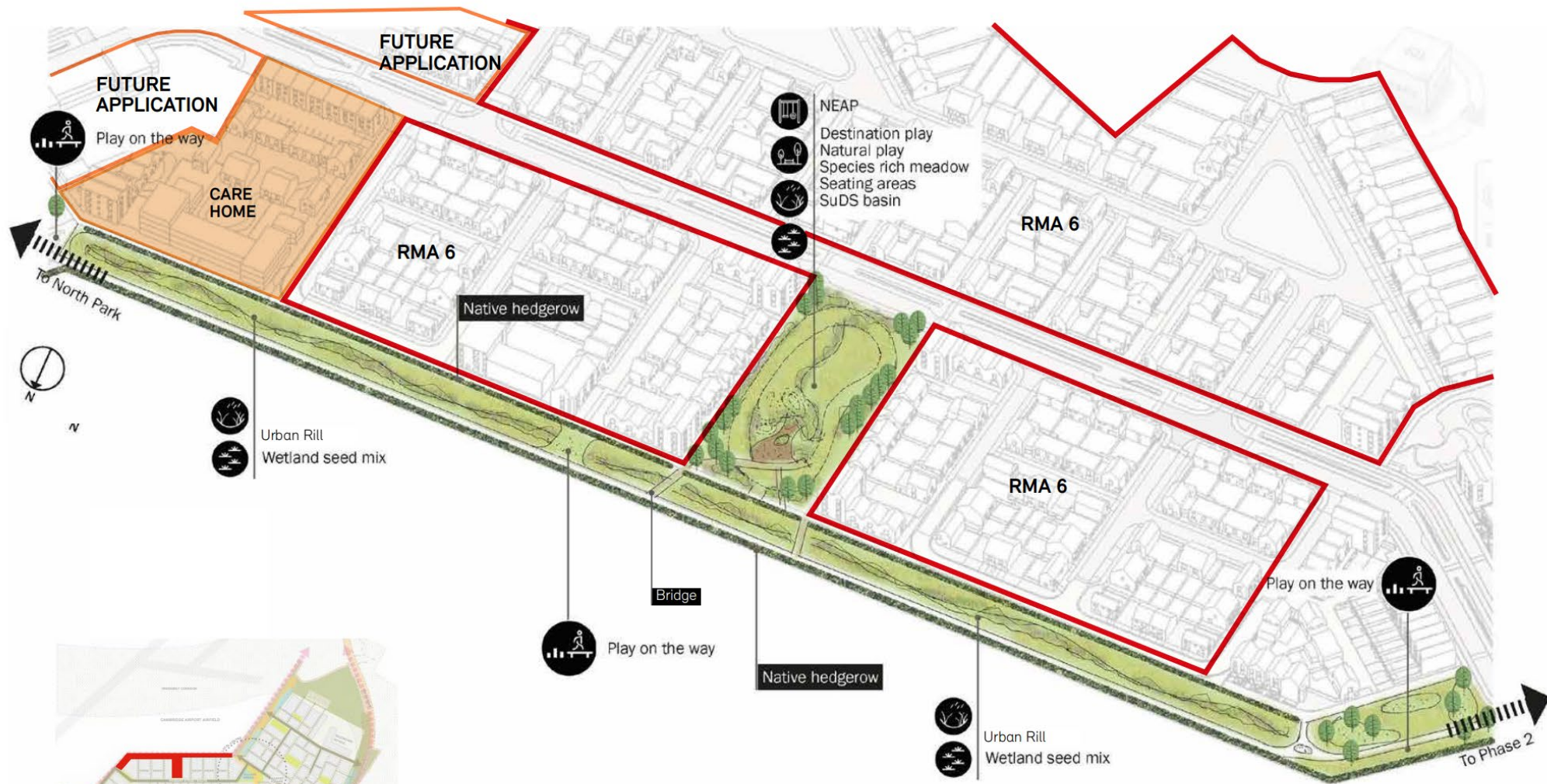


Bridge at key crossing



Biodiversity enhancement

- KEY**
- RMA 6 Planning boundary
 - Care home facility
 - Future detailed application
 - Primary School application



Location Plan

RMA 6 'Work in Progress' 3D view looking North



KEY	
	RMA 6 Application Boundary
	Connection
	Playground
	Custom Build Homes
	Wheelchair homes M4 (3) - 5% of Affordable Tenure

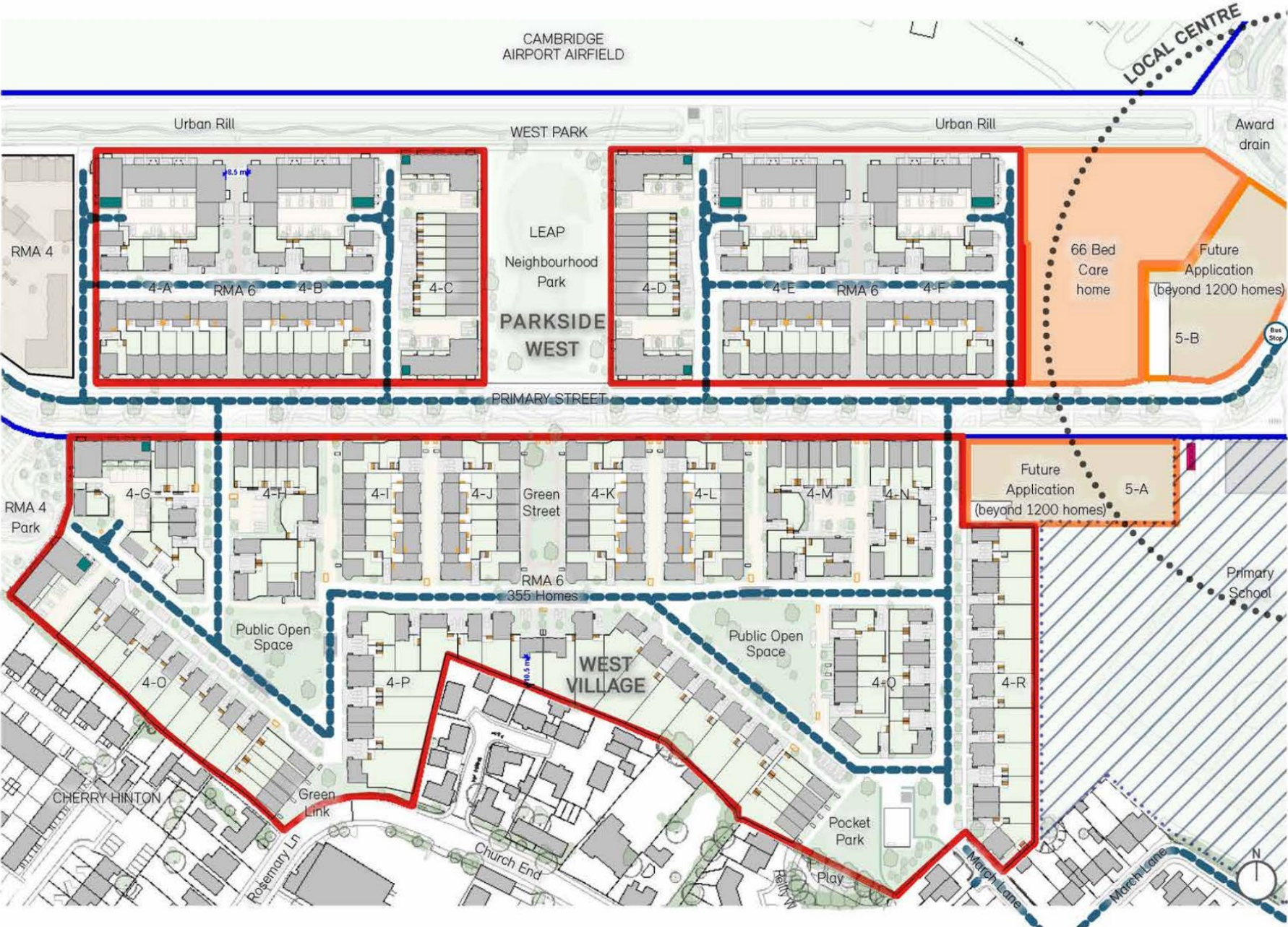
Refuse and servicing strategy

All homes include suitable storage for waste and recycling, placed discreetly at the rear of gardens or inside garages.

Refuse collection points are built into the street design to avoid disturbing nearby homes.

For houses, bins are collected from the rear of adopted highways.

