

Wellbeing and Social Inclusion Topic Paper



Greater Cambridge Local Plan

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Regulation 18 consultation (December 2025 - January 2026)

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1. Introduction and Purpose

1.1 This is one of nine topic papers produced to inform the Draft Plan consultation on the Greater Cambridge Local Plan. The topic papers are:

- Strategy
- Sites
- Climate Change
- Green Infrastructure
- Wellbeing and Social
- Great Places
- Jobs
- Homes
- Infrastructure

1.2 All of the papers can be found on the Greater Cambridge Shared Planning website. The topic papers set out how each policy under the relevant Local Plan 'Theme' has been developed. As such, the topic papers support and complement the Draft Plan consultation document as they provide a detailed explanation of the basis for each draft policy.

1.3 The Topic Papers build on those published as part of the First Proposals Consultation. They provide background on the early development of the policies. These are still available to view in our document library.

1.4 The policies are presented in a consistent format in each paper with sufficient information to provide a comprehensive appreciation of the background to and development of the Policy.

1.5 The content and structure for each policy option is:

- The issue the plan is seeking to respond to
- How was the issue covered in the First Proposals consultation?

- Policy Context update
- Summary of issues arising from First Proposals representations
- New or updated evidence
- Additional alternative approaches considered
- Response to Main Issues Raised in Representations
- Further work and next steps

1.6 The local plan is supported by a wide range of evidence which can be found in our document library. Key supporting documents to the plan include:

- Statement of Consultation
- Sustainability Appraisal
- Habitats Regulations Assessment
- Equalities Impact Assessment (EQIA)

2. Draft Plan Wellbeing and Social Inclusion Chapter

Introduction

2.1 As part of the First Conversation consultation in 2019 we set out our approach to ensuring that wellbeing and social inclusion would be at the heart of the new local plan.

2.2 The First Proposals consultation in 2021 identified how wellbeing and social inclusion had influenced the emerging strategy, and proposed a series of development management policies which would ensure development delivers high quality, healthy and inclusive places for all.

2.3 A number of comments were received on the general approach to the theme. Further detail, including where to view the full representations and who made each representation, is provided in the Consultation Statement.

Summary of the main issues raised in general comments on the wellbeing and social inclusion theme:

- 2.4 There was good general support for the overarching aims of the proposed wellbeing and inclusion policies from site promoters, the University of Cambridge, the Cambridgeshire and Peterborough Clinical Commissioning Group, Cambourne TC and Central Bedfordshire Council. Huntingdonshire District Council had no comment on this policy area. Two site promoters expressed the need for a more balanced provision of affordable housing and sustainable travel across Greater Cambridge, in order to achieve the Local Plan's identified wellbeing and social inclusion aspirations. Fen Ditton PC was broadly supportive of aspiration but concerned with the ambiguity in some of the detail.
- 2.5 One member of the public expressed a need for new residential development to be no more than 4 storeys high, inclusive and provide open spaces with a balanced approach to cycling. Existing sporting facilities must be maintained and improved to safe, modern requirements. One member of the public suggested the Local Plan should include policies to protect cultural significance, specifically to support cultural activities and to provide for, and safeguard public and private spaces for arts and other activities.
- 2.6 In terms of social & transport infrastructure provision, comments from two members of the public and three PCs: Bassingbourn-cum-Kneesworth, Great Shelford; and Teversham were received. They cited concerns over the need: to consider the impact of high growth strategy on existing residents; for access to GPs and other primary care services and the retention of those services in villages; for active travel to be a feasible choice; and to invest in sports and leisure facilities, swimming pools, across the city and especially near large new developments. There was little evidence of detailed plans regarding infrastructure to support well-being and inclusion, communities need green community spaces, public parks, policing, schools, shops. They noted transport to any services and social support are essential to achieving wellbeing along with lower housing densities, increased dwelling space standards and access to private amenity space. Histon & Impington PC stated water efficiency must be compulsory.

2.7 DB Group Holdings raised the matter of the Local Plan ensuring a variety of employment opportunities are available across the District for all members of the community. Cambridge Past, Present & Future noted the protection and enhancement of the Historic Environment is not just key to creating and providing Great Places but also a vital part of Wellbeing.

2.8 One member of the public cited the North East Cambridge proposal, with the relocation of Cambridge Waste Water Treatment Plant (CWWTP).will have a negative impact on residents and users of the surrounding area. Another member of the public suggested policies should acknowledge both the health and amenity benefits of visible green open space even if not publicly accessible. A different member of the public noted the need to balance climate change mitigation and adaptations with provision of a good standard of amenity. There was also no mention of people with disabilities. Linton PC highlighted the need to consider needs of elderly people.

2.9 The Environment Agency, while supportive of the opportunity to level-up communities, tackling this green inequality at scale and improving the health and wellbeing of those living and working in the GC area, caveated that for this to be achieved this needs to be balanced with the need to protect the environment, by providing appropriate wildlife refuges from human disruption and interference.

2.10 The Cambridge and South Cambridgeshire Green Parties considered the Local Plan will only worsen environmental damage and fail to serve Cambridge citizens who are disadvantaged, and the planned growth will only serve our significantly privileged citizens.

2.11 Many comments were submitted by site promoters indicating that their sites, if allocated for development would support the Local Plan's aspiration for creating healthy developments. Stapleford PC advised against 100-dwelling add-on developments rather the provision of infill brownfield sites with affordable housing would support inclusivity and develop wellbeing.

2.12 Several groups and individual members of the public highlighted the negative

impact the relocation of CWWTP to Honey Hill would have on local amenity in terms of noise, odour and vibration pollution.

Response to the Main Issues Raised in Representations:

2.13 Respondents raised a number of important matters through previous consultations on the emerging Local Plan. These matters have been considered during the preparation of the plan and its policies.

2.14 The Councils' response to these matters includes:

- General support for the policy approach under this theme is noted.
- Protecting and enhancing community and cultural infrastructure is a goal of this local plan. Policies address a range of infrastructure issues, and have been informed by evidence to ensure that needs are appropriately responded to.
- Making places accessible has been addressed by a number of policies in the draft plan. The needs for different groups are also addressed, including in the housing chapter which responds to the need for accessible and specialist housing.
- Policies address environmental issues, including how green infrastructure can be protected and enhanced.

2.15 More detailed commentary relating to the ways in which the policies in this theme have been amended in response to comments provided through previous consultations are set out in the sections below.

Draft Plan Wellbeing and Social Inclusion Policies

2.16 The following proposed policies areas are addressed in this topic paper:

- WS/HD: Creating healthy new developments
- WS/NC: Meeting the needs of new and growing communities
- WS/CF: Community, sports, and leisure facilities
- WS/CH: Cultural and Creative Hubs
- WS/MU: Meanwhile uses during long term redevelopments

- WS/IO: Creating inclusive employment and business opportunities through new developments
- WS/HS: Pollution, health and safety
- WS/PH: Protecting Public Houses

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3 WS/HD: Creating healthy new developments

Issue the Plan is seeking to respond to

- 3.1 Place and space have a significant impact on health and wellbeing. The ability of individuals to lead healthy lifestyles is deeply influenced by the environment in which they live. The City Council's Community Wealth Building Strategy (2024) recognises links between health outcomes and income inequality.
- 3.2 Good physical and mental health is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, opportunities to experience community, leisure and cultural services activities, access to green and open space and access to healthy eating opportunities.
- 3.3 National planning policy requires the development of strong, vibrant and healthy communities by providing a range of accessible services that reflect current and future needs and promoting healthy and safe communities.

How was the issue covered in the First Proposals Consultation?

- 3.4 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy WS/HD: Creating healthy new developments | Greater Cambridge Shared Planning](#)
- 3.5 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Wellbeing and Social Inclusion Topic Paper.](#)

Policy context update

National Context

- 3.6 The latest version of the NPPF (2024) sets out guidance for planning policies and decisions to achieve healthy, inclusive and safe places. Paragraph 97 provides recommendations for refusing hot food takeaways and fast food outlets

applications within walking distance of schools and other places where children and young people gather, and locations where it is demonstrated these uses may have adverse effects.

3.7 The updated [National Planning Guidance: Healthy and Safe Communities \(Updated August 2022\)](#) recognises that the design and use of the built and natural environments, including green infrastructure are major determinants of health and wellbeing. It states that planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).

3.8 The question of what a healthy community is, is altered in the update to ask what a healthy place is. The answer is also updated and is now:

3.9 A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing.

3.10 It is a place which is inclusive and promotes social interaction. The National Design Guide sets out further detail on promoting social interaction through inclusive design including guidance on tenure neutral design and spaces that can be shared by all residents.

3.11 It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.

Regional context

3.12 The [Joint Health and Wellbeing Integrated Care Strategy](#) sets out four priorities. Priority 2 seeks to create an environment that gives people the opportunities to be as healthy as they can be.

Local context

3.13 The [Cambridge City Council Community Wealth Building Strategy and approach](#) (March 2024) includes a range of objectives that are important in health in seeking to Tackle poverty and inequality and helping people in the greatest need.

3.14 To achieve their Priority 2: to tackle poverty and inequality and help people in the greatest need, the [Cambridge City Council Corporate Plan 2022-2027](#) includes the strategic objective of improving health outcomes, including mental health, for people on low incomes, including by playing a leading role in the Integrated Care System to prioritise action on health inequalities.

3.15 South Cambridgeshire District Council's [Health and Wellbeing Strategy Refresh 2024-2028](#) highlighted 4 priority areas:

1. Children and Young People
2. Healthy Behaviours and Lifestyles
3. Mental Health
4. Ageing Well

The priorities under each area include many that are relevant to the Greater Cambridge Local Plan. Those of most direct relevance include:

- Design health and wellbeing into our strategic sites e.g access to green space, and opportunities for active travel.
- Deliver improved air quality.
- Actively building community cohesion in our strategic sites.
- Plan environments which promote positive mental wellbeing.
- Address isolation and loneliness across all age groups, within new communities as a key priority.
- Timely delivery of community facilities which help bring people of all ages together.
- Ensure provision of suitable housing choice for aging population.
- Plan inclusive environments which enable residents to age well.

- 3.16 One of the 4 priorities of the [South Cambridgeshire District Council Corporate Plan 2025-2030](#) is Healthy and supported communities. A range of actions in the plan will help to deliver positive health outcomes for the district including working with partners to support healthy and connected communities, with access to green space.
- 3.17 In 2025, the [Greater Cambridge Health Impact Assessment Supplementary Planning Document \(SPD\)](#) was adopted, replacing the Health Impact Assessment Supplementary Planning Document (March 2011). The SPD provides detailed guidance on when HIAs need to be considered as part of a planning application, the different types of HIA and the general steps involved in the HIA process. The SPD assists planning applications in meeting planning policies focused on promoting healthy and inclusive communities.

Summary of issues arising from First Proposals representations

- 3.18 There was general support for the approach towards the WS/HD Creating healthy new developments policy from a range of organisations including Cambridgeshire and Peterborough Clinical Commissioning Groups, Cambourne Town Council, Great and Little Chishill Parish Council, Cambridge and South Cambridgeshire Green Parties, two members of the public and three developers; one of which suggested the policy should go further with other measures which maximise wellbeing benefits. There were also many comments from individuals and site promoters stating the application of Health Impact Assessments should only relate to major developments with one site promoter requesting the threshold be outlined.
- 3.19 Suggested policies requirements included integrating transport and cycling infrastructure which supports all types of uses and users into developments, and include links to the importance of adequate levels and qualities of accessible green infrastructure. One developer and another site promoter, while supportive of the application of health principles to new development, stated the ten Healthy

New Towns principles were onerous and development should apply these flexibly where possible.

3.20 Cambridge and South Cambridgeshire Green Parties supported the idea of “high quality people-focused spaces” but requested more details on these. They suggested the Local Plan should support interventions like those set out in the ‘Encouraging Healthier Takeaways in Low Income Communities’, for example providing incentives for local businesses who already produce healthy food to have a presence in local shops in areas such as Chesterton, Arbury, Abbey and Kings Hedges.

3.21 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

New or Updated Evidence base

3.22 [The Cambridgeshire and Peterborough Healthy Places JSNA](#) provides the evidence base for how partners can ensure Cambridgeshire and Peterborough best support the health and wellbeing of local communities. A wide range of evidence is explored under the headings of Demography and Households, Climate Change, Built and Natural Environment, Infrastructure and Services and Communities and Social Cohesion. 43 policy recommendations are then given based on an assessment of the evidence. The policy recommendations for the Local Planning Authorities alongside how these recommendations are addressed in the Draft Plan are listed in Appendix 1 (of this topic paper).

3.23 When the JSNA considers the impact of the build environment on health and the food environment it finds that:

- To be health-promoting, local food environments should seek to promote access to healthy foods and restrict access to unhealthy foods.
- Unhealthy local food environments have been associated with increased prevalence of cardiovascular disease, colorectal cancer, obesity (adults and children), and poor oral health (tooth decay, gum disease, and oral cancer).

- Greater exposure to takeaway food outlets increases consumption of takeaway food. School environments with more unhealthy food retailers nearby or on the journey to/from school lead to more frequent purchases of unhealthy foods in secondary school aged children.
- The presence of fast food outlets within a small radius around a family's home increases the risk of overweight and obesity in children and adolescents. This impact may be stronger in younger children and girls.

3.24 The following data is taken from the (. It clearly shows a rise in obesity levels in Greater Cambridge as the age of a child increases.

3.25 13.5% of reception age (aged 4-5) children in Cambridge and 15.3% of reception age children in South Cambridgeshire were overweight (including obese). 6.0% and 5.8% respectively were obese.

3.26 29.0% of children aged 10-11 in Cambridge and 25.9% of 10-11 year olds in South Cambridgeshire were overweight (including obese). 17.2% and 14.0% respectively were obese.

3.27 In 2023/24 50.7% of adults in Cambridge and 58.2% of adults in South Cambridgeshire are overweight (including obese). 16.1% and 22.4 % respectively were living with obesity.

3.28 Ward level data is also available. In Cambridge the Wards with the highest levels of obesity (yellow) are Kings's Hedges, Abbey and Cherry Hinton. This tends not to change as the children advance from reception age. Abbey ward as over the national average of the proportion of children aged 10-11 overweight and obese.

Table 1: Obesity in wards in Cambridge (Source: Department of Health and Social Care Local Authority Health Profiles for 2021/22 to 2023/24)

Location	Overweight (% aged 4-5)	Overweight (% aged 10-11)	Obesity (% aged 4-5)	Obesity (% aged 10-11)
England	21.9	36.7	9.6	22.7
Cambridge	15.3	29	6.0	17.2
King's Hedges	18.2	36.5	9.1	22.2
Abbey	17.9	40.7	8.9	27.1
Cherry Hinton	14.3	32.8	7.9	20.9
Queen Edith's	15.4	23.7	7.7	13.2
Petersfield	16.1	22.9	6.5	11.4
Trumpington	14.3	30.9	6.0	20.6
East Chesterton	16	30	5.9	18.0
Romsey	10.8	26.3	5.4	13.2
Arbury	15.6	30.2	4.4	19.0
Castle	11.8	22.7	-	13.6
Coleridge	12.5	25.6	-	11.6
Market	-	27.8	-	16.7
Newnham	12.5	-	-	-
West Chesterton	16	15.4	-	5.1

3.29 In South Cambridgeshire there is greater variation in the areas with the highest proportion of children who are overweight and obese. Although, by age 10-11 both Bar Hill and Fen Ditton and Fulbourn wards have the highest proportions with Bar Hill having a higher proportion of children aged 10-11 overweight than the national average.

