



# Eddington's Future Phases:

## Planning Application Overview

Joint Development  
Management Committee

September 2026





# Eddington's future phases

Eddington's future phases represent the next stage in the evolution of North West Cambridge.



## Eddington today

The original Outline Planning Application was approved in 2013 and through subsequent Reserved Matters Applications, phase 1 of Eddington has been delivered. Eddington has grown into a thriving new community supported by long-term stewardship from the University of Cambridge and investment in the infrastructure needed to create a successful neighbourhood.

From high quality new homes, a successful school and nursery, to community facilities like the Storey's Field Centre, sports pitches, retail and extensive public open spaces, Eddington has established itself as a distinctive and sustainable place to live, work and study.



## The future phases

Building on the foundations of that first phase, these proposals for a revised masterplan will deliver new homes, employment space, green infrastructure and community facilities which ensure that Eddington's commitment to placemaking, sustainability and community life are met.

### The future phases will deliver:

-  **Up to 3,800 new homes**  
bringing the total across Eddington to approximately **5,650 homes**
-  **50% affordable housing**  
for University key workers
-  **Accommodation for up to 1,675 students**  
bringing total student accommodation at Eddington to **2,000 homes**
-  **Up to 100,000m<sup>2</sup> of employment space**  
supporting research, innovation and mid-tech businesses
-  **Over one third retained as green and open space**
-  **New pedestrian and cycle connections**  
linking Eddington with Cambridge

# Why Eddington?

The future phases are a long-term investment in Cambridge's future.

The proposals will help address housing pressures facing the city, support the University's future growth and its position against international rivals, promote sustainable travel and create a thriving and diverse community.



## Supporting the University's future

The future phases will help the University attract and retain the academics, researchers and staff who are critical to its long-term success. By delivering new homes for University key workers and students, the proposals will support the continued growth of one of the world's leading centres of education and research excellence.

## Pioneering sustainable development

The future phases build on Eddington's reputation as an exemplar of sustainable placemaking, demonstrating how growth can be delivered through exceptional design, high-quality public spaces and long-term stewardship. The proposals extend an established neighbourhood where homes, community infrastructure, landscape and movement are integrated from the outset, creating a place that is both environmentally responsible and designed around everyday life.

## Helping address Cambridge's housing need

By delivering up to **3,800** new homes, including **50%** affordable housing for University key workers, the future phases will make a significant contribution to the city's housing supply, helping reduce pressure on the wider Cambridge housing market. Many of the key workers who will be accommodated in additional homes at Eddington would otherwise rent privately elsewhere in the city for three to five years.

## Creating a community

The future phases are designed to create a place where people can live, work, learn and connect. Homes will sit alongside employment space, community facilities, public spaces and green infrastructure, continuing the placemaking principles that have helped Eddington become a thriving community rather than simply another housing development.



# New homes

Cambridge faces significant challenges around housing affordability and supply.



Our Housing Needs Assessment found that over **88%** of researchers struggle to find suitable housing in Cambridge’s private rental market and add pressure to it as they look for places to live.

The survey found **697** people working for the University are currently in the private rented market – considering the whole University population, this means around **4,500** people working for the University currently rent.

Eddington is the University’s answer to this challenge, providing **3,800** new homes, half of which are for key workers such as post-doctoral researchers coming to Cambridge from elsewhere. This means the development helps free up homes in Cambridge’s housing market supporting the city’s continued growth.



### Exceptional design

The future phases will combine high-quality architecture, landscape-led design and long-term stewardship to create neighbourhoods that are sustainable, inclusive and designed to last.