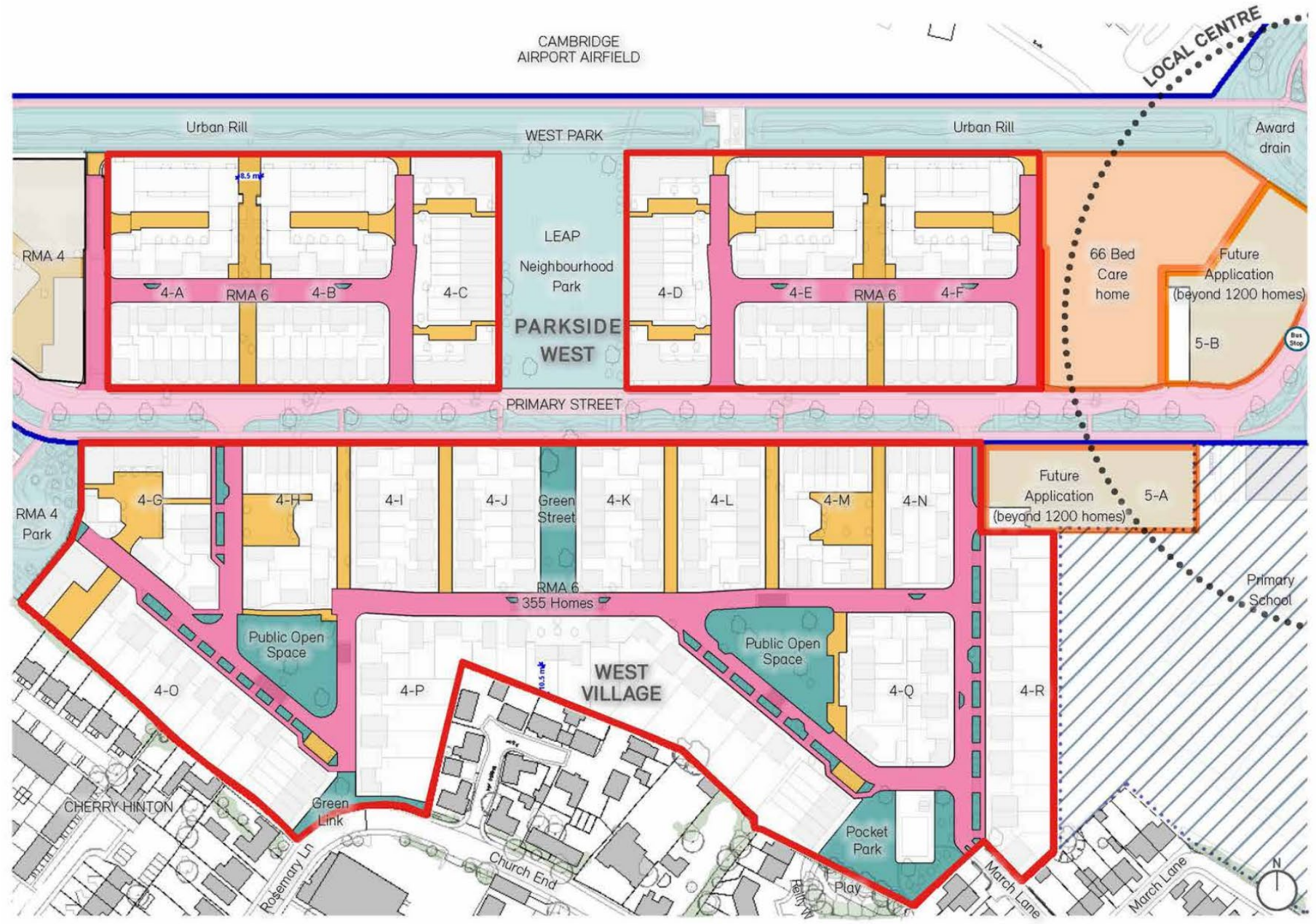
The strategy supports the Council's updated waste policy, especially around drag distance requirements.



- KEY**
- Service loop
 - Refuse truck reversing
 - Refuse collection point
 - Route to refuse collection point
 - Communal refuse store
 - 4 no. Bring banks (1.9m H x 1.5m W x 1.2m D)

Stewardship and adoption

- The development has put future stewardship in place to sustain its beauty over the long term.
- Responsibility for the streets, trees and green spaces will be split between the local authority and planned management trust.
- Considerate approach to avoid unfair service charge costs for residents.
- Landscapes are designed with airport safety in mind.
- Design allows for adaptable landscape improvement, such as more habitat for birds, if the planned removal of the airport goes ahead.



KEY

- Application Boundary
- Highway Authority - Carriageway, footway, cycle lanes and strategic street trees for traffic calming with build outs
- City Council - Living landscape verges & Public Open Spaces
- Management Company - All other streets, trees and parking
- Development Parcels

Tenure mix layout testing

355 new homes (100% dual aspect). The proposed indicative layout ensures there are a range of unit sized and typologies to cater for varying housing needs. Exact mix and red line boundary to be agreed.

TENURE	Number of homes		Percentage	
PRIVATE	213		60%	
AFFORDABLE	104	142	29%	40 %
SHARED OWNERSHIP	38		11%	
TOTAL	355		100%	

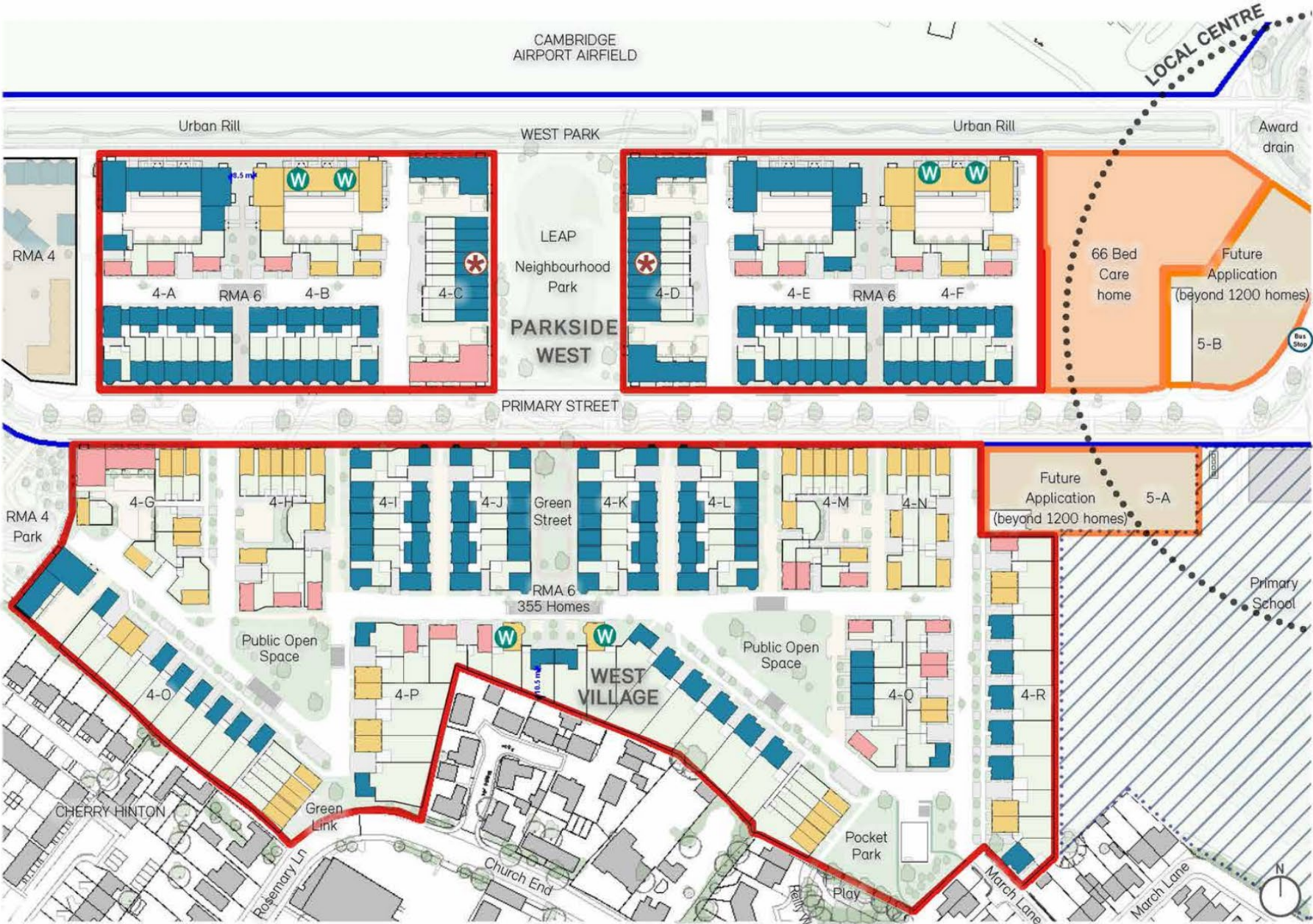
Affordable housing mix 40%		
Home type	Number of homes	Mix
1 bed flat	26	18.3%
2 bed flat	18	15.5%
2 bed flat wch	4	
2 bed house	41	28.9%
2 bed house wch	0	
3 bed house typical	41	
3 bed house wch	2	30.3%
3 bed house custom	0	
4 bed house	10	7.0%
Total	142	100%