Table 2: Obesity in wards in South Cambridgeshire (Source: Department of Health and Social Care Local Authority Health Profiles for 2021/22 to 2023/24)

Location	Overweight (% aged 4-5)	Overweight (% aged 10-11)	Obesity (% aged 4-5)	Obesity (% aged 10-11)
England	21.9	36.7	9.6	22.7

Location	Overweight (% aged 4-5)	Overweight (% aged 10-11)	Obesity (% aged 4-5)	Obesity (% aged 10-11)
South Cambridgeshire	15.3	25.9	5.8	14
Bar Hill	12.5	38.1	-	19
Fen Ditton & Fulbourn	15.9	31.6	6.3	19.3
Swavesey	19	31.0	9.5	17.2
Linton	20	30.4	5.7	17.4
Gamlingay	17.4	30.4	8.7	17.4
Caldecote	14.3	29.5	4.8	11.4
Cottenham	17.9	28.9	7.7	17.8
Shelford	9.1	28.6	-	17.1
Foxton	16.7	28.6	-	14.3
Caxton & Papworth	17.1	28.3	8.6	17.4
Hardwick	15	27.6	10	17.2
Over & Willingham	16.7	26.9	6.3	13.5
Melbourn	12.7	26.4	3.6	15.1
Cambourne	15.4	26.4	5.5	14.7
Bassingbourn	14.8	25.9	-	14.8
Sawston	15.2	24.5	6.5	14.3
Histon & Impington	16.1	23.5	6.5	10.6
Milton & Waterbeach	12.2	23.1	5.4	13.8
Duxford	16.7	23.1	8.3	11.5
Barrington	10.5	22.2	-	16.7
Balsham	22.2	22.2	11.1	11.1
Harston & Comberton	15.8	22.1	5.3	10.3
The Mordens	11.8	20.0	-	10
Longstanton	11.6	20.0	4.3	12.3
Girton	17.9	18.2	7.1	9.1
Whittlesford	18.8	16.7	-	11.1

- 3.30 Obese children are more likely to be ill, be absent for school due to illness, experience health related limitations and [require more hospital appointments than normal weight children](#). Furthermore, being overweight or obese can lead to [serious health impacts](#) such as cardiovascular disease, type 2 diabetes, musculoskeletal disorders like osteoarthritis and some cancers.
- 3.31 A study by the universities of Cambridge and Bristol found that nearly two-thirds of adolescents' daily caloric intake comes from ultra-processed foods, which are linked to [obesity and other health issues](#). This dietary pattern is more prevalent among adolescents from deprived backgrounds, highlighting the intersection of socioeconomic factors and health disparities.
- 3.32 Office for Health Improvement and Disparities (OHID) data shows that in Cambridge there were 102.7 fast food outlets per 100,000 people in 2024. In South Cambridgeshire this figure was 59.3. This compares to an average of 100.4 in local authorities in the east of England and 115.9 in England as a whole.
- 3.33 Analysis of the 2024 data across England found that the number of fast food outlets has risen from 98.3 per 100,000 population in 2017 to 115.9 in 20024 and that fast food outlets per 100,000 population in the most deprived decile of lower tier local authorities are double the level in the least deprived decile: 146.6 per 100,000 population compared with 73.1.
- 3.34 The following tables presents data on the number and proportion of hot-food outlets in retail centres in Cambridge and South Cambridgeshire following site visits in 2024. Those centres highlighted in amber have hot food takeaways as more than 10% of total premises. Those highlighted in yellow have 4 or more hot food takeaways.

Table 3: Cambridge- Number and proportion of hot-food outlets in retail centres

Retail Centre	No. of Retail Units	No. Hot Food Takeaways	Percentage of units in Hot Food Takeaway Use

Arbury Court	15	2	13%
Cherry Hinton	30	4	13%
Histon Road	26	2	7%
Mill Road East	87	3	4%
Mill Road West	88	2	2%
Mitcham's Corner	62	6	11%
Eddington	7	0	0%
Arbury Road/ Milton Road	20	2	10%
Barnwell Road	8	3	38%
Cherry Hinton Road East	12	5	42%
Cherry Hinton Road West	22	3	13%
Hills Road	30	2	10%
Newnham Road	11	0	0%
Trumpington	8	1	10%
Hills Road / Cherry Hinton Road	29	1	4%
Newmarket Road	35	1	3%
Adkins Corner	6	0	0%
Hawthorn Way	9	0	0%
Norfolk Street	20	1	6%
Victoria Road	24	1	4%
Wulfstan Way	9	1	11%
Akeman Street	5	0	0%
Campkin Way	3	1	0%
Carlton Way	3	0	0%
Chesterton High Street	20	3	16%
Ditton Lane	5	1	20%
Fairfax Road	4	1	25%

Grantchester Street	8	0	0%
Green End Road	6	0	0%
Brookgate	5	0	0%
Railway Station	8	0	0%
Clay Farm	6	0	0%
Darwin Green	4	0	0%
Orchard Park	7	1	14%
Cambridge Retail Park	19	0	0%

Table 4: South Cambridgeshire- Number and proportion of hot-food outlets in retail centres

Retail Centre	No. of Retail Units	No. Hot Food Takeaways	Percentage of units in Hot Food Takeaway Use
Northstowe	7	0	0%
Cambourne	39	2	5%
Sawston	59	4	7%
Histon and Impington	28	0	0%
Great Shelford and Stapleford High Street	26	0	0%
Cottenham	24	1	4%

3.35 Cherry Hinton and Abbey wards are in the top three wards in terms of overweight and obese children aged 10-11. Both wards also have shopping centre with the highest proportion of hot food takeaways in Greater Cambridge. King's Hedges Ward, also in the top three, includes Arbury Court which has over 10% of hot food takeaways.

3.36 In South Cambridgeshire Fen Ditton and Fulbourn Ward is in the top three wards in South Cambridgeshire for the proportions of children who are overweight and obese aged 10-11. This ward covers a number of different villages therefore it is difficult to make direct connections between the statistics. Cottenham which scores highly on the proportion of children who are obese at aged 10-11 only has one hot food takeaway. Other wards in the top three on the various measures were not surveyed in 2024.

3.37 [A toolkit for managing takeaways near schools](#) by Hassan S, Burgoine T, Cummins S et al (2024) modelled the health impacts of takeaway management zones around schools in six different local authorities across England. They estimate takeaway management zones would reduce prevalence of obesity by 1.5 to 2.3 percentage points by 2040 in all LAs and lead to reductions in incidence of BMI-related diseases, the largest being in type 2 diabetes. Reductions in incidence were also observed for cardiovascular diseases, certain cancers, musculoskeletal conditions and asthma. Gains in quality adjusted life years and healthcare savings were also estimated. These results suggest that takeaway management zones around schools may be an effective population-level intervention to improve diet-related health in adults in the UK.

3.38 The toolkit also reviewed a wide range of literature on the relationship between hot food takeaways and food and concluded that:

- The size of the takeaway market is projected to increase markedly further in the UK from 2024-2029.
- School children report using takeaways at lunchtime and after school.
- According to the National Diet and Nutrition Survey, just over 1 in 5 (20%) children eat a takeaway meal at home at least once a week. This may be an underestimate of total takeaway food consumption by children as it does not include consumption outside the home.

3.39 In terms of the food itself they found that the proportion of energy, fat, salt and sugar in portions of takeaway food frequently exceeds government recommendations for a single meal and takeaway food is considered cheap,

accessible and tasty, making them appealing to consumers, especially children who are highly price-sensitive.

3.40 They also found that:

- Deprived areas have a higher concentration of takeaways. There are 2-3 times as many takeaways in the most deprived areas of England compared to the least deprived areas.
- These social inequalities in exposure to takeaways are growing over time.
- There is strong evidence in the UK for a link between neighbourhood exposure to takeaways, and both eating takeaway food more often and the likelihood of having excess weight and obesity.
- This relationship is strongest among those with the least education.

Additional alternative approaches considered

3.41 No policy. No additional alternatives identified.

Draft Policy

3.42 The draft policy can be viewed in the Draft Local Plan.

Further information supporting draft policy approach

3.43 The ability of individuals to lead healthy lifestyles is deeply influenced by the environment in which they live.

3.44 The Creating healthy new developments policy seeks to learn the lessons from the development of Cambourne, Orchard Park and particularly Northstowe Healthy New Town and apply the 10 Principles for Creating Healthy Places that were developed from Northstowe and the other Healthy New Towns Programme demonstrator sites.

3.45 These principles are applied across the draft local plan from housing and infrastructure to design and open spaces. Incorporating these principles helps to address the health and wellbeing of all residents, however it also creates an opportunity to address some of the causes of health inequalities.

- 3.46 Certain groups are potentially more vulnerable to negative impacts from development such as those on a low income, people involved in the criminal justice system, minority ethnic groups, young, disabled (physically and learning) and older people. As well as assessing the positive and negatives impacts of development on physical and mental health, Health Impact Assessments also include a consideration of the differential impacts of developments on different groups in the population and inequalities of outcomes.
- 3.47 An area of concern in both Cambridge and South Cambridgeshire is the growth in obesity of local residents particularly as they progress through childhood. Research has indicated that takeaway food outlets are also often located in areas of higher socioeconomic deprivation. In Cambridge, King Hedges and Abbey wards have the highest proportions of obesity and they are the wards with the highest Index of Multiple Deprivation (2019) scores in the city. This potentially further exacerbates the inequalities in the life chances of the children that live there.
- 3.48 Exposure to hot food takeaways is associated with increased consumption and body weight. Where hot food takeaways are located near to schools, especially on key routes to and from school, children and their parents may be influenced to purchase and consume less healthy food options. The policy approach aims to support the Government's focus on limiting the prevalence of hot food takeaways situated near schools and places where young people congregate in paragraph 97 of the NPPF by providing an appropriate definition of walking distance.
- 3.49 400 metres (considered to be approximately five minutes walking distance) is the most common specification of takeaway management zone adopted by local authorities in England (Hassan S, Burgoine T, Cummins S et al (2024)). Public Health England's Using the Planning System to Promote Healthy Weight Environments (February 2020) states that 400 metres has been considered a reasonable walking distance and is outlined within Delivering Quality Places Urban Design Compendium 2 and Chartered Institute for Highways and Transportation (CIHT) guidelines for providing journeys on foot.

3.50 Due to the number of takeaways with Greater Cambridge, and the association between prevalence of hot food takeaways and encouraging unhealthy eating habits in children and adults, there is strong reasons to control access and proliferation. Limiting the clustering of hot food takeaways in retail centres should help to ensure that healthy choices can be made. It should also help to improve the character and vitality of a centres and protect the amenity of nearby residents and workers.

3.51 In addition, community assets in villages and residential areas, such as convenience shops and public houses play a crucial role in supporting sustainable communities by offering accessible services and acting as social hubs. The conversion of these to hot food takeaways is likely to encourage unhealthy eating choices and potentially lead to the main means of getting out and making contact with others being centred around unhealthy eating.

Response to Main Issues Raised in Representations

3.52 Responses received from the First Proposals Consultation suggest that the policy should consider the size of development which will be liable to the policy implications, this has been addressed within the policy to show which developments will need to provide a Health Impact Assessment and which developments will need to demonstrate they are working towards Healthy New Towns principles. Responses expressed support for hot food takeaway restrictions. This has been addressed by a hot food takeaway buffer area around secondary schools, FE colleges and youth centres.

Further work and next steps

3.53 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

4 WS/NC: Meeting the Needs of New and Growing Communities

Issue the Plan is seeking to respond to

- 4.1 The delivery of new or improved facilities and services to support new development in a timely and phased manner will be an important element in ensuring the sustainable implementation of growth in Greater Cambridge.
- 4.2 New large-scale major developments will need to make provision for a wide range of services and facilities to support the establishment of successful communities. Smaller developments will not usually need to include new services and facilities on-site but may need to contribute to the expansion of existing facilities and/or in some cases provide land for that expansion.
- 4.3 The provision of facilities and services will need to be secured via a planning obligation or through a Community Infrastructure Levy contribution (CIL). Therefore, this policy establishes requirements and thresholds for the provision and delivery of new facilities to meet the needs generated by new development

How was the issue covered in the First Proposals Consultation?

- 4.4 Meeting the needs of growing communities formed part of the approach to Policy WS/CF: Community, Sports, and Leisure Facilities in the First Proposals. However, during the drafting process and in response to feedback received through the consultation, it was considered that the Local Plan would be more effective with a standalone policy that would establish clear requirements for new development to consider and respond to the needs of growing communities.
- 4.5 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Wellbeing and Social Inclusion Topic Paper](#).

Policy context update

4.6 [National Planning Policy Framework \(NPPF, December 2024\)](#)

4.7 Chapter 8 of the latest version of the NPPF (2024) sets out the government's expectations around how policies and decisions should aim to achieve healthy, inclusive and safe places. In this instance the main changes of NPPF 2021 and the latest version (2024) are:

- **Health and Wellbeing (Para 96):** Strengthened emphasis on enabling and supporting healthy lives, including measures to prevent ill-health and reduce health inequalities across communities. This reinforces the importance of health-promoting infrastructure in new developments.
- **Educational Provision (Para 100):** Policy now requires provision of a sufficient choice of early years, school, and post-16 education places—extending beyond schools to include nurseries and colleges. This supports the delivery of inclusive education options for growing communities.
- **Community Infrastructure (Para 101):** References broadened to include health, emergency services (blue light), libraries, adult education, and university facilities. Significant weight must now be given to the need for such facilities, strengthening the policy basis for comprehensive community infrastructure.
- **Open Space (Para 104):** Updated to specifically include formal play spaces within open space provision, aligning with the goal of creating child-friendly, active environments in new neighbourhoods.

4.8 Policy WS/NC responds to this by setting out a clear strategy to secure the provision of facilities and services, such as schools, healthcare, open spaces, and local centres, through planning obligations or Community Infrastructure Levy (CIL) contributions.

4.9 [Greater Cambridge Cultural Infrastructure Strategy \(2025\)](#)

4.10 The Greater Cambridge Cultural Infrastructure Strategy (2025), commissioned by Cambridge City and South Cambridgeshire District Councils, provides a strategic framework for the planning and delivery of cultural infrastructure as a core component of sustainable, inclusive growth. The strategy recognises that

cultural infrastructure, ranging from community centres and performance spaces to heritage and arts facilities, are fundamental to supporting community wellbeing, fostering local identity and enabling inclusive social interaction. Subsequently it sets out a list of priorities within the delivery of cultural infrastructure (paragraph 56):

1. Community Engagement in and Ownership of Cultural Infrastructure
2. Addressing Cultural Infrastructure Cold Spots and Future Communities
3. Protecting & Enhancing Key Infrastructure and Cultural Clusters
4. Supporting a Distinctive Independent Cultural Identity
5. Leveraging the Opportunities of the Creative Industries
6. Coherent Delivery of Cultural Infrastructure

4.11 This supports the clear role for the Local Plan in enabling co-designed, locally tailored cultural provision, especially in areas where current infrastructure is limited, by enhancing communities. supporting collaborative, placed-based approaches and encouraging investment in diverse and accessible cultural experiences.