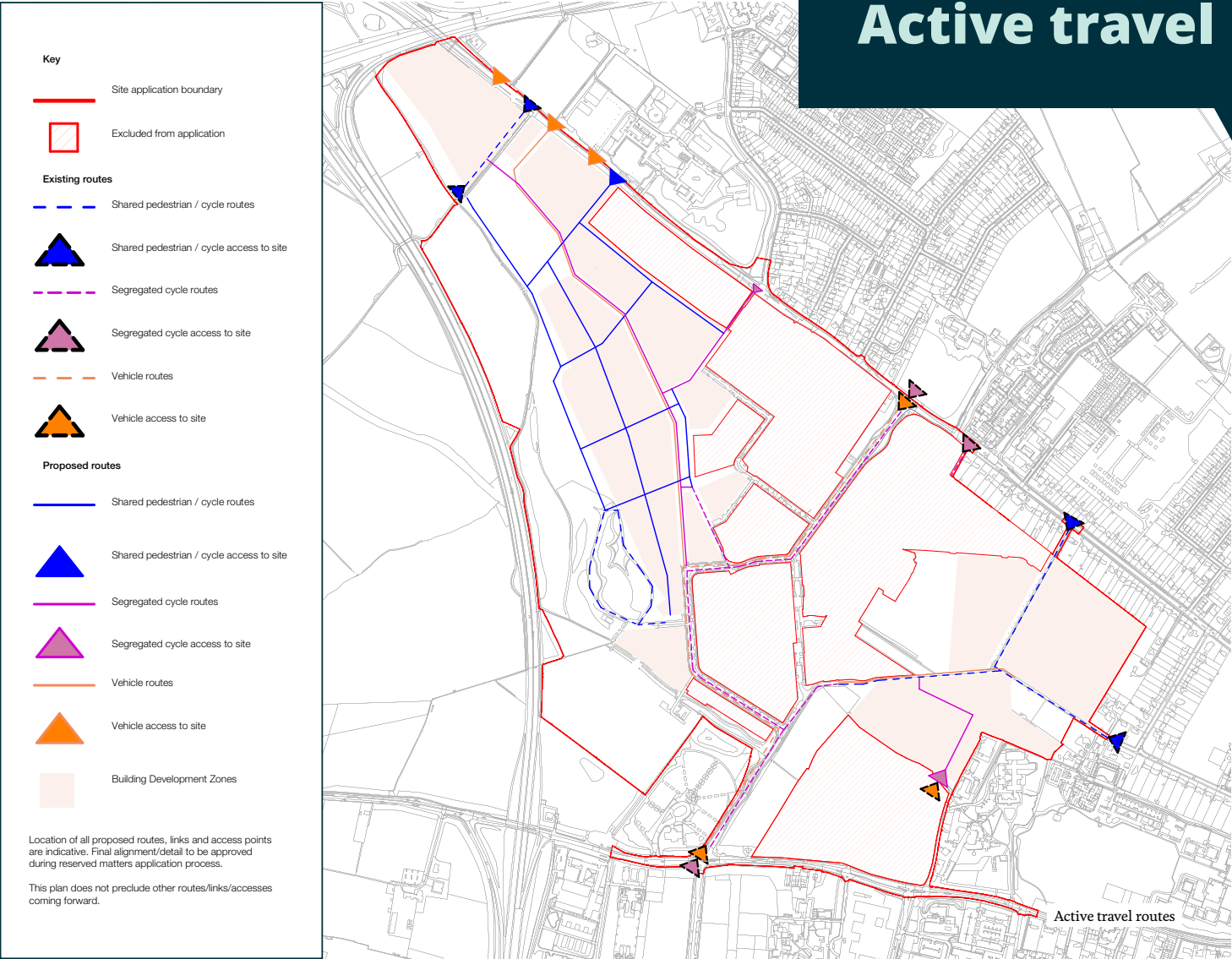
### Height & Density

Thoughtful height distribution and housing density is fundamental to our future phases.

Reflecting similar heights and housing density to phase one, our plans mean that the majority of buildings will range from two to six storeys, with a small number of buildings up to eight storeys.

The tallest structures will be positioned centrally to create landmark features and maximise green space and the development’s height will gradually decrease towards the edge of the site, allowing the development to fit well into its surroundings.

# Active travel



## The future phases will:



**Put walking and cycling first**  
Designing streets and spaces where pedestrians and cyclists are the priority.



**Balance movement for all**  
Creating streets where vehicles, cyclists and pedestrians can move safely together, while encouraging lower speeds and more sustainable travel choices.



**Expand Eddington’s active travel network**  
Creating new pedestrian and cycle connections across North West Cambridge.



**Support integrated transport choices**  
Connecting active travel routes with public transport networks across Cambridge.



**Connect people to everyday destinations**  
Linking homes, schools, workplaces, community facilities and green spaces.





Proposed western edge of Eddington

## Key benefits

The future phases will deliver a wide range of benefits for Cambridge, creating new homes, community facilities and green spaces while supporting the city's continued sustainable growth.



A proposed shared garden at Eddington

## A sustainable community

The proposals for future phases are forward-thinking, design-led, and created for the long term.

Sustainability is embedded throughout the masterplan, shaping how homes are built, how resources are used and how the neighbourhood will evolve over future generations.

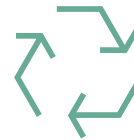
### The proposals will:



Embrace Passivhaus principles to create energy efficient homes



Reduce embodied carbon through efficient use of materials and retention of top soil saving the equivalent CO<sub>2</sub> emissions of 7,200 vehicle movements



Extend the innovative underground recycling and refuse system



Create over 50ha of informal open spaces



Deliver a 10% biodiversity net gain



Dedicate over 15ha to sports pitches and 3.5ha to play space



Reduce average household water use

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### The future phases will:

- Help address Cambridge's housing shortage by delivering up to 3,800 new homes
- Support the University's long-term future by providing homes for key workers and students, preserving Cambridge's internationally competitive position as a research and education institution
- Reduce pressure on the wider housing market through the delivery of affordable homes and student accommodation
- Retain and enhance Eddington's green character, with over one third of the development dedicated to green and open space such as shared gardens
- Expand walking, cycling and public transport connections, building on Eddington's active travel-first approach
- Continue Eddington's commitment to high-quality design, placemaking and long-term stewardship
- Support Cambridge's knowledge economy with 100,000m<sup>2</sup> allocated for research, innovation and employment
- Build on an established and thriving community, creating places where people can live, work and learn



Proposed neighbourhood street



Proposed view of The Common



Proposed commercial view

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# Community engagement

Our masterplan for the future phases has been informed from the very beginning by those who live, work and study there.

This included public exhibitions, drop-in events, community forums, webinars, workshops, meetings with local organisations and a programme of community events across Eddington.



Storey's Way parkrun pop-up, September 2024

## Three rounds of consultation

**Over 1,500**

people met across the community

**Over 75**

hours of community events and meetings

**Over 400**

feedback forms received and reviewed

**Over 51,600**

social media impressions generated



Eddington Grow Club community event, April 2025

## What's next?

Subject to approval of the Outline Planning Application, Reserved Matters Applications for the detail would be brought forward in early 2027.

We expect construction of the Future Phases could begin as early as the second half of 2027, delivering new homes, community infrastructure, employment space and green spaces that build on the success of Eddington and support Cambridge's long-term future.

- September 2026 - Determination by JDMC
- Early 2027 - RMA Applications
- H2 2027 - Work begins on site
- 2029 - First future phases homes complete
- 2037 - Future phases complete

## Find out more

If you would like any further information or have any questions please contact **Matt Johnson** - Head of Development, North West Cambridge, University of Cambridge Estates Division:

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