Market housing mix 60%		
Home type	Number of homes	Mix
1 bed flat	37	17.4%
2 bed flat	25	11.7%
2 bed flat wch	0	
2 bed house	31	14.6%
2 bed house wch	0	
3 bed house typical	75	
3 bed house wch	0	43.7%
3 bed house custom	18	
4 bed house	27	12.7%
Total	213	100%

- KEY
- RMA 6 Application Boundary
- Private Sales
- Affordable Rent
- Shared Ownership
- W

Wheelchair homes M4 (3) - 5% of Affordable Tenure
- *

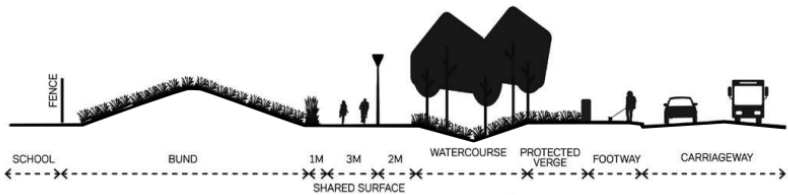
Custom build homes



Future development parcels: Increased amenity & recreational offer

Benefits

- School boundary as per S106 area 5.7 ha
- Rationalised allotment boundary
- Increased green public open space



Diagrammatic section through acoustic bund

6,279ha
exc. acoustic bund
(0.579 above S106)

- KEY**
- Application boundary
 - Residential
 - Mixed use / local centre with potential residential floors above (Use Class A1/ A2/ A3/ A4/ A5/ B1a/ D1/ D2 flexible units)
 - Primary school
 - Secondary school building zone
 - Community sport pitches provided within secondary school site
 - Strategic green infrastructure and public open space
 - Location for equipped areas of play (LEAPs)
 - Location for equipped areas of play (NEAP)
 - Sheltered sport, recreation / fitness [Use Class E(d)]
 - Allotments
 - Indicative alignment of primary street (Flexibility of ±10m either side of alignment to be determined at Reserved Matters stage)
 - Indicative alignment of secondary street (Flexibility of ±10m either side of alignment to be determined at Reserved Matters stage)
 - Existing mature vegetation and ecological corridors to be retained
 - Small public open spaces within development. Form and location to be determined at detail but within 50m of location. Minimum size 0.05ha
 - Medium public open spaces within development. Form and location to be determined at detail but within 50m of location. Minimum size 0.15ha
 - Precise development edge to be determined based on final drainage design and routing of watercourse. Extent shown is the maximum built development.
 - Noise attenuation feature

Land use - Approved Parameter Plan extract

Key considerations / updates:

- 01 5.7ha S106 Min. Secondary School Area. The fence line boundary is located inboard of the acoustic bund.
- 02 Allotment area increased lightly.
- 03 Sport, recreation / fitness Use Class E(d) added.
- 04 RMA 5 allotments adjusted in line with recently approved application.

2509m²
(trapezoid dotted shape)

3270m²
(triangular dotted shape)

395m²
(rectangular dotted shape)

5.7ha
exc. acoustic bund
(in line with S106)



Land use - Proposed Parameter Plan extract

Future development parcels: Increased amenity & recreational offer

Future development parcels design is being coordinated with detail discharge of conditions for the surrounding RMA 1 Infrastructure.

- These Include :
- North Park
 - Primary Street
 - Secondary Street

Future phases will be developed with the local authority and community:

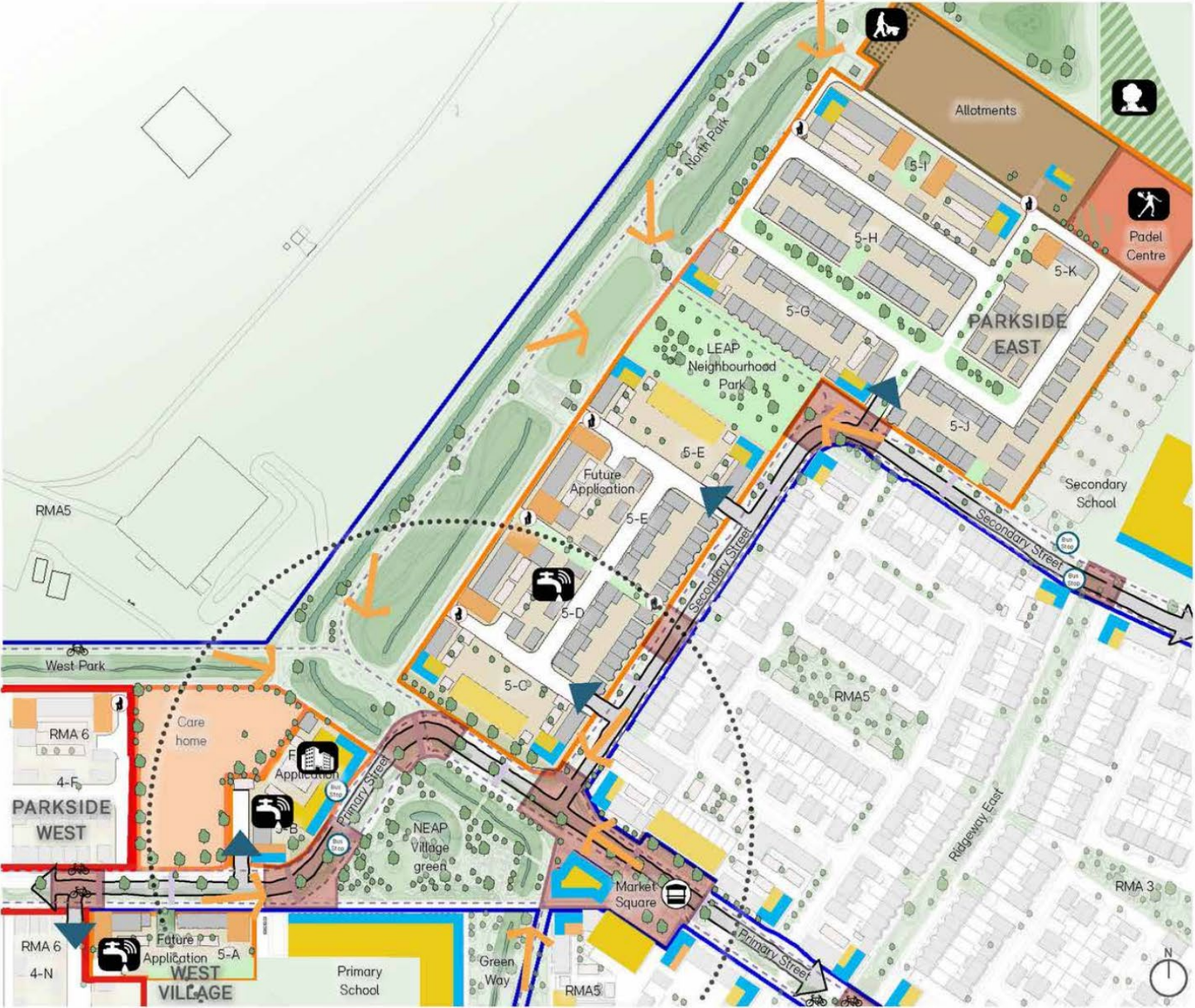
- Following Design Code
- Retaining safeguarded routes
- Delivering allotments, public open spaces & integrated play

Design opportunities

- Reduce water use
- Increase green amenity spaces
- Optimised allotment area
- Access to sport recreation
- Alternative tenures e.g. BtR studios

TENURE	Number of homes		Percentage	
PRIVATE	186		60%	
AFFORDABLE	90	124	29%	40 %
SHARED OWNERSHIP	34		11%	
TOTAL	310		100%	

KEY	
	Application Boundary
	Entrance to Neighbourhood
	Way-finding building group
	Key corners
	Key nodal spaces
	Crossings
	Key View
	Marker building