4.12 Joint Health and Wellbeing Integrated Care Strategy.

4.13 Adopted in December 2022, the Joint Health and Wellbeing Integrated Care Strategy sets out a strategic pathway for the improvement of health outcomes and health service provision across Cambridgeshire in the period 2022 – 2030. The strategy has three primary goals are directly supported through the policy's focus on infrastructure provision:

- To increase the number of years that people spend in good health;
- To reduce inequalities in preventable deaths before the age of 75; and
- To achieve better outcomes for children.

There are four priorities to help achieve these goals:

- Priority 1 - Children are ready to enter and exit education prepared for the next phase of their lives
- Priority 2 - Create an environment for people to be as healthy as can be
- Priority 3 - Reduce poverty through better employment, skills and housing

- Priority 4 - Promote early intervention and prevention measures to improve mental health and wellbeing

4.14 In doing so, Policy WS/NC acts as a delivery mechanism for embedding health, equity, and wellbeing into the design and phasing of new communities, providing practical guidance to developers on the infrastructure needed to support sustainable and inclusive growth.

Summary of issues arising from First Proposals representations

4.15 In general, respondents to the First Proposals consultation supported the approach to Policy WS/CF, but suggested that the policy could be clearer about what provision of community facilities would be deemed 'appropriate' for new development. Two site promoters suggested that the policy should set out how new community, sports and leisure facilities will be provided and sustained through new development, and that type and scale of facilities should be commensurate to the size of the development proposed.

4.16 Taylor Wimpey UK Ltd and Countryside Properties requested that planning policy clarified what thresholds will be set for on-site or off-site contributions to the delivery of facilities. Their comments also asked that planning policy clarified what would constitute "large-scale development" for the purposes of the policy, and whether this would be based on NPPF definitions or a locally set measure.

4.17 The Cambridge and South Cambridgeshire Green Parties highlighted the social impact of access to a good standard of education. Cambridgeshire County Council (Education) raised associated safeguarding concerns where facilities are used by the school and the wider community. Separate access arrangements are needed and expected to be fully funded by the developer to mitigate the level of risk.

4.18 Cambridgeshire County Council highlighted that early engagement is needed to mutually agree the basis on which access to educational facilities will be managed. One developer highlighted that the capacity of existing facilities and

capacity offered by educational establishments needs consideration to ensure that provision is not sought where capacity exists elsewhere.

4.19 Cambridgeshire and Peterborough Clinical Commissioning Group requested that planning policies actively support the strategic plans of local health commissioners, and new health facilities to meet the needs of the population should be supported.

4.20 Trumpington Residents Association commented that there is a need to provide for the long-term support for community, sports and leisure facilities, continuing beyond the early stages of a development.

4.21 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

New or Updated Evidence base

4.22 [South Cambridgeshire Community Facilities Study](#)

4.23 The South Cambridgeshire Community Facilities Study (2024), undertaken by Cambridgeshire ACRE, provides an updated and robust evidence base to support the implementation of Policy WS/NC. The study offers a comprehensive audit of the quantity, quality, and accessibility of existing indoor community facilities across South Cambridgeshire, identifying both gaps in provision and opportunities for investment. Its findings directly inform the standards and thresholds in Policy WS/NC, ensuring that the policy is based on an up-to-date understanding of local needs and enhancing the communal realm. A key objective of the study was to develop a methodology for calculating developer contributions to community infrastructure, which strengthens the policy's approach to securing funding through planning obligations. The report highlights the importance of multi-functional, sustainable community hubs, such as the new Duxford Community Centre, as good practice examples of how investment in facilities and delivery can create inclusive, well-used spaces that support a wide range of social, recreational and wellbeing activities.

4.24 [Greater Cambridge Retail and Leisure Study \(April, 2025\)](#)

4.25 The Greater Cambridge Retail and Leisure Study (2025), undertaken by Urban Shape and Hatch, provides a detailed analysis of the current and future provision of retail and commercial leisure facilities across Greater Cambridge. The study reinforces the importance of ensuring that new development contributes to a diverse and accessible leisure offer that supports the vitality of communities, particularly within town and local centres. It identifies a clear need for an expanded, more integrated leisure and community-focused approach, highlighting that the future success of centres will depend increasingly on the provision of spaces for social interaction, health and wellbeing, culture, and recreation alongside traditional retail. This aligns with the objectives of Policy WS/NC, which seeks to secure appropriate leisure and community infrastructure, such as gyms, sports halls, youth spaces and local gathering venues as part of the development process. The study also supports the need for strategic planning to ensure that new population growth areas are served by high-quality, multi-use facilities and not solely reliant on city centre provision.

4.26 [Greater Cambridge: Interim Report - Assessment of Need for Indoor Sports Facilities, Playing Pitches, Outdoor Courts and Rinks \(2024\)](#)

4.27 The Greater Cambridge: Interim Report – Assessment of Need for Indoor Sports Facilities, Playing Pitches, Outdoor Courts and Rinks (2024), prepared with the support of Sport England, underpins the approach taken in Policy WS/NC to securing sport and leisure infrastructure as part of new development. This study, which builds on the Indoor Sports Facility Strategy (ISFS), Playing Pitch Strategy (PPS), and Outdoor Courts and Rinks Study (OCRS), offers an up-to-date analysis of provision across the Greater Cambridge area and identifies both current and future needs for the different types of sports facilities. The findings highlight the importance of delivering new provision, particularly in areas experiencing significant housing and population growth.

Additional alternative approaches considered

- 4.28 No policy and rely on national policy and guidance and the other policies in the plan. This was not considered a reasonable approach because it wouldn't provide sufficient guidance to delivery of sustainable places.

Draft Policy

- 4.29 The draft policy can be viewed in the Draft Local Plan.

Further information supporting draft policy approach

- 4.30 National planning policy requires plans to take an integrated approach to the planning for and delivery of a range of community facilities and services to meet the needs of existing and future communities. Such principles are embedded within the NPPF, which promotes the creation of healthy, inclusive, and safe places and places a clear expectation on Local Planning Authorities to base planning policies on robust and up-to-date assessments of the need for open space, sport and recreation grounds, and community infrastructure, ensuring provision is aligned with local growth (NPPF, paragraphs 8, 32, 98, and 103).
- 4.31 Area-specific planning documents further demonstrate the importance of this integrated approach. For example, the Cambridge East Area Action Plan (2008) includes Policy CE/6, which outlines the delivery of local centres with a mix of services and infrastructure, including education and community facilities, supported by sustainable transport access. Therefore, taken together these national policies act as important delivery points for community infrastructure and set a precedent for Policy WS/NC's expectations around development being embedded in wellbeing and social inclusion.

Response to Main Issues Raised in Representations

- 6.1 Support for general policy approach though more details of new provision required: The recently published evidence documents including the South Cambridgeshire Community Facilities Study (2024), the Greater Cambridge Cultural Infrastructure Strategy (2025) & accompanying map, and the Greater Cambridge Retail and Leisure (2025) provide a comprehensive body of evidence

to inform the provision of local and regional facilities across Greater Cambridge. Further evidence on sports is in the process of being prepared. These can also be used to support the need for commensurate S106 contributions, where applicable. The plan has sought to provide thresholds regarding the scale of development when contributions may be required where appropriate.

- 4.32 Regarding education and Concerns raised over access of school facilities and cost to mitigate: the policy approach encourages the early consideration of design solutions, such as separate access routes or shared-use layouts, that enable appropriate community use of school facilities. Where such provision is feasible, it is expected that the necessary design and infrastructure costs would be incorporated into the overall development proposal, typically through developer contributions.

Further work and next steps

- 4.33 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

5 WS/CF: Community, Sports, and Leisure Facilities

Issue the Plan is seeking to respond to

5.1 National planning policy requires the development of strong, vibrant and healthy communities by providing a range of accessible services that reflect current and future needs and supports communities' health, social and cultural well-being.

How was the issue covered in the First Proposals Consultation?

5.2 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy WS/CF: Community, Sports and Leisure Facilities](#)

5.3 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Wellbeing and Social Inclusion Topic Paper](#).

Policy context update

5.4 [National Planning Policy Framework \(NPPF, December 2024\)](#)

5.5 Since the 2021 version of the NPPF, the latest version includes revised paragraph reference numbers and a change to the reference in para 100, formerly 95 changing "a sufficient choice of school places is available" to "a sufficient choice of early years, school and post-16 places are available". Moreover, the para 100 goes further in emphasising the need to consider and provide this requirement in a proactive and collaborative manner. Where para 101 ensures that "significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure" to contribute for wider public health objectives and ensuring residents of growing communities have access to well-maintained, inclusive and accessible spaces for sport and recreation.

5.6 [Joint Health and Wellbeing Integrated Care Strategy](#).

5.7 Adopted in December 2022, Joint Health and Wellbeing Integrated Care Strategy sets out a strategic pathway for the improvement of health outcomes and health

service provision across Cambridgeshire in the 2022 – 2030 period. The strategy has three primary goals:

- To increase the number of years that people spend in good health;
- To reduce inequalities in preventable deaths before the age of 75; and
- To achieve better outcomes for our children.

5.8 There are four priorities to help achieve these goals:

- Priority 1 - Our children are ready to enter and exit education prepared for the next phase of their lives
- Priority 2 - Create an environment for people to be as healthy as can be
- Priority 3 - Reducing poverty through better employment, skills and housing
- Priority 4 - Promoting early intervention and prevention measures to improve mental health and wellbeing

5.9 [Cambridge City Council's Corporate Plan 2022-27](#)

5.10 Cambridge City Council's Corporate Plan 2022-27 sets a clear vision to lead a united city in which economic dynamism and prosperity are combined with social equality and environmental justice – an international, entrepreneurial, diverse and welcoming city, which is a great place to live, work and learn and which protects its most vulnerable. It sets out four key priorities for the city over the next five years:

- Leading Cambridge's response to the climate and biodiversity emergencies and creating a net zero council by 2030;
- Tackling poverty and inequality and helping people in the greatest need;
- Building a new generation of council and affordable homes and reducing homelessness; and
- Modernising the council to lead a greener city that is fair for all.

5.11 [South Cambridgeshire District Council's Corporate Plan 2025 – 2030](#)

5.12 South Cambridgeshire District Council's Corporate Plan 2025 – 2030 sets a clear vision for a fairer, kinder, and greener district, where all residents will be

equal partners in their communities. It aspires to create a better district to the benefit of everyone in its communities recognising the many challenges people in the district face, while continuing to work to overcome these to help realise its full potential. It sets out five key priorities for the district over the next five years

- Healthy and supported communities
- Sustainable homes and vibrant places
- Being green to our core
- Helping businesses to thrive in South Cambridgeshire
- Financially secure and fit for the future

Summary of issues arising from First Proposals representations

5.13 There was general support for the proposed approach to Policy WS/CF during the First Proposals consultation. Those indicating their support included Bassingbourn-cum-Kneesworth PC, Steeple Morden PC, Guilden Morden PC, Great and Little Chishill PC and Marshall Group Properties.

5.14 Cambourne Town Council supported the policy but stated the local planning policy should not rely on community hubs providing facilities as they do not meet all the diverse age and cultural needs. Croydon Parish Council and Trumpington Residents Association, while both supportive of the policy, noted the need for transport for outlying villages to access facilities and for long-term support for community, sports and leisure facilities beyond the early stages in a development, respectively.

5.15 The Cambridge and South Cambridgeshire Green Parties noted that the growing inaccessibility to social care and services mean many families miss out on help, entrenching patterns of inequality throughout lives. They requested better accessibility to community, sports and leisure facilities, and recreational green open spaces.

5.16 In relation to sports facilities, responding parties highlighted that subscription-based sports facilities should be discouraged to enable their use by all. Sport England also requested their 'Active Design' guidance be referenced in the policy

for the development of new facilities that encourage people to take part in sport and physical activity. A series of comments were raised regarding specific community facility needs, including needs for regional-scale facilities:

- The Cambridge Futsal Club, with the support of Cambridge Handball Club, indicated the lack of a venue in the whole of Cambridgeshire large enough to host national-level indoor sports events watched by seated spectators.
- One member of the public highlighted that Cambridge skateparks are not suitable for year-round use; to be suitable in winter these require lighting and rain covers.
- One member of the public requested the prioritisation of a new swimming pool for public access in Cambridge and South Cambridgeshire, citing a lack of provision and capacity in South Cambridgeshire, and capacity issues at Cambridge's swimming pool facilities. The response highlighted that this should consider both existing and future demand for swimming pool facilities, especially from students and South Cambridgeshire population into Cambridge.
- Histon and Impington Parish Council stated the need to aim for a swimming pool within cycling distance of every community.

5.17 Barrington Parish Council requested a much stronger policy definition for community healthcare facilities which should be prioritised given their poor provision under the current Local Plan. Cambridgeshire and Peterborough Clinical Commissioning Group requested planning policies actively support the strategic plans of local health commissioners, and that new health facilities to meet the needs of the population should be supported. The Cambridgeshire and Peterborough Clinical Commissioning Group requested that planning policy supports the principle of NHS land and property being used for alternative uses as part of wider NHS estate reorganisation programmes where the existing facility is neither needed nor viable for its current use.

5.18 The Education and Skills Funding Agency (Department for Education) requested the policy makes clear that education facilities serving a wider catchment area will not be considered a town centre use requiring sequential approach to be applied, but that any such facilities must be in sustainable, accessible locations.

5.19 One member of the public requested further information about preventing landlords from evicting Clubs operating on their land or charging a rent so high the Club is forced to leave.

5.20 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

New or Updated Evidence base

5.21 [South Cambridgeshire Community Facilities Study](#)

5.22 The South Cambridgeshire Community Facilities Study 2024 provides an update to the Community Facilities Assessment (2009) and a comprehensive audit of community facilities across South Cambridgeshire. This data has been used to update the Councils understanding regarding the quantity, quality and accessibility of existing community facility provision, and identified needs for new or improved facilities in South Cambridgeshire. The Study's key findings included:

- **Quantitative provision:** The study found a total community facility space of 20,860 square metres across the district, equating to 0.13 square metres per capita, or 129 square metres per 1,000 population. This figure reflects the total functional space of community facilities audited as part of the study and is inclusive of both primary, secondary, and indoor ancillary spaces.
- **Qualitative provision:** Audits highlighted several qualitative issues, including the need for modernisation and better maintenance in many facilities. The quality varied significantly across the district, impacting the usability and attractiveness of these spaces.
- **Accessibility:** The accessibility assessment focused on how well communities are served by existing facilities, considering geographic distribution and access for people with disabilities. Several areas were identified with poor accessibility to adequate facilities.