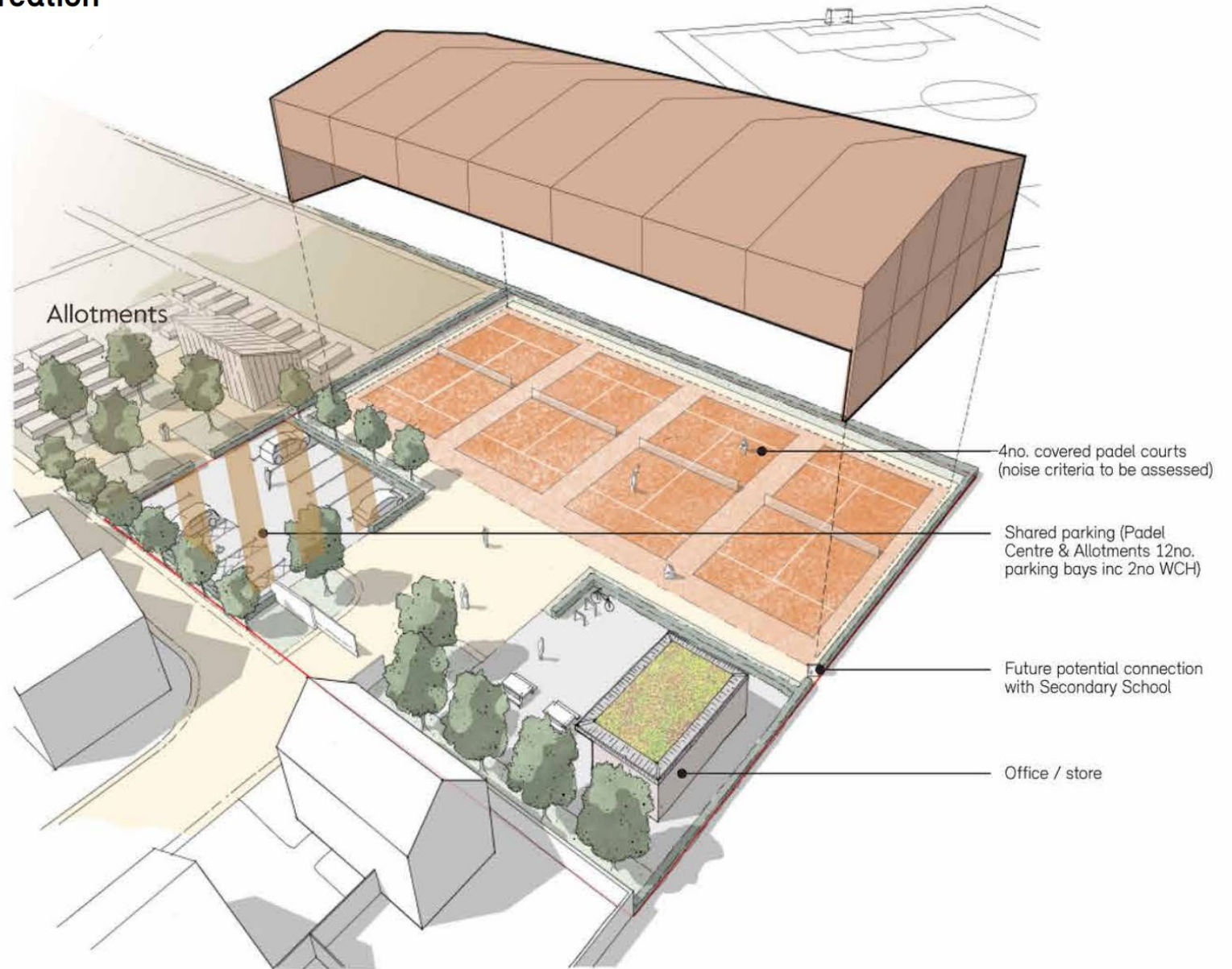
Future development parcels: Access to sport recreation

Benefits

- Sport, recreation / fitness use
- Potential for school use
- Shared parking for allotments and padel courts

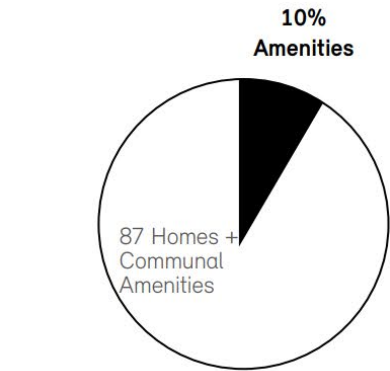


Part plan

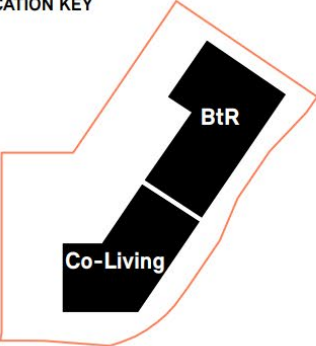


Illustrative 3D view

Future development parcels: Alternative tenures e.g. BtR studios



LOCATION KEY



KEY

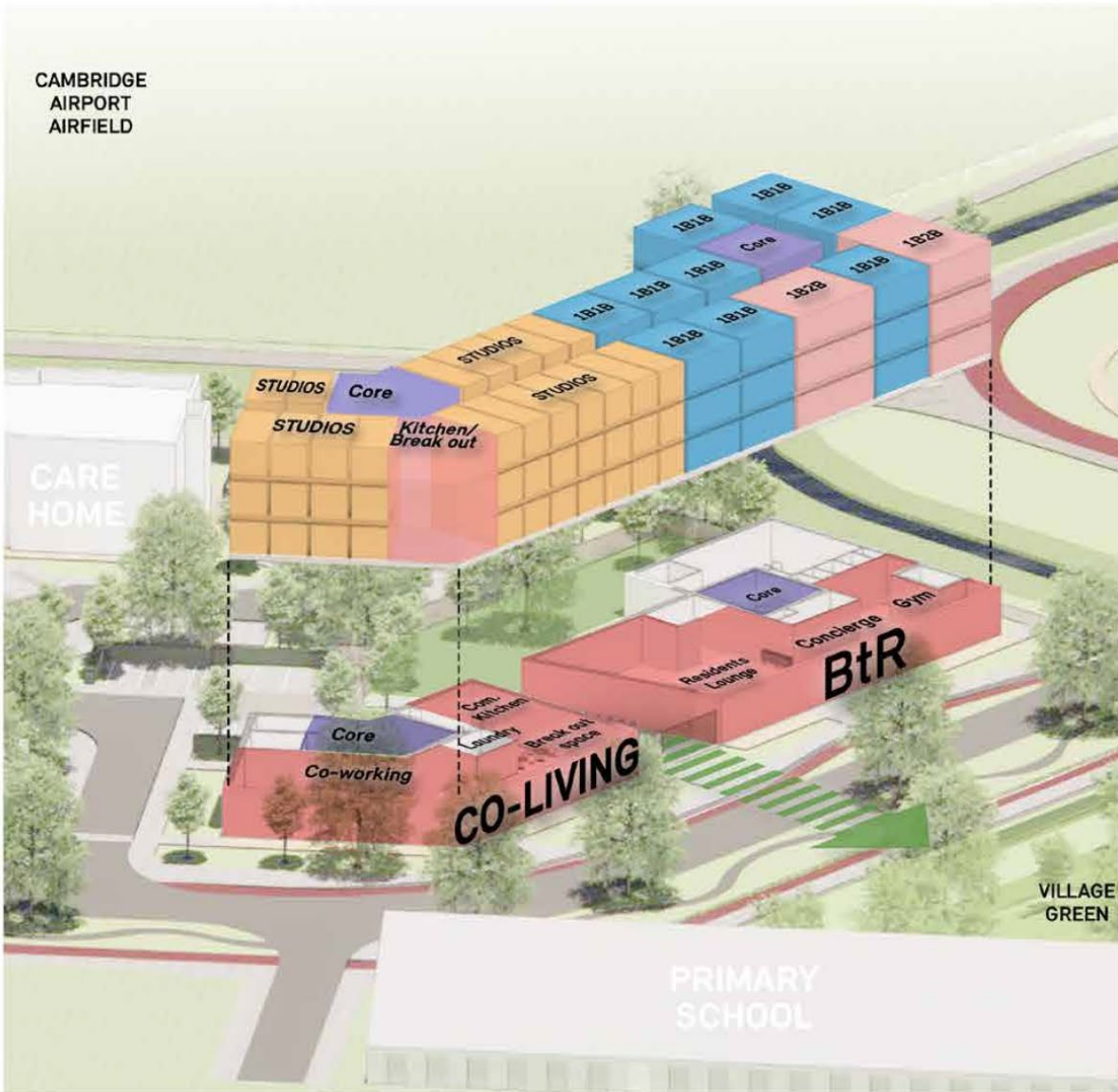
Application Boundary
Cores / BoH spaces
Shared amenity spaces
Studio
1B1P
1B2P
Bathroom pods



Typical floor plan diagram



Ground floor plan diagram



3D view diagram

Future development parcels: Water efficiency and re-use

Proposal:

- The additional 310 homes will have the following water reduction strategy to target 80 L/p/d

Strategy for the additional homes:



Step 1: Reduce water use

- Water efficient devices (Taps, WC, Shower)
- Smart metering
- Water saving culture (labelling, customer awareness)



Step 2: Reuse water

- Rainwater harvesting (communal or individual stormwater/ rainwater harvesting systems) to supply toilets and external uses



KEY

Additional non-portable water delivery pipework.

Image: Example of a community wide water re-cycling system.

Building Homes for a thriving growing community

The demand for more new housing in the area is well known, with new developments underway and ongoing pressure for more in future.

This means there is a responsibility to make good use of existing sites. Each phase of Springstead Village has been planned to be land efficient, and the result is that after the 1200 homes are finished we will have still undeveloped land within the area allocated to development. We have therefore been design testing potential to deliver more homes.

Any additional homes will continue to follow principles in the approved Cherry Hinton Design Code, alongside the following principles:

- All development will be carried out within the land already allocated to development and with no loss of planned green space.
- Sustainable low water usage and re-use for the additional 310 homes
- Increased sport and recreation space (we are currently exploring adding padel court facilities)
- Result in lower resident charges for the care of shared landscapes and community facilities
- Provide increased funds for local services including health and education
- Be developed in consultation with local people



Thank you

We look forward to answering your questions

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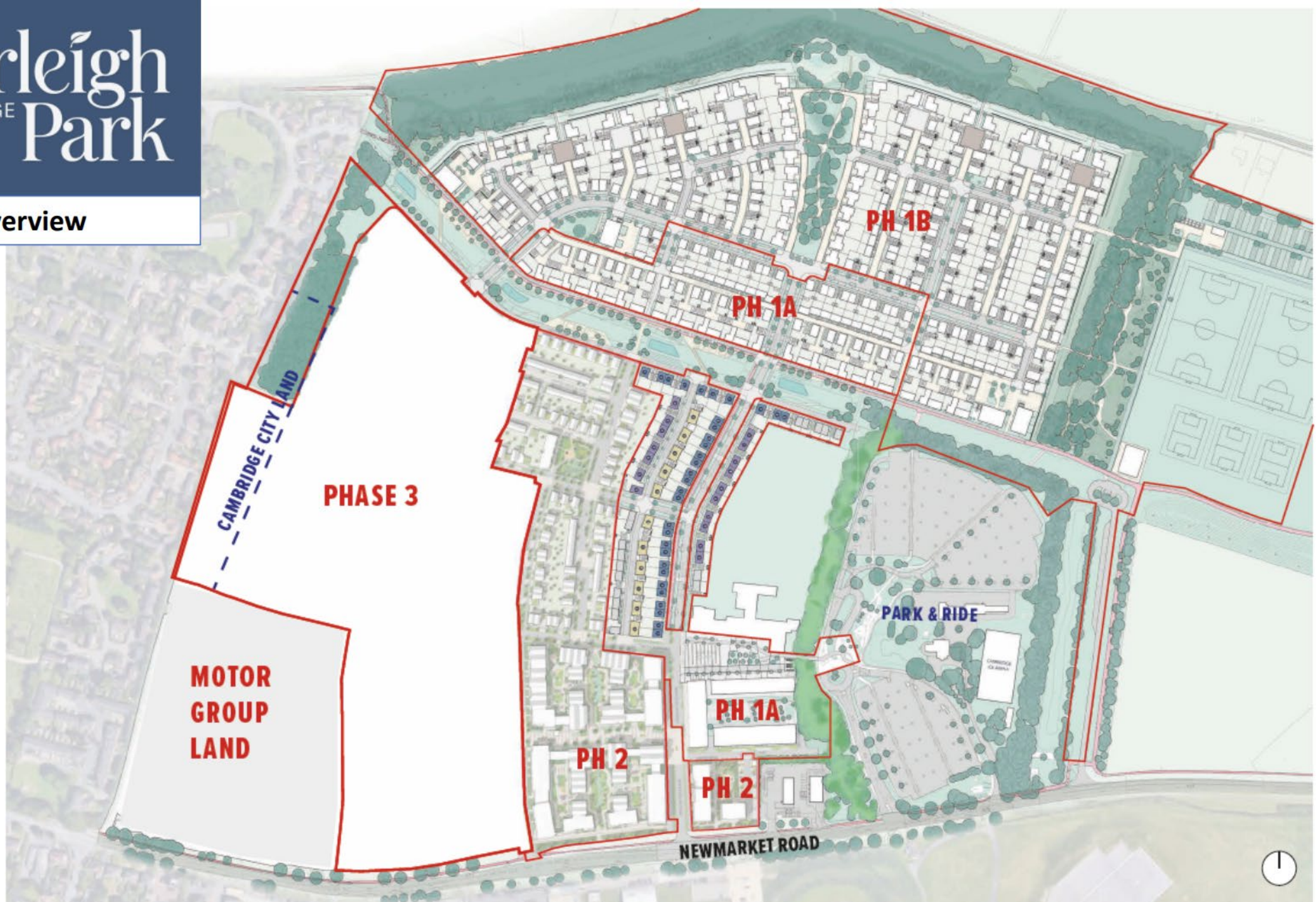
Cambridge East Community Forum – 22nd October 2025