5.23 The Study's recommendations are as follows:

- **Update and apply a new space standard:** The report proposes a new standard for community space per person to guide future provision.

- Investment priorities: Areas with the greatest deficiencies in quantity, quality, and accessibility have been identified for prioritised investment.
- Developer contributions: An updated methodology for calculating Section 106 contributions is recommended.

5.24 [Greater Cambridge: Interim Report - Assessment of Need for Indoor Sports Facilities, Playing Pitches, Outdoor Courts and Rinks \(2024\)](#)

5.25 The Greater Cambridge Interim Report - Assessment of Need for Indoor Sports Facilities, Playing Pitches, Outdoor Courts and Rinks (2025), referred to as the Interim Sports Report, provides an update on the existing Greater Cambridge Playing Pitch Strategy (PPS) and Indoor Sports Facility Strategy (ISFS). These sports strategies will be updated to support the proposed growth to 2045 anticipated in the Greater Cambridge Local Plan. These documents have the purpose of identifying strategic sports facilities such as full-size artificial grass pitches and sports halls. An Outdoor Courts & Rinks Strategy (OCRS) is also being prepared to guide future provision and management of hard courts, grass courts, bowls rinks, multi-use games areas and other types used to play a variety of sports including bowls, tennis, netball and basketball. The Interim Sports Report provides an interim update on sports facility needs, capacity and provision while the Councils finalise their development strategy to 2045.

5.26 [Greater Cambridge Retail and Leisure Study \(April, 2025\)](#)

5.27 Since the publication of the previous [Cambridge Sub-Regional Retail Study](#) (2008), and [Cambridge Retail and Leisure Study Update](#) 2013, town centres have had to evolve to become more than simply a place to shop, presenting themselves as multi-purpose 'destinations'. The [Greater Cambridge Retail and Leisure Study](#) 2025 provides the Councils with an up-to-date and comprehensive understanding of the current health and performance of the sub-region's retail and (commercial) leisure offer within the existing network of town centres, sets out current and future needs for additional floorspace to the period 2040, and provides a series of planning policy recommendations.

Additional alternative approaches considered

5.28 No additional alternative approaches identified.

Draft Policy

5.29 The draft policy can be viewed in the Draft Local Plan.

Further Information supporting draft policy approach

5.30 Community, cultural, education, sports, leisure and healthcare services and facilities play an important role in making places vibrant, healthy and sustainable. These are important in both new and established settlements.

5.31 The provision of community and cultural facilities play a key role in the both the development and day-to-day life of local communities. They allow a broad range of local activities to be organised and hosted, encouraging greater social interaction between people including with those who might otherwise not talk to each other. These activities bring people together and create much more cohesive and resilient communities.

5.32 Easy access to good quality educational provision and healthcare services are important for supporting economic growth, developing strong sustainable communities, promoting economic prosperity and sustaining quality of life. Similarly, access to sports and leisure facilities/sites is important for encouraging and supporting people to follow healthy lifestyles as well as developing social cohesion and interaction. It is therefore important that new and replacement facilities support new and existing communities, respectively. These should also facilitate the growth of the area by providing sufficient capacity to accommodate community need and demand.

5.33 Policies are needed to ensure these facilities and services are delivered to support new development as well as established communities. Appropriate care is also needed to ensure new facilities do not undermine existing facilities. It is also equally important to ensure these are protected from loss to alternative uses, to support established settlements. The impact of the loss of a facility is also needed, to ensure due consideration is given before any decision to approve its loss is made.

Response to Main Issues Raised in Representations

- 5.34 Regarding community/leisure/sports facilities: Support for policy approach though more details of new regional provision required: The recently published evidence documents including the South Cambridgeshire Community Facilities Study (2024), the Greater Cambridge Cultural Infrastructure Strategy (2025) & accompanying map, and the Greater Cambridge Retail and Leisure (2025) provide a comprehensive body of evidence to inform the provision of local and regional facilities across Greater Cambridge. Further evidence on sports is in the process of being prepared. These can also be used to support the need for commensurate S106 contributions, where applicable.
- 5.35 Flexibility of location of regional education facilities. The sequential approach provides a logical approach to ensure all sustainable, accessible town centre locations are first considered. With the planned improvements to the local transport network and the emerging new centres, it is important that these centre locations are given priority in the determination of a suitable site. The sequential test, subject to an impact assessment not raising any concerns that cannot be satisfactorily mitigated, allows for development on sites, outside a designated centre.
- 5.36 Regarding healthcare: Support for approach with more detailed definition, greater prioritisation of healthcare facilities and a more flexible approach towards NHS estate reorganisation: With acknowledgment of the changing format of NHS healthcare provision, the policy approach towards the loss of an NHS healthcare facility has been amended to provide greater flexibility. The justification for the loss would be permissible where it is clearly demonstrable that the site/facility forms part of an approved NHS reorganisation strategy. Ad hoc facility losses would not be acceptable. Policy approach amended.

Further work and next steps

- 5.37 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

DRAFT

6 Policy WS/CH: Cultural and Creative Hubs

Issue the Plan is seeking to respond to

6.2 National planning policy requires the development of strong and vibrant communities by providing a range of services that supports a local area's cultural wellbeing and identity.

How was the issue covered in the First Proposals Consultation?

6.3 Providing creative and artists' workspace, rehearsal and performance space, and makerspace formed part of the proposed approach to Policy J/AW.

6.4 During the drafting process, it was considered that the Local Plan would be more effective with a standalone policy concerning the creation of new hubs for creative or cultural activities. It was also considered that such a policy would be better placed with other local planning policies that concern the delivery of new facilities for local communities.

Policy context update

6.5 [National Planning Policy Framework \(NPPF, February 2025\)](#)

6.6 The NPPF's social objective – to support strong, vibrant and healthy communities - supports communities' health, social and cultural well-being. Strategic policies should make sufficient provision for community facilities including cultural infrastructure, paragraph 20(c).

6.7 Planning policies and decisions should enable the retention and development of accessible local services and community facilities, including cultural buildings, paragraph 88(d).

6.8 To provide the cultural facilities and services the community needs, planning policies and decisions should plan positively for: the provision and use of shared spaces, community facilities, including meeting places, open space, cultural buildings, public houses and places of worship to enhance the sustainability of communities and residential environments; take into account and support the delivery of local strategies to improve health, social and cultural well-being for all

sections of the community; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services, paragraph 98.

6.9 Annex 2 Glossary's definition of Main town centre uses includes: leisure, entertainment and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls).

Cultural Strategy – Cambridge City Council (2024 - 2029)

6.10 The strategy presents an invitation to work collectively across the City to draw together the incredible strengths and expertise to provide a cohesive approach to cultural activity. It outlines the Council's commitment and proposed role and highlight the contribution of culture in enabling inclusive growth in the city region.

6.11 It states how cultural development will play a key role in how the City collectively knits together both new and existing communities and places into the strong, historic and global identity of the city. It acknowledges that success can only be achieved by adopting a cohesive, coordinated and collaborative approach to managing change as the identity of Cambridge City and the region adapts. The City Council has a large role and commitment to help ensure that this happens effectively alongside all other partners in Cambridge.

6.12 Greater Cambridge Cultural Infrastructure Strategy (2025)

6.13 The Greater Cambridge Cultural Infrastructure Strategy (GCCIS) builds upon a significant body of work on the various aspects of creative workspaces, culture infrastructure, and community life in Cambridge and South Cambridgeshire. The GCCIS intends to facilitate the delivery of new infrastructure to meet identified and forecast needs, whilst also protecting existing cultural spaces from the pressures of urban development and aiding in their long-term preservation and accessibility.

6.14 The GCCIS seeks to foster a region where culture thrives, is universally accessible, and remains a core pillar of Greater Cambridge's development as a vibrant, diverse, and economically robust community. To achieve this, the Strategy:

- defines the current and future needs of cultural infrastructure to support the cultural ambitions and priorities of the sub-region;
- maps Greater Cambridge's cultural facilities, including theatres, music venues, art studios, and community centres, to identify the extent of the sub-region's existing network and opportunities for further improvement;
- describes how different groups in Greater Cambridge experience the benefits of cultural infrastructure;
- analyses and emphasises the importance of providing affordable cultural spaces in new developments to foster a vibrant cultural environment and recognises the importance of the night-time economy; and
- provides the basis for a shared understanding of cultural infrastructure, its importance to the sub-region, the current suitability of cultural infrastructure stock and key cultural infrastructure needs for the future.

6.15 The accompanying [mapping](#), insights and recommendations should form a basis for more targeted assessments of cultural infrastructure and cultural plans within planned and proposed large development sites, as well as specific guidance to support the emerging Greater Cambridge Local Plan.

Summary of issues arising from First Proposals representations

6.16 Representations were made during the First Proposals consultation in relation to other local planning policies, which are considered to be directly relevant to cultural and creative hubs in the sub-region.

6.17 In response to the proposed approach to WS/CF, Cambourne Town Council warned about the limitations of community hubs not being able to meet the needs of diverse ages and cultural needs.

6.18 In relation to the proposed approach to Policy J/VA, Great and Little Chishill Parish Council noted that Cambridgeshire is an important tourist destination and so the visitor economy should be supported. Moreover, commenting parties, including ABRDN, the Universities Superannuation Scheme – Commercial, the Universities Superannuation Scheme – Retail and the Imperial War

Museum/Gonville and Caius College highlighted that visitor attractions can complement other planning uses, which help to create particular destination or cultural hubs. However, Cambridge Past, Present & Future and the National Trust highlighted that some visitor attractions are operating close to their limits and that expansion of visitation or services at certain sites will need to be carefully balanced with the need to manage demand pressures on existing facilities.

6.19 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

New or Updated Evidence base

[Greater Cambridge Cultural Infrastructure Strategy \(2025\)](#)

6.20 The Greater Cambridge Cultural Infrastructure Strategy explains the differences between cultural or creative hubs, districts, quarters and clusters, and defines the location and criteria for areas aspiring to become a cultural or creative district or quarter. It considers Greater Cambridge to be a creative cluster on account of its significant role within the UK's creative economy.

Additional alternative approaches considered

6.21 No policy and rely on national policy and guidance and the other policies in the plan. This was not considered a reasonable approach because while some aspects of culture and cultural infrastructure are wildly commercially successful, like the UK's booming film sector, the majority cannot function under purely commercial conditions. Instead, cultural infrastructure is often reliant on a broad collaboration of partners to make it happen, each motivated by a range of social, economic and commercial benefits that a vibrant cultural life brings to a place. This means, if cultural hubs are to be successful, they require an environment that includes a combination of interacting components between community and creative-related enterprises with financial support, including low-rent spaces to form a thriving cultural hub. They also need to be able to co-exist with other cultural hubs. An unstructured approach, left to individual schemes may lead to

unsuccessful cultural hubs or cultural hubs undermining other hubs with a similar offer.

Draft Policy

6.22 The draft policy can be viewed in the Draft Local Plan.

Further information supporting draft policy approach

6.23 The movement towards cultural infrastructure being a specific concern of planning policy is relatively recent, driven by a number of factors, including;

- the global trend of seeing cultural infrastructure as a catalyst for wider regeneration and area uplift;
- a growing understanding of the importance of culture to attracting and retaining high skilled workforces within cities and regions;
- increased concern about the loss of cultural infrastructure due to adverse effects of development; and
- greater appreciation of the diverse social and economic benefits of culture to local communities.

6.24 National Creative Industries GVA is currently £125bn and is expected to grow by a 40% by 2030, according to the Government's [Sector Vision for Creative Industries](#). This is likely to be concentrated within the 10 primary geographic clusters in the country, which includes Greater Cambridge.

6.25 As well as delivering significant social and cultural benefits to local communities, culture and creative industries are a major and increasing driver of the Greater Cambridge economy. Currently, the sectors are estimated to have generated £1.24bn GVA in 2022 in Greater Cambridge, whilst supporting 17,130 jobs and 1,840 businesses. This constitutes approximately 10% of the Greater Cambridge economy. Greater Cambridge's creative sector's GVA increased 43% between 2012 to 2022 suggesting future growth will at least be in line, if not above this national average. Given these assumptions, it is reasonable to expect the sectors will be worth £1.7bn by 2030, supporting 21,000 jobs.

6.26 The GCCIS also highlights culture as a major driver of Greater Cambridge's visitor economy, which generates £583m in direct spend and a further £220m in indirect spend per year. Culture is particularly important in attracting high-value international tourism to the region. 78% of international visitors to Cambridge cite heritage and culture as a primary reason for visiting the area.

Response to main issues raised in representations

6.27 The recently published evidence documents including the South Cambridgeshire Community Facilities Study (2024), the Greater Cambridge Cultural Infrastructure Strategy (2025) & accompanying map, and the Greater Cambridge Retail and Leisure (2025) provide a comprehensive body of evidence to inform the provision of local and regional facilities across Greater Cambridge. Further evidence on sports is in the process of being prepared. These can also be used to support the need for commensurate S106 contributions, where applicable.

Further work and next steps

6.28 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

7 WS/MU: Meanwhile uses during long term redevelopments

Issue the Plan is seeking to respond to

7.1 Strategic developments across the district will be phased over a number of years and critical to their success will be making sure that a sense of place and community is developed from the start. Temporary 'meanwhile' projects which create community services, small-scale business and retail spaces and public realm can help to provide opportunities for active uses throughout the redevelopment, help to develop a sense of community early on and help the community to avoid 'new towns blues'.

7.2 Meanwhile uses can also help create activity in vacant and underused sites and premises across the district while a longer-term use is being found. They can support early stage businesses and local businesses requiring affordable space to take the next step in the development of their businesses and provide a pipeline of businesses that could then locate to permanent spaces within the development.

How was the issue covered in the First Proposals Consultation?

7.3 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy WS/MU: Meanwhile uses during long term redevelopments | Greater Cambridge Shared Planning](#)

7.4 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Wellbeing and Social Inclusion Topic Paper](#).

Policy context update

7.5 National Context

7.6 The latest version of the NPPF (2025) paragraph 96, Criterion A highlights the need to create spaces that promote social interaction including informal meeting spaces where people who might not otherwise come into contact with one another can meet.

7.7 Local Context

7.8 The Cambridge City Council Community Wealth Building Strategy and Approach (March 2024) encourages the use of meanwhile uses to create community benefits and help build community wealth, seeking to increase opportunities for community activities to utilise available spaces within unused buildings and land.

Summary of issues arising from First Proposals representations

7.9 A wide variety of organisations, citizens, landowners, and developers expressed support for this policy. Persimmon Homes East Midlands were supportive of the policy but asked that it not be mandatory. A few respondents asked for the policy's scope to be amended to include different uses: Cambridgeshire and Peterborough CCG for example asked for developers to provide short-term solutions for the NHS to deliver services for new residents whilst development was taking place, Cam-Skate asked for skateboard facilities to be included in the policy and Cambridge and South Cambridgeshire Green Parties recommended that temporary spaces be used to assist with unaffordable housing via property guardianship. Several respondents objected to 'meanwhile uses' being implemented in the Green Belt.