Summary

- Overview Update
- Progress Update
- Future Delivery Update
- Play Facilities

Marleigh CAMBRIDGE Park

Overview



Marleigh CAMBRIDGE Park

Overview

Phase 1

View looking North
from Park and Ride
boundary, over Phase
1E

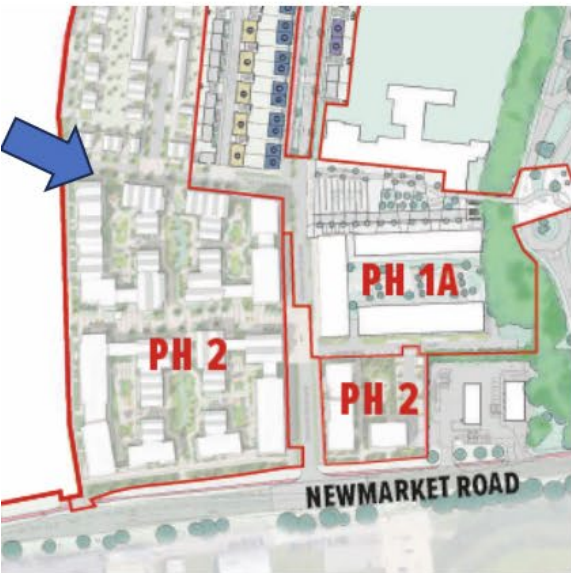


Marleigh CAMBRIDGE Park

Overview

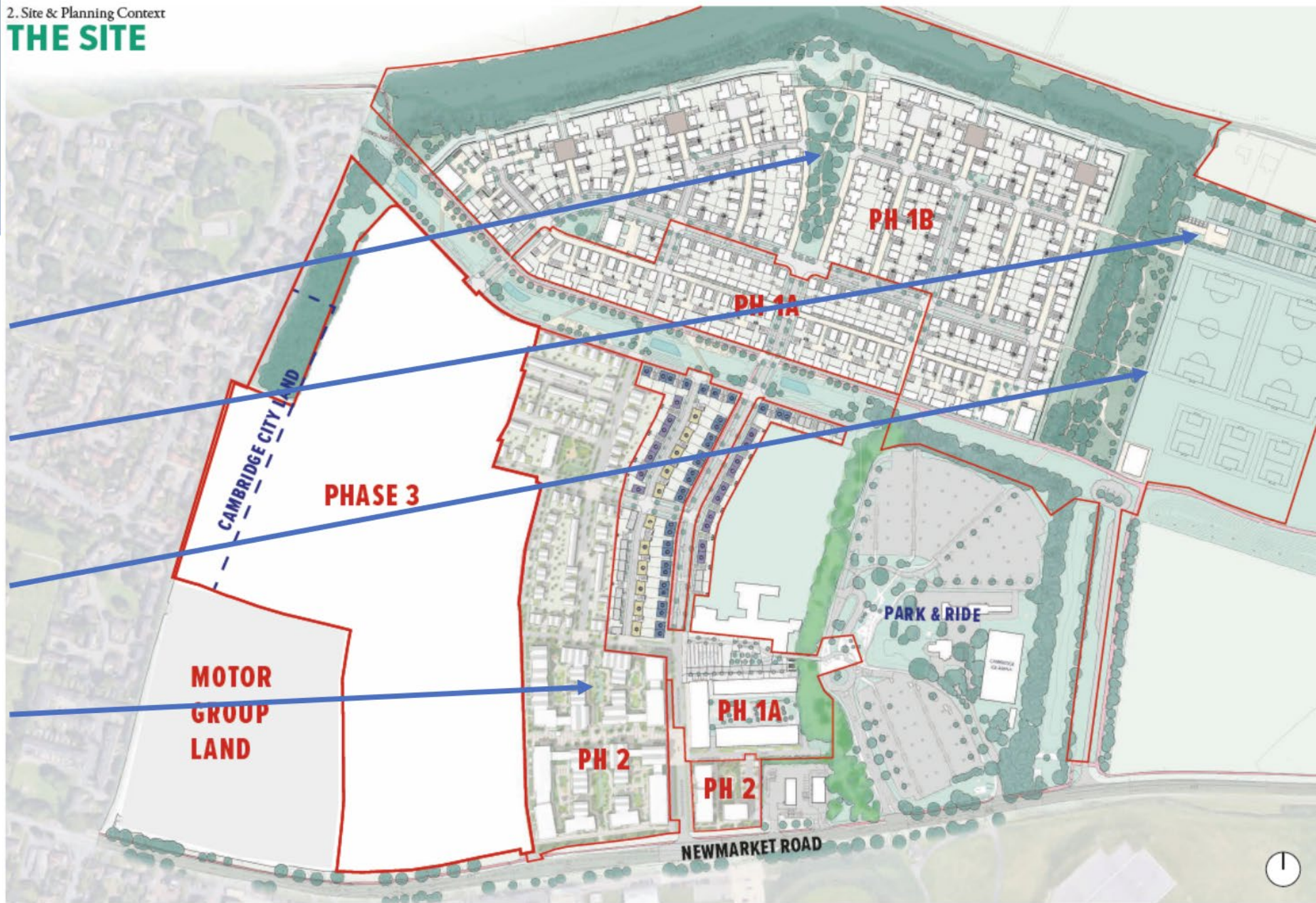
Phase 2

View looking SE from
Phase 3, across Phase 2.



Future Delivery Update

- Copse, wildflower area being reseeded Oct 25
- Allotments to be handed over Oct 25, including allotment building
- Football pitches and NEAP to be handed over November 25
- The Fens opening summer 2025



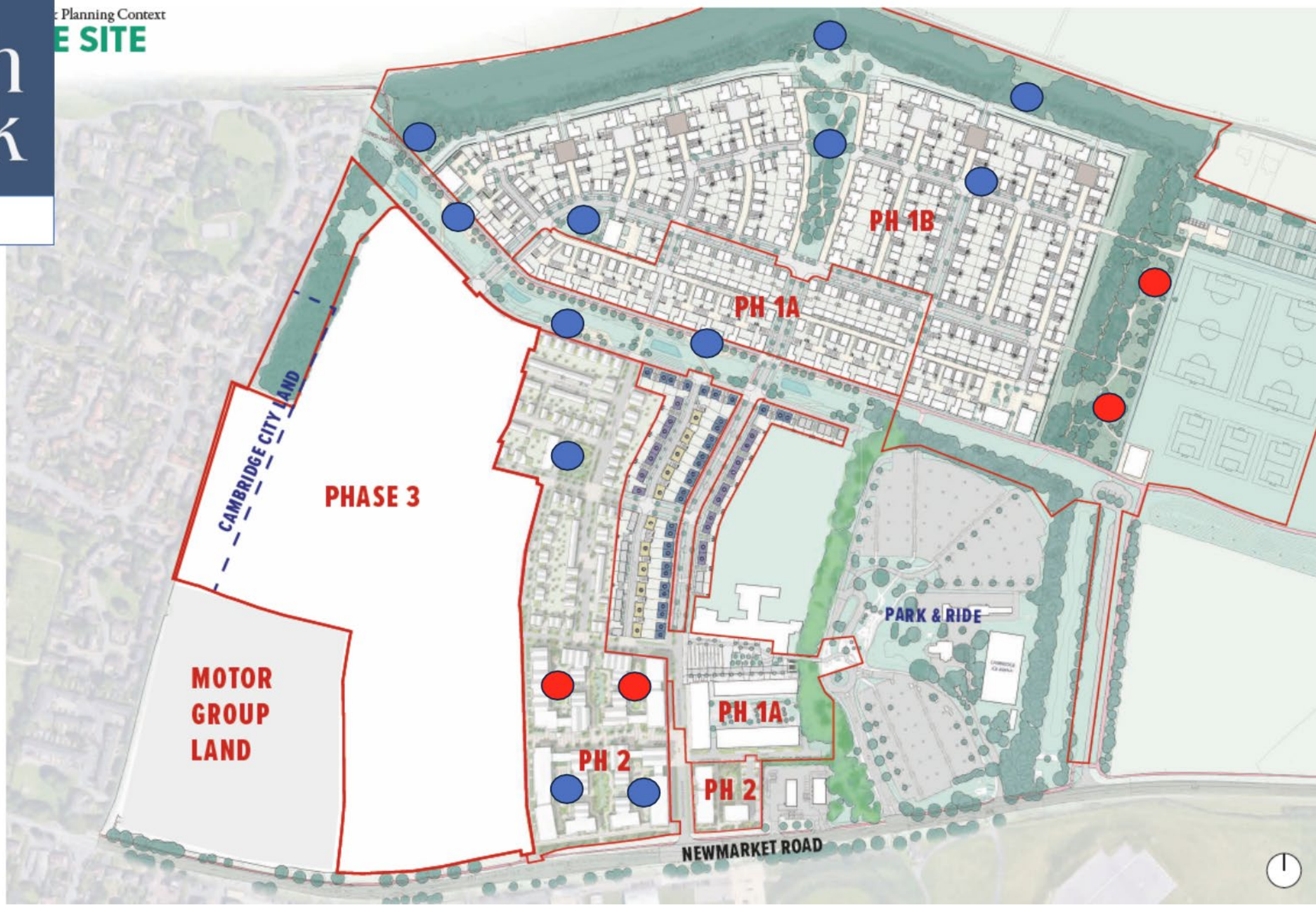
Marleigh CAMBRIDGE Park

Play Facilities

Play area locations
across the scheme.

Blue dots – open to
public

Red dots – to be
delivered



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MARLEIGH
RESIDENTS ASSOCIATION



Resident's Ass...



https://sites.google.com/view/marleigh-ra/



Residents Association

Marleigh

Residents Association

[Who we are](#)

[Why we exist](#)

[*NEW* Output from the Annual General Meeting 2025](#)

[Events](#)

[Constitution for the Marleigh Residents Association](#)

[Parking Management Survey](#)

Who we are

The Marleigh Residents Association (MRA) was formed in September 2024.

All residents of Marleigh, whether owner or tenant, over the age of 18, are considered members of the MRA.



Resident's Ass...



https://sites.google.com/view/marleigh-ra/



Residents Association

Events

Here you will find an events calendar for community events at Marleigh. This includes both regular events as well as bigger one-off events.