7.10 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement (date).

New or Updated Evidence base

7.11 N/A

Draft Policy

7.12 The draft policy can be viewed in the Draft Local Plan.

Further information supporting draft policy approach

7.13 No additional information.

Additional alternative approaches considered

7.14 N/A

Response to main issues raised in representations

7.15 Responses received from the First Proposals Consultation suggest that the policy should specify the type of uses permitted under meanwhile uses. That approach may be unnecessarily restrictive, where the policy can instead manage the potential impacts of uses rather than the type of use. -The draft policy takes a flexible approach to encouraging meanwhile uses which will be beneficial for the local community and local businesses.

Further work and next steps

7.16 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

8 WS/IO: Creating inclusive employment and business opportunities through new developments

Issue the Plan is seeking to respond to

- 8.1 Whilst the Cambridge area has a prosperous economy, Cambridge has been identified as the most unequal city in the UK, with some areas being amongst the most deprived in the UK. South Cambridgeshire, there are specific issues facing some of those living in rural communities as well. The plan seeks to consider how developers can support employment, skills development, apprenticeships, and other education and training opportunities in both during construction and on completion of a development, to make a direct contribution to the local community. New developments can provide an opportunity to spread the benefits of growth and address financial exclusion by providing opportunity to maximise skills development and employment opportunities for local people.

How was the issue covered in the First Proposals Consultation?

- 8.2 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy WS/IO: Creating inclusive employment and business opportunities through new developments](#)
- 8.3 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Wellbeing and Social Inclusion Topic Paper](#).

Policy context update

- 8.4 The [Cambridge City Council Community Wealth Building strategy and approach](#) (March 2024) This sets out the Council's high-level approach to Community Wealth Building in Cambridge. One of the four key themes is Building an inclusive and sustainable local economy. Work to achieve this will

includes working with local and sub-regional partners and social enterprises that are expert in the field to build human capital and address inequalities in educational, skills and employment outcomes in Cambridge. This includes developing learning, skills and employment support pathways that will open up access to higher paid employment to residents from more disadvantaged backgrounds.

8.5 The key asks of local partners include:

1. Spend and procurement – to consider how to maximise social value in procurement and to develop local businesses and social enterprises into the supply chain.
2. Workforce and employment – to adopt positive employment practices, including a commitment to pay the Real Living Wage, secure employment, good development and progression opportunities, recruiting people from local communities, and providing high quality training and apprenticeships that meet current and future skills gaps.

8.6 One for four key priorities of the [Cambridge City Council Corporate Plan 2022-2027](#) is Tackling poverty and inequality and helping people in the greatest need with the accompanying strategic objective of making sure that everyone shares in our city's success by promoting an inclusive economy, by raising skills, and by improving access to a range of employment opportunities for people on low incomes.

8.7 South Cambridgeshire District Council [Health and Wellbeing Strategy Refresh 2024-2028](#) highlighted 4 priority areas including Healthy Behaviours and Lifestyles Deliver a range of support to help people into high quality employment.

8.8 The [South Cambridgeshire Corporate Plan 2025-2030](#) states that to help local residents to develop the skills they need to take full advantage of local opportunities the council will work with partners to promote apprenticeships and support the economically inactive back into work.

8.9 Regional context

8.10 The [Joint Health and Wellbeing Integrated Care Strategy](#) sets out four priorities. Priority 3 seeks to reduce poverty through better employment, skills and housing.

8.11 The [Cambridgeshire and Peterborough Combined Authority's Cambridgeshire and Peterborough Local Skills Report](#) January 2022 includes the Cambridgeshire and Peterborough Skills Strategy and Skills Action Plan. It includes the following Strategic Priorities for Cambridge and South Cambridgeshire:

8.12 Cambridge

- Ensuring access to technical education, apprenticeship and training choices are available to students not following A Level and university routes
- Supporting Covid recovery, growth and net-zero transition by developing priority skills and responding to acute issues
- Increasing work-based learning, particularly apprenticeships and for those with lower level skills, and introducing more accessible formats (e.g. short courses/ online/blended learning)
- Targeting support for Covid-19 recovery and transitions for displaced workers

8.13 South Cambridgeshire:

- Widening progression into HE from local schools and into FE and technical education
- Supporting Covid recovery, growth and net-zero transition by developing priority skills and responding to acute issues
- Increasing work-based learning to support growing productivity, and introducing more accessible formats (e.g. short courses/ online/blended learning)
- Targeting support for Covid-19 recovery

8.14 National Context

8.15 In order to ensure that the UK has a healthy population whose skills meet the needs of employers, the Government's [The UK's Modern Industrial Strategy](#) published in June 2025 commits to enhancing skills and increasing access to talent by:

- Ensuring that the skills system and employment support are aligned to strategic economic priorities, including the needs of the IS-8 and transformative opportunities like AI.
- Simplifying the skills system in England to provide easier access to jobs in the IS-8, benefitting all.
- Encouraging engagement and investment from employers to address skills gaps and build talent pipelines.
- Making it easier for innovators, investors, entrepreneurs, researchers and creatives to come to the UK to live and work.
- Promoting evidence-based initiatives aimed at improving workforce diversity to support business and economic growth.

8.16 In order to address increasing demand and skills shortages, the Government's construction skills package [announced in March 2025](#), includes over £600 million of investment over the next 4 years to train up to 60,000 more skilled construction workers. This will include establishing 10 construction Technical Excellence Colleges, expanding construction course provision, extending construction Skills Bootcamps and providing industry placements

Summary of issues arising from First Proposals representations

8.17 There was some support for the aims of policy from a mix for parish councils, private developers and other agencies. A number of developers discussed how the development of their site would support the policy. Several suggestions were made for the detailed policy wording including:

- its application only to strategic development over a certain scale;
- flexibility where it is not possible meet the policy due to local circumstances or the availability of labour;

- the inclusion of text that supports employment related development that would generate high skilled jobs locally;
- requiring developers to offer apprenticeship scheme linked to Further Education opportunities.

8.18 There were also a number of objections to the proposed policy direction with the Home Builders Federation suggesting that it is not justified against the tests set out in the NPPF and the CIL regulations with work already taking place to improve skills and opportunities through the CITB.

8.19 Questions were asked around how expansive the definition of “inclusive” would be and how it would address socio-economic exclusion. There was also a request for support for more opportunities for young people to develop in the science and tech sectors and within Cambridge University.

8.20 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

New or Updated Evidence base

8.21 The [Cambridge City Council Community Wealth Building strategy and approach](#) (March 2024) details how data sources show that some households in the city experience low income and significant levels of poverty and where there are geographical concentrations of poverty in particular areas. This includes:

- Deprivation – Overall Cambridge has the third lowest levels of deprivation of all cities in England. However, there are concentrations of poverty in particular neighbourhoods in Cambridge. The 2019 Indices of Deprivation showed that there were 3 Lower Super Output Areas (LSOAs) in Cambridge which were ranked in 20% most deprived areas in England. These neighbourhoods were in Abbey and Kings Hedges wards.
- Cost of living and food poverty - The cost of living has risen dramatically in Cambridge, accompanied by an increasing reliance on food banks and charitable crisis support. 13,121 food parcels were distributed by food banks

to residents in Cambridge in 2022/23, a large increase on the previous record of 9,467 distributed in 2020/21.

- Benefits – The Council's Low Income Family Tracker (LIFT) system shows that there were 12,583 people living in households claiming benefits (Housing Benefit, Council Tax Reduction and/or Universal Credit) in Cambridge in October 2022. This represents 9% of the city's population. Abbey (16.3%), Kings Hedges (16.2%) East Chesterton (14.1%) and Arbury (13.6%) have the largest numbers of people living in households that are receiving benefits. However, the data also shows there are people living in benefit households across the city, and there are pockets of low income and poverty in otherwise affluent areas of the city.
- Child poverty - An estimated 1 in 10 children across Cambridge and the City Fringe resided in relative poverty during 2021/22, which is the lowest rate of 58 cities in England and Wales. However, this figure rises to 2 in 10 children in Kings Hedges, which is equivalent to the rate in benchmark cities. East Barnwell & Abbey, East Chesterton, Coleridge and Cherry Hinton also experienced rates above the Cambridge (City & Fringe) average.
- Fuel poverty - 1 in 10 households (11.5%) in Cambridge were estimated to be fuel poor in 2021. This citywide rate was below the average for cities in England and Wales (13.0%), but there is significant variation across Cambridge wards. The highest rate was in Petersfield (14.4%). It is likely that increases in energy costs over the past 2 years will have increased fuel poverty rates further.
- Housing affordability – the overall prosperity of Cambridge means that many people experience higher living costs, increased house prices and a lack of affordable housing. In June 2023, the average sale price for a home in Cambridge stood at £565,000, which was significantly higher than the average for England as a whole of £374,000. Buying a house in Cambridge is particularly unaffordable for many low earners in Cambridge. Lower-quartile house prices were 12.9 times lower-quartile annual earnings in June 2023.
- Accessing affordable rented accommodation in Cambridge can be a particular challenge for low-paid workers in Cambridge, with the average lower-quartile property costing £1,050 per month to rent from April 2022-March 2023. For

those on Universal Credit, Local Housing Allowances are not sufficient to cover even lower quartile rents on any size of home.

8.22 The strategy also details income, educational, skills and unemployment inequalities and how this impacts on social mobility in Cambridge:

- Income inequality - Experimental data recently made available by the ONS shows that the gap between the lowest and highest income residents in Cambridge is the 2nd largest of 58 cities in England and Wales, behind only Oxford (although data is sensitive to the large student populations in both cities). In 2017/18 incomes at the 80th percentile were 4.2 times higher than incomes at the 20th percentile.
- Educational attainment inequalities - Educational attainment in Cambridge is above benchmarks overall, but there are significant inequalities. During the 2021/22 academic year, 76% of pupils aged 16 attending Cambridge City schools achieved grades 4 or above in English and maths at GCSE. This placed Cambridge pupils as the 4th highest achieving out of 55 cities in England. However, for Cambridge pupils receiving free school meals (FSM), this proportion dropped to 45%, which was below the national FSM pupil average (47%)
- Skills inequalities – Overall Cambridge has a highly skilled population. During 2021, a record 81% of working age (aged 16-64) Cambridge (City & Fringe) residents were educated to NVQ Level 3 or above, second only to Oxford out of 58 cities in England and Wales. Meanwhile, in the localities of Kings Hedges and East Barnwell & Abbey almost 3 in 10 residents were low or unskilled.
- Unemployment and low income – While unemployment is low in Cambridge overall, residents in Cambridge's more deprived neighbourhoods (East Barnwell & Abbey, Kings Hedges, East Chesterton and Arbury) are more likely to be unemployed or on low incomes.
- Social mobility – As a result of these education, skills and employment issues Cambridge has a low level of social mobility. In 2016 Cambridge ranked 275th out of 324 local authorities across England and Wales in the Social Mobility Index. Outcomes are particularly poor for young people from poorer

backgrounds with Cambridge having the fifth lowest score of any local authority for youth social mobility.

- Equality of opportunity - While there are a high number of job opportunities and vacancies in Cambridge, there are barriers that can make it harder for some groups of people to access employment. In 2022 residents in Cambridge (City and Fringe area) with a core or work-limiting disability were 18% less likely to be in employment than the rest of the population^{xxi}. Women (14% less likely), minority ethnic people (5% less likely), and low and unskilled residents (7%) were also less likely to be in employment than the rest of the population.

8.23 South Cambridgeshire District Council's [Health and Wellbeing Strategy Refresh 2024-2028](#) highlights that whilst South Cambridgeshire is markedly the least deprived district in Cambridgeshire, and none of its population live in the most deprived fifth (20%) of areas nationally, deprivation does exist across the district, it is dispersed within smaller communities and largely hidden. Where poverty does exist the percentage of children achieving a good level of development at the end of reception is significantly worse than the England average for local children with free school meal status.

8.24 [CITB's Construction Workforce Outlook Labour Market Intelligence Report 2025–2029](#) finds that the UK economy is showing signs of improvement from what was seen at the end of 2024. Construction output growth is forecast for all devolved nations and the nine English regions. Modest growth is expected in 2025 which will increase from 2026 peaking at 2.3% in 2027.

8.25 The overall number of extra workers needed for the 2025–2029 period is estimated at 47,860 per year, which is equivalent to 1.8% of the 2024 workforce. This means the UK construction industry needs to recruit the equivalent of 239,300 extra workers over the next five years. In the East of England an additional 4,560 extra workers are estimated to be required each year, 2% of the 2024 workforce and 22,800 extra workers over the next five years.

- 8.26 CITB's Strategic Plan for 2025-2029 states that in the short-term construction continues to face challenges, such as increasing materials prices, skills shortages, and elevated borrowing costs. Payment of invoices through the supply chain and lack of appetite from banks to support construction employers make expansion difficult. Construction employment has also fallen in 2024, particularly amongst the self-employed, while vacancies remain high.
- 8.27 [Skills England: Sector skills needs assessments: Construction](#) (June 2025). Engagement with employers by Skills England suggested that more should be done to improve gender and ethnic diversity in the workforce. The construction workforce is predominantly male, although this varies across industry and role. In 2024 women made up 15% of construction employment, compared with around half of the overall workforce. The onsite home building workforce is overwhelmingly male; 96% of Home Builders Federation Workforce Census 2023 respondents identified as male. Around a third (32%) of architects were female in 2024.²¹ In June 2024, 9% of the construction sector were from ethnic minority backgrounds (15% across all industries); 14% of registered architects were from ethnic minority backgrounds.
- 8.28 UK Parliament's Postnote 149 (28 May 2025) on the [UK STEM skills pipeline](#) cites the findings of a number of studies which show a shortage of STEMs skills in the UK workforce:
- 49% of engineering and technology businesses report difficulties with recruitment because of skills shortages.
 - In 2022 the DfE found that over 40% of vacancies in the manufacturing, information and communications, and construction sectors remained unfilled due to skills shortages.
 - A 2022 report by the Institution of Engineering and Technology said there was a shortfall of more than 173,000 workers across the STEM sector and cited separate estimates from 2018 that suggested they cost the UK economy £1.5 billion a year.
- 8.29 The report also looks at what prevents people going into STEM careers. Many of the barriers highlighted impact disadvantaged and under represented

communities disproportionately. For example, young people's (and their families') knowledge and attitudes to STEM, support for STEM, and access to STEM-related experiences.

8.30 [Skills England: Sector skills needs assessments: Digital and Technologies](#)

(June 2025) found that skills shortages in the sector are exacerbated by unequal access to employment:

- Within the 44 occupations relevant to the digital and technologies sector, only 25% of the workforce are female, and in critical technology roles, this drops to 23% compared to around a half across all occupations. Research shows half of women in tech leave by the age of 35 and 1 in 3 currently plan to leave their jobs. There was significant support from stakeholders to increase the critical mass and gender diversity of those leaving school with both the core digital skills and enthusiasm for employment or further education within the tech sector.
- The Digital Sector Economic Estimates on employment highlight that in the period Jan 2023 to Dec 2023 18% of the digital sector were from ethnic minority backgrounds compared to 16% across the UK workforce aged 16+. Only 9% of tech employees are reported to be from lower social economic backgrounds, compared with 39% of the UK population.

Draft Policy and Reasons

8.31 The draft policy can be viewed in the Draft Local Plan.

8.32 Despite some improvements, for disadvantaged groups, particularly in Cambridge, there are fewer opportunities to access and secure higher skilled and higher-paid occupations. In South Cambridgeshire, rural deprivation can be overlooked however for disadvantaged individuals and families across the district their barriers can be just as impactful.

8.33 New developments can provide an opportunity to spread the benefits of growth and address financial exclusion by providing opportunities to maximise skills development and employment opportunities. During their construction

and occupation phases new developments can provide local employment opportunities, apprenticeships, work experience, and skills development opportunities. In doing so, it will help equip local residents with the skills needed for emerging sectors, reduce financial exclusion, and foster a more self-sufficient workforce.

- 8.34 New developments can also help the construction industry and Greater Cambridge's key sectors source new workers to fill gaps in occupations where there are critical skills shortages and in doing so locally improve their longer-term resilience. Providing opportunities for local residents to understand, engage with, experience and become skilled in these new areas of work means that they can access to careers they would never have considered could be within their reach, at the same time it will increase the potential pool of labour within reach of businesses.
- 8.35 Contractors, sub-contractors and occupation stage businesses will also build resilience and increase their sustainability through helping to ensure that local businesses have the knowledge and understanding and opportunity to access procurement opportunities that arise through new developments. This will also help to promote sustainable economic growth locally.
- 8.36 In understanding and engaging with local residents who have difficulty accessing the local labour market and/or who would not have traditionally accessed the career paths available through the development, local agencies already engaged with these groups will play an important role. They will be able to help develop and support any initiatives and ensure that the Employment and Skills Plan is fit for purpose and implemented effectively. This includes Economic Development Officers in the two councils and officers at the Cambridgeshire and Peterborough Combined Authority. It is expected that they will be key in determining the target percentage of all jobs created by the development.
- 8.37 The policy seeks to learn from examples of good practice in the implementation of Local Plan policies across the UK. In this, 1,000 sqm of

non-residential floorspace and 10 homes are considered a reasonable starting point for the requirement for Employment and Skills Plan. The use of the recently updated CITB benchmarks at construction stage ensures that the asks from developers are proportionate to the nature and scale of development. The asks at occupation stage will be similarly proportionate.

- 8.38 The policy allows for payments in-lieu in exceptional circumstances. From the point-of-view of the developer and provider, it is important that the calculations used to determine these payments reflect the costs associated with the provision of employment and training support and provision in the context of Greater Cambridge labour market. Further work will be carried out to determine appropriate and viable calculations.

Additional alternative approaches considered

- 8.39 No additional alternative approaches identified.

Response to Main Issues Raised in Representations

- 8.40 Comments in general support of the approach are noted. One comment questioned whether this requirement met CIL regulations. Similar requirements have been included in many local plans elsewhere in the country. The policy requirements are related to the development in scale and kind. They are directly related as they focus on opportunities provided the site. The requirement is necessary to make the development acceptable in planning terms, as it addresses some of the externalities caused by the development in terms of wellbeing and social inclusion. Some comments mentioned the needs for requirements to be flexible, and the scale to be appropriate. The draft policy is considered to have struck the right balance on when the requirements are applied.

Further work and next steps

- 8.41 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

DRAFT

9 WS/HS: Pollution, health and safety

Issue the Plan is seeking to respond to

9.1 National planning policy requires plans to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water, and noise pollution or land instability.

How was the issue covered in the First Proposals Consultation?

9.2 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy WS/HS: Pollution, health and safety | Greater Cambridge Shared Planning](#)

9.3 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Wellbeing and Social Inclusion Topic Paper](#).

Policy context update

9.4 The 'agent of change principle' (introduced into the National Planning Policy Framework in 2018), places the responsibility for managing the impact of change caused by development on a person or business introducing a new land use. The latest [National Planning Policy Framework \(NPPF, December 2024\)](#) does not update the principle (Paragraph 200, previously 182) **and there is** no change in the councils approach to applying the 'agent of change principle' in decision-making, (with this approach formally adopted in the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (2020)). Policy WS/HS (16) ensures that the party responsible for a change caused by development should also be responsible for managing the impact of that change and to identify and mitigate unacceptable adverse impacts from existing noise, odour, dust, lighting, and other potential nuisance-generating activities, environmental pollution or uses on any proposed new sensitive development.

9.5 Local Authorities have a statutory requirement under Local Air Quality

Management (LAQM) to monitor air quality within their districts against national objective levels for key pollutants (Nitrogen Dioxide, Particulate Matter (PM10) and Sulphur Dioxide). Airborne Particulate Matter is made up of a collection of solid and / or liquid materials of various sizes. For PM10, particles are less than 10 micrometres in diameter. New national legally binding PM2.5 targets have been set under the [Environmental Target Regulations in 2023](#). The National Air Quality Strategy (2023) sets out how Local Authorities are expected to contribute to delivering these targets.

Summary of issues arising from First Proposals representations

9.6 A wide variety of respondents expressed support for this policy. The

Environmental Agency supported the policy but argued that its scope needed to be widened to protect Cambridge's aquifer. The Environmental Agency also noted that hazardous facilities have the potential to pollute the environment, but strategic planning of waste and resources can address this issue. The University of Cambridge also asked for the policy's scope to be widened so that it will protect Cambridge's research environment; specific requests included adding mitigation against electromagnetic interference into the policy and protecting research undertaken by the Mullard Radio Astronomy Observatory. Croydon PC asked for the policy to be reviewed in the context of major transport infrastructure and Linton PC asked for exclusion zones around key infrastructure cables and sites.

9.7 Some parish councils argued that pollution levels were unacceptable, so the monitoring of existing high-density areas is required, and mitigation measures should be implemented in areas of new development. Similarly, the Cambridge and South Cambridgeshire Green Parties included numerous recommendations to address pollution in existing city-centres and new settlements. Trumpington Resident Association argued that reducing light pollution should not be used to justify not lighting pedestrian desire lines. Several developers objected to the

policy, arguing that it fails to recognise that potential negative impacts from development can be mitigated against.

9.8 Further detail, including where to view the full representation and who made each representation, is provided in the Consultation Statement.

New or Updated Evidence base

The Greater Cambridge Air Quality Strategy 2024-2029

9.9 [The Greater Cambridge Air Quality Strategy](#) (2024-29) outlines practical measures to enable the continued improvement in air quality across Greater Cambridge working towards World Health Organization (WHO) target levels (2021). Air quality in Cambridge has improved in recent years, enabling the council to revoke the air-quality management area in January 2025; the councils are committed to work to the WHO Air Quality Guidelines. These guidelines are target levels which protect public health and are lower than LAQM objective levels and PM2.5 targets (see also policy context update above).

9.10 The Strategy focuses on sources of pollution that can be influenced locally by all partner organisations, working across a range of disciplines which all either directly or indirectly offer improved air quality. The primary objectives of the Strategy are:

- Continue to meet and deliver all legislative and policy requirements associated with air quality
- Continue to improve air quality across Greater Cambridge enhancing the health of those living, working and visiting Greater Cambridge
- Work towards World Health Organization Air Quality Guideline annual averages as longer term targets with interim targets for delivery within the lifetime of the Strategy (5 years).

9.11 The objectives of the Strategy across Greater Cambridge will be delivered under four key priority areas; Regulatory Policies & Development Control, Infrastructure Improvements, Community Engagement & Promotion and

Monitoring. The Strategy includes an Action Plan of measures for delivering air quality improvements for delivery within the lifetime of the Strategy. The lifetime of the Strategy is 5 years, 2024 – 2029 inclusive. The [Greater Cambridge Sustainable Design and Construction SPD](#) (or successor document) reinforced the plans for delivering continued air-quality improvements within the strategy and explains how the planning process considers air-quality and air-pollution issues and, assists in the preparation of the necessary documents before submission of an application. It also provides guidance on whether an application requires an air-quality assessment.

Additional alternative approaches considered

9.12 No Additional alternative approaches identified.

Draft Policy

9.13 The draft policy can be viewed in the Draft Local Plan.

Further information supporting draft policy approach

9.14 The NPPF states that policies should mitigate impacts upon, and where possible take opportunities to improve air quality or other sources of pollution alongside providing high quality buildings and places that are safe and promote health and wellbeing. Planning policies should also ensure that new development is appropriate for its location, accounting for any likely effects, including cumulative effects. There may also be opportunities to make improvements to the acoustic environment.

Light Pollution

9.15 External artificial lighting is essential for reasons of safety or security, for living, working and recreational purposes. In some cases, it can also add to the amenity of the built environment by highlighting buildings and open spaces of character. However, insensitive lighting can cause light pollution (or obtrusive light), with various negative effects which can take the form of sky glow, glare and

light trespass / spillage. Light spillage to residential premises can cause annoyance, disturb sleep and can have adverse health impacts. The lighting of new developments must be carefully designed to ensure that areas are appropriately lit, while avoiding or minimising light pollution. Excessive lighting reduces the visibility of the night sky especially in the countryside / intrinsically dark landscapes where sky glow is particularly sensitive. It is also a waste of energy and can harm residential amenity including by disturbing people's sleep. It can also disturb wildlife and be visually intrusive in the landscape. Lighting schemes can also be costly and difficult to change, so getting the design right and [setting appropriate conditions at the planning stage](#) is important.

Noise and Vibration Pollution

9.16 Noise sensitive development or receptors are those, both existing and proposed with human receptors that are most susceptible to adverse noise impacts. These mainly include premises where people live and or sleep overnight including dwellings (houses, flats, bungalows and maisonettes), residential institutions (hospices, residential care and nursing homes), hotels and rooms for residential purposes (including student accommodation / halls of residence, school boarding houses and hostels) and healthcare (hospitals and other medical facilities with accommodation for patients and families). Educational establishments and schools and other noise sensitive existing land valued for their amenity such as local green open spaces, certain parks and gardens may also be considered sensitive. However, depending on local circumstances and priorities other types of noise sensitive development could include cemeteries, libraries, crematoria, new public open spaces such as urban squares, urban parks and play areas.

9.17 Noise in society is defined as unwanted sound, which is unpleasant and causes disturbance/annoyance. It is an unavoidable part of everyday life and is commonly caused by environmental noise originating from various sources including transportation (road traffic, railway and aircraft), leisure/recreational and industrial, trade/commercial and business premises. Noise can have a significant effect on the environment, including human health and wellbeing including sleep

disturbance, the amenity/quality of life experienced and enjoyed by individuals / communities and the utility of noise sensitive land uses. In fact, according to some World Health Organization (WHO) findings, noise is the second largest environmental health risk in Western Europe, after the impact of air pollution. Due to the rural and urban nature of Greater Cambridge, noise levels vary from relatively quiet areas within some of the City, towns and village public parks to noisier areas close to industrial, commercial and business areas and uses, near busy roads and the A14, M11.

9.18 In Cambridge City other significant sources are building services plant, and operational noise from restaurants, cafes and pubs (including from outdoor areas such as beer gardens and pavement seating), nightclubs, shops and other businesses, and the noise generated by associated deliveries and servicing.

9.19 In requiring good acoustic design, there is a hierarchy of noise management and mitigation measures that should be followed, including the following, in descending order of preference:

- i. Maximising the spatial separation of noise source(s) and receptor(s).
- ii. Investigating the necessity and feasibility of reducing existing noise levels and relocating existing noise sources.
- iii. Using existing topography and structures (that are likely to last the expected life of the noise-sensitive scheme) to screen the proposed development site from significant sources of noise.
- iv. Incorporating acoustic / noise barriers as part of the scheme to screen the proposed development site from significant sources of noise.
- v. Using the layout /orientation of the scheme to reduce noise propagation across the site.
- vi. Using the orientation of buildings and internal room configuration to reduce the noise exposure of noise sensitive rooms and external private amenity areas.
- vii. Using the building envelope / noise insulation schemes at source or receptor to mitigate noise to acceptable levels, having regard to suitable alternative means of ventilation and cooling / thermal comfort control design. For noise sensitive development having to keep external windows closed to provide the

required façade sound insulation to achieve acceptable internal noise levels is the last resort for good acoustic design.

- viii. Noise limits at site boundaries.
- ix. The need for restrictions on types of activity and/or limitations on hours of operation.

9.20 The overarching objective is to ensure development is appropriate and compatible for its location. It is important that noise sensitive developments are located away from existing sources of significant noise, and that potentially noisy developments are located in areas where noise will not have an unacceptable impact on surrounding land uses or the environment, unless its impact can be mitigated by planning conditions or obligations to provide an adequate protection against noise both internally and externally.

Air Quality, Odour, Dust and Other Fugitive Emissions to Air

9.21 National planning policy requires plans to seek opportunities to improve air quality or mitigate impacts. Pollution to air (including dust, fumes, odour and other fugitive emissions) can arise from many sources and activities including, but not limited to traffic and transport, industrial processes, commercial premises, energy generation, agriculture, waste storage/treatment, sewage treatment works and construction sites. This policy relates to air pollution from all potential sources. The primary local impacts on air quality in Greater Cambridge are from road transport, and domestic, commercial and industrial heating sources.

9.22 Air quality across Greater Cambridge has continued to improve in recent years both in response to active measures implemented to improve air quality and improvements in vehicle emissions. However, it is widely accepted that there is no safe level of air pollution, with [air pollution considered the largest environmental risk to the public's health](#). Policy is seeing a shift away from limit values towards exposure reduction, and the challenge faced by Greater Cambridge is how to continue to improve local air quality whilst sustaining the scale of committed and proposed development and the expected / forecast increase in local population numbers during the lifetime of the Local Plan. It is important to ensure that development proposals contribute to and enhance the

natural and local environment throughout their lifetime and take account of cumulative impact.

9.23 Certain uses (such as restaurants, cafes and takeaways) can create odours and fumes which can cause nuisance and harm the amenity of neighbouring residents and businesses. For such uses and/or activities that are likely to create odour it is important to ensure that the issue is addressed early in the design and planning stage.

9.24 In addition to planning permission, some industrial / commercial developments may require a Permit under the Pollution Prevention and Control Act 1999. This depends on the type of activity to be carried out on the site and the pollution risk associated with that activity. Operating a “Permitted Process” brings with it a variety of mandatory pollution prevention and control / mitigation and management measures that are enforced through various Permit conditions. The Environment Agency are responsible for issuing Permits for and inspecting Part A1 processes and Local Councils are responsible for issuing Permits and inspecting Part A2 and Part B processes. Issues in relation to odour from sewage works in general are addressed in the Cambridgeshire and Peterborough Minerals and Waste Plan. Additional guidance and an assessment of the level and risk of odour impact posed by the Cambridge water recycling centre was commissioned by Cambridge City Council (2021): [Technical note on odour and Cambridge water recycling centre](#).