Today

< >

October 2025

Month

MON 29	TUE 30	WED 1 Oct	THU 2	FRI 3	SAT 4	SUN 5
	11am Coffee & Chat 11am Coffee & Chat @ C	9am Marleigh Internatio 12pm Marleigh Lunchtir		9:30am Marleigh Tots at 10am Marleigh Internati		
6	11am Coffee & Chat 3:30pm Family Bingo Lit	9am Marleigh Internatio 12pm Marleigh Lunchtir	9	9:30am Marleigh Tots at 10am Marleigh Internati	11	12
13	11am Coffee & Chat 11am Coffee & Chat @ C	9am Marleigh Internatio 12pm Marleigh Lunchtir 2pm let's get crafty	16	9:30am Marleigh Tots at 10am Marleigh Internati	18	19
10:15am 📖 Mobile Librs	11am Coffee & Chat	9am Marleigh Internatio 12pm Marleigh Lunchtir 2 more	23	9:30am Marleigh Tots at 10am Marleigh Internati	25	26
27	11am Coffee & Chat 11am Coffee & Chat @ C	- Healthy Nudge: book you! 10am Halloween Cookie 3 more	30	10am Marleigh Internati 5:30pm Light Night @ Ji	1 Nov	2

Marleigh Residents Association

Events shown in time zone: (GMT+01:00) United Kingdom Time

[Add to Google Calendar](#)

Google Calendar

MRA 2024/2025 Activities & Achievements

- Built closer relationships with Hill, Land Trust, FDPC, and South Cambridgeshire CC (both community team and planning representative) including attendance at:
 - Building User Group
 - Marleigh Community Development Steering Group
 - Quarterly meetings with Land Trust management team
 - Conducted resident survey on VOI rollout and worked with the Voi, Parish Council and City Council teams to finalise an agreed rollout plan including drop-off points within Marleigh.
- Conducted a residents' survey on parking management at Marleigh.
- Successfully pitched for Land Trust to install additional speed warning signs on Gregory Park Mews.
- Involved in the review and feedback on management strategy for the allotments, as well as the setup of the Allotment Society.
- Involved in the review and feedback on management strategy for the new playing fields and associated infrastructure (ongoing).
- Follow-up with Land Trust on details of service charge.
- Co-ordination with Save Honey Hill including attendance at the General Meetings and internal meetings.
- Administration of the Marleigh Facebook page and moderation of the Marleigh WhatsApp group.
- Organised social events:
 - 3 days of Easter events, with support from Co-Op, Salento, Hill and Barnwell Baptist Church
 - A Marleigh Summer Fair

2025-2026 Strategic Objectives

- Accountability on how our money is spent (Service Charge)
- Anti-social behaviour - working with the local PCSO (John Copard) and Neighbourhood Watch for Marleigh
- Allotments and Playing Fields - to continue to support the formation and running of committees to run these areas and contribute to strategic plans for the development of them
- Parking - to continue to work with the relevant stakeholders
- Organise more events, hopefully in collaboration with Hill!

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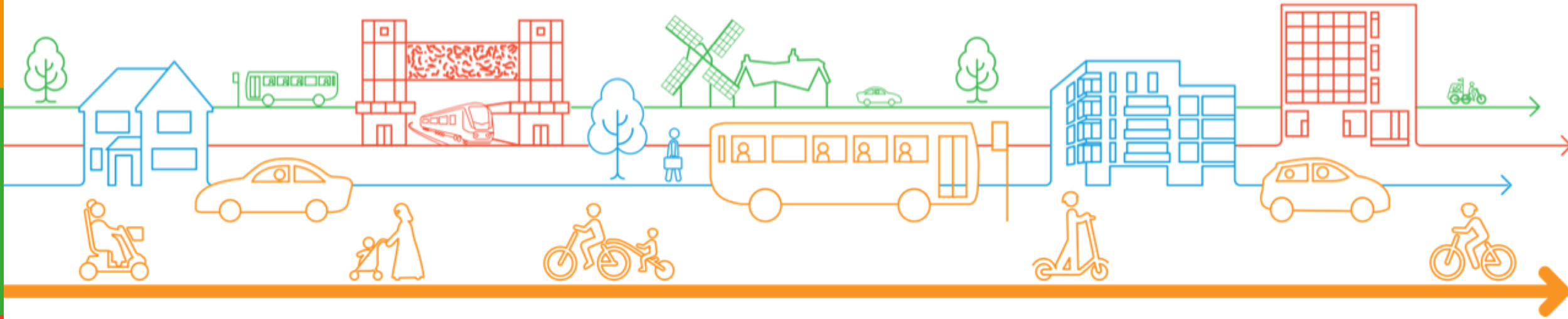


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GREATER
CAMBRIDGE
PARTNERSHIP



Newmarket Road travel hub consultation

Consultation dates

Monday 8 September 2025

Two public events:

Thursday 9 October (online)

Tuesday 14 October (in-person, at current Newmarket Road Park and Ride)

Monday 3 November 2025



Purpose of consultation

- To inform design
 - Focus on travel hub facilities and features
- To inform Planning Application
- To inform Environmental Statement
- The decision on the preferred location and the need to relocate has already been taken by our board



How did we get here?

- 2020 public engagement
- 2020 consultation
- 2021 consultation
- 2023 consultation

GREATER CAMBRIDGE PARTNERSHIP

CAMBRIDGE EASTERN ACCESS
Phase 1: Newmarket Road improvements and Park & Ride relocation

We are consulting on walking, cycling and public transport improvements to Newmarket Road and relocation of the Park & Ride site.

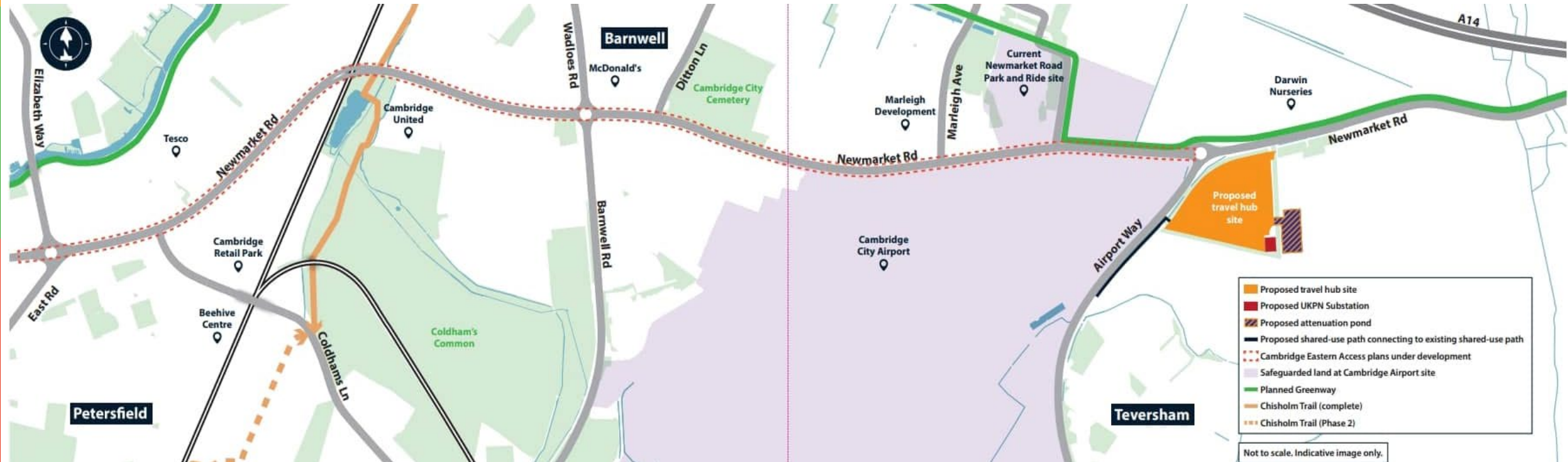
Complete the survey online at:
www.greatercambridge.org.uk/newmarket-road-23
The consultation closes at midday on Monday 20 March 2023

Why do we need it?

- Lease on existing site has end-2026 breakpoint
- Existing site is space constrained
- Existing site likely to be allocated in new Local Plan



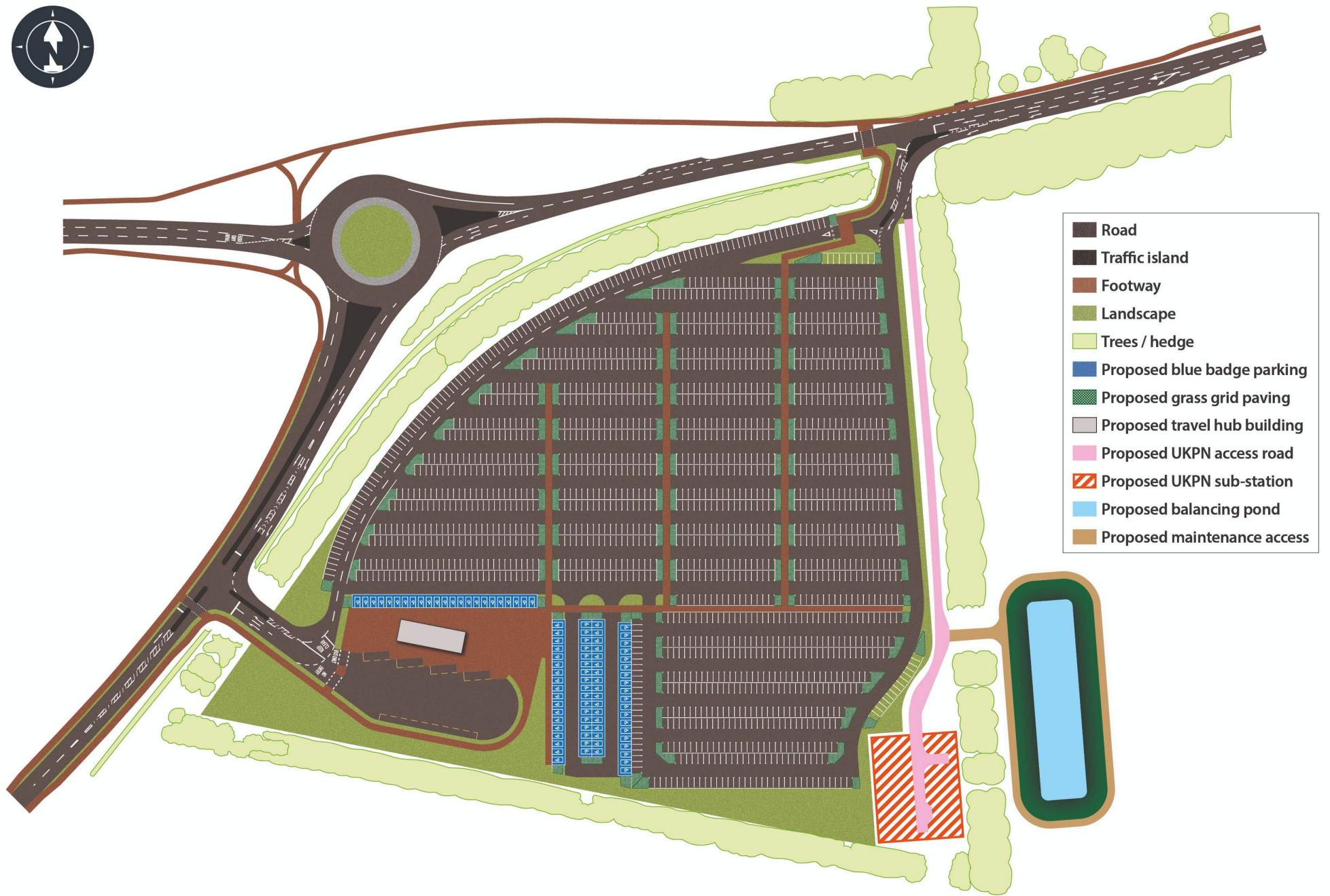
Travel hub location



Why this site?

- Extended site review and analysis undertaken
- No suitable non-Green Belt sites available

Site layout



Travel hub facilities

- **Double the car parking:** Our proposed new travel hub would have approx 1,800 parking spaces, double the number at the current site.
- **Sustainability:** There would be charging facilities for electric vehicles, and the site has been designed to provide flexibility.
- **New cycle parking:** The new site would have cycle parking and storage facilities, and space for cycle/scooter hire schemes.
- **Buses and coaches:** The site would provide a bus interchange with sufficient bus stops to accommodate future demand as well as facilities for coach parking.
- **Passenger facilities:** Our travel hub building would have a designated waiting area, toilet facilities and real time travel information.
- **Connectivity:** Access to the site on foot and by bicycle would be provided by crossings on Airport Way and Newmarket Road and an extended shared-use path to Teversham.

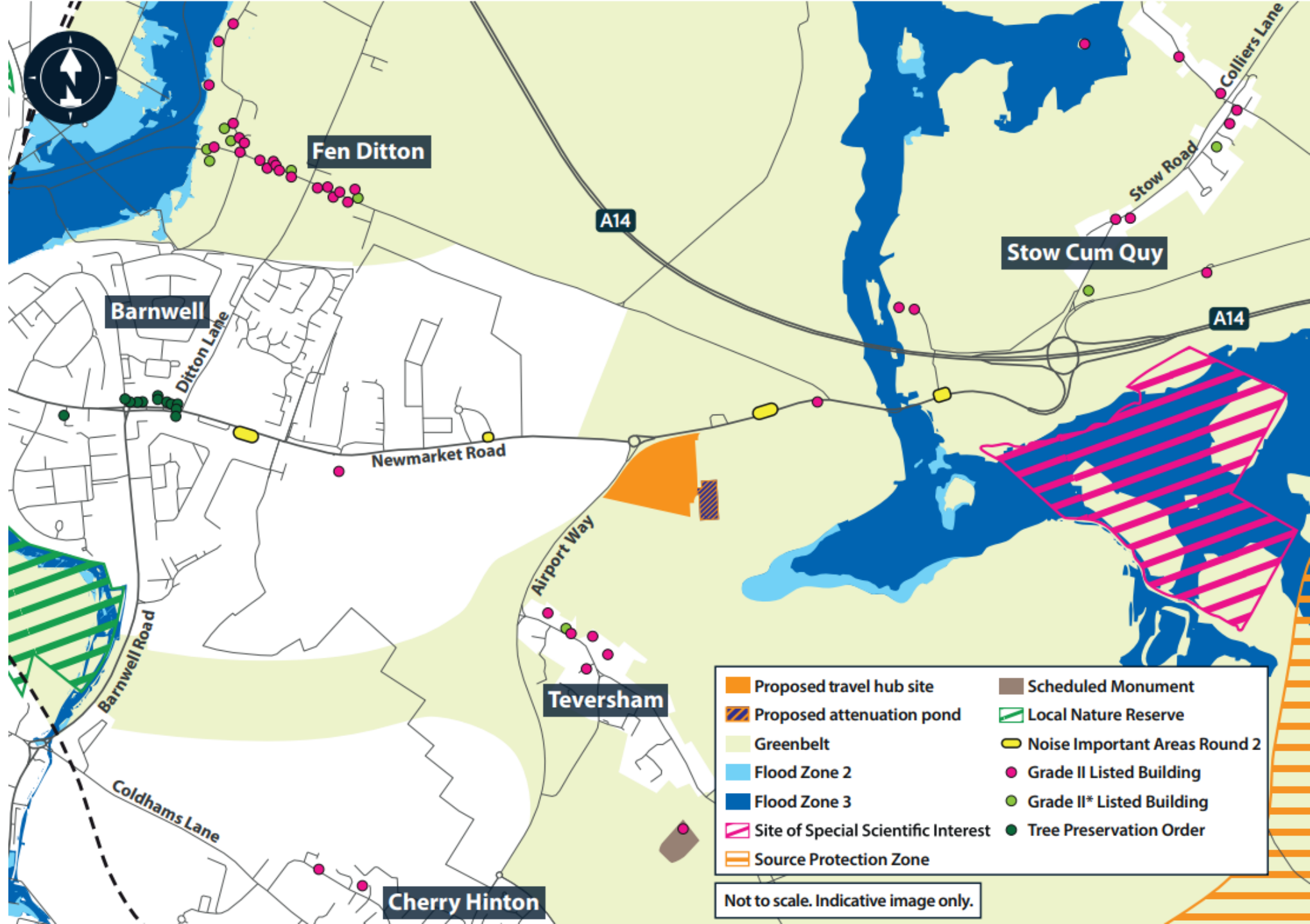


Travel hub benefits



- **Better travel choices** – attractive options for walking, wheeling, cycling, and bus travel.
- **Improved connectivity** – links to greenways, the Chisholm Trail, Newmarket Road, and better access from the east.
- **Stronger bus connections** – potential new services to key destinations such as Cambridge Biomedical Campus, city centre and rail station.
- **Supporting growth** – increasing transport capacity to meet the rising travel demand and support Cambridge's economy.

Environmental constraints



Next steps

- Review consultation feedback and refine design as necessary including:
 - Travel hub building
 - Site layout and access proposals
- Complete site ground, heritage, tree, ecology surveys.
- Finalise site proposals, landscaping, drainage strategy, layout and facilities.
- Prepare Planning Submission report, including Environmental Statement
- Submit Planning Application to County Council mid-2026





How to provide feedback

www.greatercambridge.org.uk/cea-travelhub

hello@greatercambridge.org.uk

01223 699906



Thank you

Questions?

Cambridge East Community Forum



Wednesday 22 October

6:00	Welcome & Introduction	Philippa Kelly – Greater Cambridge Planning Service
6:05	Planning update	Laurence Moore Greater Cambridge Planning Service
6:15	Questions	
6:20	Springstead Village	David Fletcher Ceres Property
6:40	Questions	
6:35	Marleigh	Dan Brown – Hill
		Niall McElroy – Marleigh Resident Association
6:55	Questions	
7:05	GCP Update	Andi Redhead - WSP
7:15	Questions	
7:35	Close	

Cambridge East Community Forum



Wednesday 22 October

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