Hazardous installations

9.25 Hazardous installations, notifiable pipelines and licensed explosive sites are installations handling or storing hazardous materials. The siting of installations handling hazardous substances are subject to planning controls aimed at keeping them separate from housing and other land uses with which such installations might be incompatible from the safety viewpoint. The operators of such installations are required to notify the Health and Safety Executive (HSE) on certain types of development. The Local Planning Authority (LPA) are the Hazardous Substances Authority (HSA) and responsible for determining applications for Hazardous Substance Consents; the LPA is required to consult

the HSE on proposals for certain types of development within specified distances of notifiable installations. The LPA will therefore seek the advice of the HSE and other regulatory authorities about off-site risks to the public arising from any proposed development which would introduce one or more hazardous substances.

9.26 Whilst they are subject to stringent controls under existing health and safety legislation, it is necessary to control the kinds of development permitted in the vicinity of these installations. The level of risk associated with hazardous installations will depend on the nature of both the development and the hazardous installation; this will be considered on a case-by-case basis.

9.27 In determining a planning application on land within the specified consultation zone of one of these installations, the LPA will take account of advice from the HSE and other regulatory authorities. Under the present system of controls over hazardous development and over development within the vicinity of hazardous installations, the activities and substances (and quantities) to which the above statements apply are set out in National Planning Practice Guidance (PPG) in a specific section on hazardous substances which is updated as new regulations are implemented. Applicants should refer to HSE's land use planning (LUP) advice [Land use planning \(LUP\) - Public safety advice - HSE](#) and [HSE's Land Use Planning Methodology](#) (Health and Safety Executive).

Environmental Nuisance / Pollution and the Agent of Change Principle

9.28 The Agent of Change principle places the responsibility for identifying and mitigating unacceptable adverse impacts from existing noise, odour, dust, lighting, and other potential nuisance-generating activities, environmental pollution or uses on any proposed new sensitive development. The Agent of Change principle should be applied to all noise, odour, dust, lighting and other potential nuisances or other sources of environmental pollution generating uses and activities, including: schools, places of worship, sporting and recreational venues, offices, shops, industrial sites, safeguarded mineral and waste sites, rail and other transport infrastructure (warehouse and distribution depots) including near to airports.

9.29 Planning decisions will take account of existing noise odour, dust, lighting, and other nuisance-generating uses in a sensitive manner when new sensitive development is proposed nearby. Development should be designed to ensure that established noise and other nuisance or pollution generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them in the future. In doing so, the agent of change will need to take into account not only the current activities that may cause an unacceptable adverse impact or potential nuisance, but also those activities that businesses or other facilities are permitted to carry out, even if they are not occurring at the time of the application being made. Where noise issues may arise, early discussions between the developer and the council would be prudent.

Response to main issues raised in representations

9.30 **Protection of Cambridge's aquifer:** this policy seeks prevention of any impacts to controlled waters due to land contamination, including to the underlying aquifer. No Change in policy approach (however, please also see policies CC/WE and CC/WQ in climate change chapter of the plan in regard to the protection of Cambridge's aquifer).

9.31 **Mitigating electromagnetic interference:** The policy also references other sources of environmental pollution should specific issues arise. Please also see Policy I/DT: Digital and Telecommunications Infrastructure, which requires telecommunications and digital infrastructure development to demonstrate that there will be no significant and irremediable electromagnetic interference with other electrical equipment, air traffic services, instrumentation operated in the national interest, or other operations and equipment that are sensitive to electromagnetic pollution). No Change in policy approach.

9.32 **Strategic waste and resources planning regarding hazardous facilities:** Policy applies appropriate protection to and from hazardous installations. Planning applications for the development of hazardous installations/ pipelines and development close to hazardous sites or pipelines will be referred to the

Health and Safety Executive, Natural England, the Environment Agency and/or other expert statutory bodies as required. No change in policy approach.

Further work and next steps

9.33 The Greater Cambridge Sustainable Design and Construction Supplementary Planning Document 2020 SPD will be revised and updated to support the new joint local plan.

9.34 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

10 Policy WS/PH: Protecting Public Houses

Issue the Plan is seeking to respond to

10.1 Over recent years, pubs have been lost to alternative use, have closed or are currently vacant. Public houses have an important economic role, contributing to employment generation, local and regional economy, alongside the vitality of an area. Many pubs play a valuable role in local community life proving a hub for social interaction and contribute to culture, identity, character and heritage of any area. Therefore, protection and retention of pubs is important to support communities across Greater Cambridge.

How was the issue covered in the First Proposals Consultation?

10.2 A policy approach was proposed in the First Proposals consultation. The Proposed approach and full representations received can be viewed here: [Policy GP/PH: Protection of public houses.](#)

10.3 The First Proposals was supported by topic papers, which explored the context, evidence and potential alternatives and the preferred approach in greater detail: [Great Places Topic Paper](#).

Policy context update

10.4 Since the adoption of the previous locals plans, both in 2018, national policy and the General Permitted Development Order have both seen change.

10.5 Paragraph 96 of the National Planning Policy Framework sets out planning policies should aim to achieve health, inclusive safe places which foster social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.

10.6 Paragraph 98 of the NPPF requires LPAs to plan for the provision and use of community facilities, including (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and guard against the unnecessary loss of facilities and services that would reduce the community's ability to meet its day-to-day needs.

10.7 Changes to the Town and Country Planning (General Permitted Development Order) removed permitted development rights that previously allowed pub and bars to change to shops, financial services restaurants and cafes without planning permission. The GDPO as amended, currently puts public houses with the sui generis use class, which offers greater protection for public houses.

Summary of issues arising from First Proposals representations

10.8 The majority of respondents expressed support for the policy and the approach to protecting public houses. Comments broadly supported the policy approach, however comments were raised that although public houses should be protected, in some circumstances it may not be viable so the policy should

allow for their loss. Similarly, one comment suggested the policy should be realistic in its approach if the local community cannot support a public house. However, Cambridge Past, Present & Future suggested the policy could safeguard public houses by nominating them as assets of community value. This was also reflected in other comments regarding the importance of public houses in providing positive impacts and employment opportunities for communities. Other comments were made regarding that the policy focuses entirely on public houses, not reflecting the other types of community assets that need safeguarding.

New or Updated Evidence base

10.9 Further information on public houses in Greater Cambridge, including the data and methodology used to review the status of public houses, can be found in Appendix 2 of this Topic Paper.

Additional alternative approaches considered

10.10 No Additional alternative approaches identified.

Draft Policy and Reasons

10.11 The draft policy can be viewed in the Draft Local Plan.

10.12 The policy originally formed part of the Great Places theme but it has been moved to the Wellbeing and Social Inclusion theme to sit alongside other local planning policies that concern facilities for local communities.

10.13 Public houses can be defined as a licensed premises that must:

1. Be open to and welcome the general public without requiring membership or residency and without charging admission*
2. Allow drinking on the premises without requiring food to be consumed.

*Except when entertainment is provided on limited occasions when an entry charge may apply.

10.14 Greater Cambridge has experienced pubs closing across the district, this is not isolated to Greater Cambridge, but is an issue faced across the whole of the country. Public houses are pivotal components of Greater Cambridge's social and cultural vitality. Pubs serve as accessible community hubs, contributing significantly to local cohesion and identity, often having dual roles as historic assets and vital community facilities, providing facilities and space for recreation and leisure activities. Therefore, the vital role that public houses play within communities warrants a policy response that preserves their availability and cultural importance.

10.15 The National Planning Policy Framework stipulates that local planning authorities should positively plan for the provision of community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) to enhance the sustainability of communities and residential environments. This includes guarding against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs, (Paragraph 97).

10.16 Access to community facilities, such as public houses, is essential to social cohesion and the quality of life of residents. Public houses provide a unique opportunity for people from a range of backgrounds and ages to share the same space, potentially increasing knowledge and understanding of different experiences through conversations with members of their community that they may not usually come into contact with.

10.17 By safeguarding pubs, the policy also contributes to place-making objectives and local distinctiveness. Pubs contribute to the street pattern, and form of Greater Cambridge's neighbourhoods. Their buildings, signage, interiors and function help to create a unique sense of place and identity. Ensuring their retention supports a vibrant townscape, encourages local tourism and heritage protection.

Response to Main Issues Raised in Representations

10.18 Comments in support of the policy approach are noted. In terms of not protecting pubs which are not viable, the policy includes appropriate criteria that can be applied to ensure that every effort is made to protect pubs, but this is balanced with the need to bring buildings back into use if demonstrated this is not possible.

Further work and next steps

10.19 Review the comments received on the draft Local Plan prior to preparing the proposed submission version, alongside any further evidence or changes to national or local policy.

Appendix 1: Cambridgeshire and Peterborough Healthy Places Joint Strategic Needs Assessment (JSNA)

1.1 The Cambridgeshire and Peterborough Healthy Places Joint Strategic Needs

Assessment provides an evidence base for how agencies in Cambridgeshire and Peterborough can best support the health and wellbeing of local communities. It draws on data from hundreds of published studies; local, regional, and national policy and guidance; case studies of good practice and lessons learned, both across Cambridgeshire and Peterborough and beyond; and the values and lived experiences of residents. The Assessment produced 43 policy recommendations for partners to create healthier places across the area. A significant number of these recommendations were for local planning policymakers. These recommendations are listed below alongside details of how they have been addressed in the Greater Cambridge Draft Local Plan.

Recommendation 2.1

1.2 Local plans should include policies that account for the current and likely future impacts of climate change. Specifically, local plans should include policies on risk of excessive heat, flooding, and vector borne disease. Other policies may include wildfires, aeroallergens, food and agriculture, drought, and solar radiation.

Draft Plan:

1.3 A wide range of policies in the Draft Plan address the current and likely future impacts of climate change. These include policies CC/SD: Sustainable Development and the Climate Emergency; CC/DC: Designing for a Changing Climate; CC/NZ: Net zero carbon new buildings; CC/IW: Integrated Water Management, Sustainable Drainage and Water Quality, CC/FM: Managing Flood Risk; CC/RE: Renewable and Low-carbon Energy Projects and Infrastructure; CC/CE: Supporting a Circular Economy and Sustainable Resource Use, CC/CS: Supporting Land-Based Carbon Sequestration and Carbon Sinks; GP/QP: Establishing high quality landscape and public realm; and Policy GP/CC: Adapting Heritage Assets to Climate Change. Specifically, excessive heat is addressed in CC/DC: Designing for a Changing Climate, flooding is addressed in CC/FM: Managing Flood Risk and vector borne disease is addressed in CC/IW: Integrated Water Management, Sustainable Drainage and Water Quality.

Recommendation 2.1

1.4 Local plans should include policies that address the health impacts associated with:

- Air pollution (especially around schools and healthcare facilities)
- Noise pollution
- Green spaces (including provision, accessibility, quantum and distance from settlements)
- Provision of accessible and age-appropriate equipment (e.g., seating, play equipment, etc)
- Active travel
- Dwelling design (e.g., home working environment and minimum room sizing)
- Fast food / takeaways (e.g., takeaway exclusion zones, mandatory HIAs for new fast food establishments, or limiting the density of fast food establishments in urban areas)
- Healthy food provision (e.g., community allotments or orchards, edible hedgerows, sites for community farming)

- Suicide prevention (e.g., adopting the principles in Public Health England's Preventing Suicides in Public Places document, with a specific threshold requiring jumping restrictions to be installed at high-risk locations)
- Healthy ageing and people with disabilities (lifetime homes, age-friendly housing, higher proportion of accessibility standards, or adopting the principles of age-friendly communities)
- Meanwhile uses (e.g., a supportive policy that allows flexible interim uses recognising their benefits meanwhile uses have for social cohesion)

Draft Plan:

Air pollution

1.5 Under Policy WS/HS: Pollution, development will be permitted where it can be demonstrated that it does not lead to significant adverse effects on health, the environment or amenity from polluting or malodorous emission, dust or other emissions to the air; or where a development is a sensitive end use there will be no adverse impacts where a development is in an area of existing poor air quality. Sensitive end uses include dwellings, hospitals and schools.

1.6 Policy I/EV: Parking and Electric Vehicles requires minimum standards for the level of cycle parking at schools and HE and FE colleges supporting the aim to minimise car use around schools.

Noise pollution

1.7 Policy WS/HS: Pollution, health and safety will permit developments where they will not lead to adverse impacts from noise and vibration and where any adverse effects/impacts from noise and vibration can be minimised to acceptable levels.

Green spaces

1.8 For Policy BG/EO Providing and Enhancing Open Spaces the councils are exploring requiring a number of standards for medium and major development including an Accessible Green Space quantity standard. The councils will also require an Accessible Greenspace standard for commercial development. Alongside the draft plan, a working draft Green Infrastructure Strategy, which sets

out ongoing work building an evidence base to inform our approach, includes an analysis of Greater Cambridge's existing provision against the Natural England Green Infrastructure Framework size and proximity standards.

1.9 Policy GP/PP supports development proposals that respond to Greater Cambridge's communities by meeting the principles of inclusive and healthy design, and in particular meeting the needs of disabled people, older people and those with young children. Policy GP/QP requires that development proposals to deliver high quality landscape and public realm by enhancing connectivity ensure that new and existing public realm and green infrastructure seamlessly connects, is accessible for all intended users and that the quality and function of existing routes are enhanced.

Accessible and age-appropriate equipment

1.10 For Policy BG/EO Providing and Enhancing Open Spaces the councils are exploring requiring a number of standards for medium and major development including for children's play space and youth space. Policy GP/QP: Establishing high quality landscape and public realm states that to enable a positive impact on health and well-being, provision of new, and enhancement to existing facilities, including communal seating and play equipment should ensure that provision is accessible and age appropriate for its intended user.

Active travel

1.11 Policy I/ST Sustainable Transport and Connectivity states that permission will only be granted for development where the site has (or will attain) sufficient integration and accessibility by walking, wheeling, cycling or public and community transport, having regard to a number of requirements including:

- Ensuring development is designed around the principles of walkable neighbourhoods and healthy towns.
- Provision of new mobility (travel) hubs enabling interchange between different modes including walking, wheeling and cycling with public transport, located within walking, wheeling and cycling travel distance of residents.
- Provision of high-quality new cycle, wheeling, walking and, where appropriate, equestrian routes that connect to existing networks to strengthen connections

between neighbourhoods, villages, towns, Cambridge, and the wider countryside;

- Protection and improvement of existing walking, wheeling and cycle routes, including the Rights of Way network
- Ensuring that where new road or road access is provided within or into the site it is designed to give appropriate priority to the needs of pedestrians, wheelers and cyclists over vehicular traffic, including their safety.

1.12 The supporting text to the policy states that new active travel infrastructure should be high quality and designed in accordance with LTN 1/20 and the Active Travel Strategy (and Toolkit).

1.13 Policy GP/QP requires that development proposals to deliver high quality landscape and public realm by enabling local communities:

- i. Ensure new and enhanced existing routes are designed inclusively, prioritising a pedestrian led movement hierarchy including generous and level footways that avoids street clutter.
- ii. Include seating, drinking water fountains, shade and shelter, bicycle parking, street lighting, signage and public art, designed in a coordinated and needs-led approach that is accessible and age appropriate for its user but does not obstruct the public realm or create street clutter.

Dwelling design

1.14 Policy H/SS Residential space standards and accessible homes requires that all residential units must meet or exceed the residential space standards set out in the Government's Technical Housing Standards - Nationally Described Space Standard (2015) or a successor document.

Fastfood takeaways

1.15 Policy WS/HD: Creating healthy new developments restricts hot food takeaways within 400m of schools (outside retail centres), limits concentrations in retail centres and prevents the conversion of the last community asset in a village or parade of shop to a hot food takeaway.

Healthy food provision

- 1.16 Policy BG/GI Green Infrastructure identifies allotments and community gardening as one of the priority strategic green infrastructure initiatives for Greater Cambridge. For Policy BG/EO Providing and Enhancing Open Spaces Councils are exploring a number of standards for medium and major residential development including 0.4ha food growing space per 1,000 population. Policy BG/TC Improving Tree Canopy Cover and the Tree Population seeks greater treescape design diversity such as informal orchards, micro-woods, informal tree planting, woodland pasture and Hedgerow trees.

Suicide Prevention

- 1.17 Policy GP/ST: Skyline and tall buildings require proposals for taller buildings to be assessed against suicide prevention. Applicants must demonstrate how their proposal incorporates appropriate mechanisms to reduce access to means of suicide.

Healthy ageing and people with disabilities

- 1.18 Policy S/JH New jobs and homes identifies the specialist accommodation needs for specific groups such as older people and those with disabilities. This is informed by the Housing Needs of Specific Groups Update for Greater Cambridge (HNSG Update, 2025) which includes consideration of the accommodation needs of older people and those with disabilities from 2024 to 2045. Policy S/DS Development Strategy sets out where the homes and jobs identified in S/JH: New Jobs and Homes should be provided. It quantifies the level of specialist housing that is required each of Greater Cambridge's strategic sites.
- 1.19 Policy H/SH Specialist housing guides proposals for specialist housing including the criteria for making decisions on specialist housing for older people and disabled people on unallocated sites.
- 1.20 Policy H/SS Residential Place Standards requires all new build residential units to be designed to be accessible and adaptable in accordance with the

Building Regulations M4(2) standard. For development proposals providing 20 or more new build dwellings, 10% of the affordable units and 5% of the market units must be 'wheelchair user' dwellings in accordance with the Building Regulations M4(3) standard.

- 1.21 Policies in the Local Plan, such as Policy H/HM Housing mix and Policy H/SS Residential Place Standards, alongside other approaches relating to the delivery of care, will help older people and disabled people to downsize or stay within their community through 'whole life housing' approaches.
- 1.22 Policy GP/PP People and place responsive design supports developments that meet the principles of inclusive and healthy design, and in particular meeting the needs of disabled people, older people and those with young children.
- 1.23 Policy GP/QD: Achieving high quality development requires appropriate development to demonstrate how they have ensured that all building layouts, including commercial and employment uses, feature layouts that are convenient, safe, and accessible for all users throughout the day and night, with lighting and security features successfully integrated into the design.
- 1.24 Policy GP/QP seeks to deliver high quality landscape and public realm by creating a range of open spaces that are designed in a coordinated and needs-led approach that is accessible and age appropriate for its user and are suitable for different users throughout the year, with consideration being given to the needs of all public realm users, including those with physical, sensory and learning impairments.

Meanwhile uses

- 1.25 Policy WS/MU: Meanwhile uses during long term redevelopments supports proposals for positive and compatible meanwhile uses on large-scale development, on other vacant sites or within underused buildings sites and requests a meanwhile use strategy where appropriate on large scale sites.

Recommendation 3.15

- 1.26 System partners should collaborate to develop a design guide for health, based on the evidence in this Healthy Places JSNA, to be adopted as a Supplementary Plan (formerly Supplementary Planning Document (SPD) across Cambridgeshire and Peterborough.

Draft Plan:

- 1.27 We have incorporated many of the health principles in the JSNA in the draft local plan. We will continue to work with partners and consider if additional design guidance is needed as a standalone document or can be addressed in more general design guidance.

Demography and households

Recommendation 1.3

- 1.28 Local planning authorities and ICS commissioners should ensure correct housing multipliers are applied, accounting for the higher number of people per home in new developments compared with existing communities.

Draft Plan:

- 1.29 The Councils commissioned bespoke advice from Cambridgeshire County Council's Business Intelligence Team to provide evidence based housing multipliers for the emerging Local Plan, appropriate to the different locations and housing types included in the plan.

Recommendation 1.4

- 1.30 Local Plans and Housing strategies should plan for a mixture of accommodation types, according to population projections and likely demographic profile changes. These strategies should ensure that future health needs will be addressed through appropriate provision of accessible housing and care facilities (e.g., for older people, learning disability, physical disabilities, autism and specialist mental health, social care, etc).

Draft Plan:

- 1.31 Policy S/JH New jobs and homes identifies the specialist accommodation needs for specific groups such as Gypsies and Travellers, Travelling Showpeople, boat dwellers, other caravan dwellers, looked after children, older people, those with disabilities, and students. This is informed by the Housing Needs of Specific Groups Update for Greater Cambridge (HNSG Update, 2025) which considers the accommodation needs of older people, those with disabilities, and students from 2024 to 2045. Policy S/DS Development Strategy sets out where the homes and jobs identified in S/JH: New Jobs and Homes should be provided. It quantifies the level of specialist housing that is required each of Greater Cambridge's strategic sites.
- 1.32 Policy H/SH guides proposals for specialist housing including the criteria for making decisions on any specialist housing for older people and disabled people on unallocated sites.
- 1.33 Policy H/SS requires all new build residential units to be designed to be accessible and adaptable in accordance with the Building Regulations M4(2) standard. For development proposals providing 20 or more new build dwellings, 10% of the affordable units and 5% of the market units must be 'wheelchair user' dwellings in accordance with the Building Regulations M4(3) standard.
- 1.34 Policies in the Local Plan, such as Policy H/HM: Housing mix and Policy H/SS, alongside other approaches relating to the delivery of care, will help older people and disabled people to downsize or stay within their community through 'whole life housing' approaches.

Recommendation 1.6

- 1.35 Local Plans should, where possible, include a policy requiring major, mixed use new developments to co-locate housing with local employment opportunities.

Draft Plan:

- 1.36 The vision, strategic priorities and development strategy principles of the Draft Plan guide the allocation of sites for homes and employment. They include locating development where active and public transport is the natural choice, with jobs, services and facilities located near to where people live, and responding to opportunities created by existing and proposed major new transport infrastructure.

Built and natural environment

Recommendation 3.1

- 1.37 Local plans and the integrated care system should use the Healthy New Town principles to guide planning and service provision in new developments.

Draft Plan:

- 1.38 Policy WS/HD: Creating healthy new developments states that where a full Health Impact Assessment is required, proposals must demonstrate how the development will reflect the ten principles of creating healthy places from the Healthy New Towns programme or future equivalent.

Recommendation 3.5

- 1.39 Local plans should include a policy requiring health impact assessments. Thresholds may differ based on local circumstances.

Draft Plan:

- 1.40 Policy WS/HD: Creating healthy new developments outlines the requirements to complete Health Impact Assessments according to the size of the development.

Recommendation 3.16

- 1.41 Local plans should explicitly seek to reduce health inequalities. Planning authorities should make consideration for health inequalities in their decision making.

Draft Plan:

- 1.42 Policy WS/HD: Creating healthy new developments outlines the requirements to complete Health Impact Assessments according to the size of the development. A HIA includes specifically a consideration of the differential impacts on different groups in the population, because certain groups are potentially more vulnerable to negative impacts from development such as those on a low income, people involved in the criminal justice system, minority ethnic groups, young, disabled (physically and learning) and older people.

Recommendation 3.18

- 1.43 Local plans should ensure that local need for affordable housing is explicitly considered, documented, and addressed in policies and decisions regarding affordable housing percentages in new developments.

Draft Plan:

- 1.44 Policy H/AH: Affordable housing sets out the affordable housing requirement for developments in Greater Cambridge. It uses evidence from the Housing Needs of Specific Groups Update 2025 which provides an assessment of the need for affordable housing in Greater Cambridge.

Infrastructure and services

Recommendation 4.2

- 1.45 Local planning authorities should ensure that there is adequate provision of community spaces (e.g. community building, green space, etc) delivered by day one of first occupation in major new developments.

Draft Plan:

- 1.46 WS/NC: Meeting the Needs of New and Growing Communities requires the timely delivery of services and facilities, including the provision of key services and facilities for early phases of the development. Phasing requirements may be included for the use of meanwhile or temporary uses to ensure local needs can be supported until permanent facilities are delivered.

Recommendation 4.5

- 1.47 Local plans should have a flexible approach to developer contributions (Section 106 and Community Infrastructure Levy), ensuring funding can be used for revenue, as well as capital, adapting to the changing needs of the community.

Draft Plan:

- 1.48 Policy WS/NC Meeting the Needs of New and Growing Communities requires the provision of community facilities to be appropriate to the level of need and adaptable to population growth and demographic changes. Community facilities, as defined in the policy, includes revenue based measures to assist the development of a new community such as community development workers.

Recommendation 4.9

- 1.49 Local plans should include policies to prevent business covenants on new build dwellings (e.g., to facilitate childcare businesses in new developments).

Draft Plan:

- 1.50 After further consideration it is not considered that restrictions on business covenants are within the purview of planning policy to control, however the supporting text in Policy WS/NC: Meeting the Needs of New and Growing Communities seeks to discourage the use of restrictive covenants.

Communities and social cohesion

Recommendation 5.1

1.51 Local planning authorities should require developer contributions for community development officers in major new developments.

Draft Plan:

1.52 Policy WS/NC: Meeting the Needs of New and Growing Communities requires proposals of 200 or more and employment development over 5,000m² to be informed by detailed assessments of community needs and include strategies that address identified needs. It also states measures may be required to assist the development of a new community, such as through community development workers.

Appendix 2: Greater Cambridge Public House Evidence Base

Definition of a Public House

- 1.1 Public houses, or “pubs”, are an important asset to Greater Cambridge that foster social interaction, provide employment opportunities, and contribute to the sense of community in both urban and rural areas. Additionally, public houses make a positive contribution to the local identity of areas, often providing a focal point for cultural and recreational activities. Whilst the form and function of public houses have changed over time, they remain an important place for people to come together in pleasurable and meaningful social interaction.
- 1.2 The Councils use the [definition of public house as set out by the Campaign for Real Ale \(CAMRA\)](#) to identify whether a premises is a pub compared to other on trade (drinking) licensed premises.
- 1.3 Pubs can be defined as a licensed premises that must:
- Be open to and welcome the general public without requiring membership or residency and without charging for admission, except when entertainment is provided on limited occasions when an entry charge may apply; and
 - Allow drinking on the premises without requiring food to be consumed.

Background Context

- 1.4 The [2012 IPPR study entitled Pubs and Places: The Social Value of Community Pubs](#) explores the integral role that community pubs play in fostering social cohesion and enhancing local well-being in the UK. By examining pubs not solely as vital social hubs, as well as commercial establishments, the research highlights that:
- Public houses function as key centres for the establishment and development of social networks among local residents.

- Significant contributions to the local economy arise from employment opportunities created both directly within the establishment and indirectly through related industries such as brewing.
- Community cohesion is promoted by facilitating interactions between individuals from diverse backgrounds at the local level.
- Essential facilities and spaces are provided for a range of recreational and leisure activities, including, but not limited to, pub quizzes, darts competitions, pool leagues, political discussions, meetings of local interest groups, and community events.
- Delivery or support of additional public services by many public houses enhances community well-being.
- Public houses represent culturally important institutions that provide distinctive social and cultural functions, increasingly uncommon in contemporary society due to global commercial influences.

1.5 However, concerns have been raised regarding the loss of public houses within the Great Cambridge area. The hospitality sector has faced many problems over recent years. More recently, this has included the Covid-19 Pandemic, which had a significant, detrimental impact on the industry. Increased energy costs, increased costs on imports, and changes in general consumer preferences have also likely affected public house operations and the hospitality industry more widely.

1.6 This document has been produced to inform the creation of planning policies for the Draft Great Cambridge Local Plan. This evidence base analyses the number of existing public houses and their respective offer in the Greater Cambridge area, as well as the reasons for recent pub closures. This report is also intended to provide evidence to help support the creation of robust local planning policy requirements for development affecting pubs.

1.7 According to data compiled by the British Beer & Pub Association (BBPA), there are approximately 474,000 people employed in public houses or businesses involved in the selling of beer across Great Britain, with the

manufacture of beer providing a further 21,000 jobs. The sector is especially important for younger workers: pubs employ about 350,000 under 25s, which is around 51% of the workforce in the pub trade, and represents approximately one in ten under 25s in the national job market.

- 1.8 The rate of closure of pubs is a nationwide concern, with nearly 300 pubs closed across England and Wales in 2024 – an equivalent to six pubs a week – according to latest figures from the [British Beer and Pub Association](#). These closures equated to more than 4,500 job losses alone. Pub closures can be attributed to a combination of factors such as falling footfall, increasing property prices, increasing running costs, reduced customer spending power due to the cost-of-living crisis and staff recruitment difficulties.
- 1.9 [Data obtained by chartered accountant Price Bailey](#) shows that 769 pub businesses entered insolvency in 2023, up from 518 in 2022. Additionally, the data showed that there were 38,175 pubs in the UK at the end of 2023, down from 41,015 a decade earlier. The report by Price Bailey highlights that is likely due to a convergence of adverse factors, including high energy, labour and wholesale food and drink costs, and a decline in disposable income.
- 1.10 Alongside these main pressures attributed to pub closure, the decline of public houses in the UK is a multifaceted issue influenced by various economic, social and regulatory factors, including:
- **Competition and Economic Pressures:** With modern trends, large retailers can undercut pub prices, alongside town centre bars attracting a younger crowd away from traditional community pubs. Some pubs are forced to operate through so called ‘ties’ which can limit diversification, other pubs also face high business rates and rents alongside increased drink prices, partly due to higher alcohol taxes and inflation.
 - **Regulatory and Legal Challenges:** The smoking ban introduced in 2008 is often attributed to altering pub atmospheres and customer behaviour, alongside modern attitudes towards, and legal limits on, drink driving, which can have a particular effect on rural pubs. Increased regulatory

compliance costs and licencing laws can also place a burden on pub owners.

- **Changing Social Habits and Drinking Patterns:** There is lower alcohol consumption by capita, alongside an increase in the number of the population who do not consume alcohol. Increase home consumption is often a more convenient and cheaper alternative to pubs.

1.11 Within the East of England, the sector has been shown to provide a particularly strong employment opportunity for younger people. Recent [BBPA and Oxford Economics research](#) indicates that pubs in the East of England now employ about 48,000 under 25s, up from 23,000 in 2019. However, CAMRA's data on operational public houses illustrates a mixed picture in the East of England, with minor net decreases in the 2021 – 2022 reporting periods, but modest increases in the 2023 reporting periods (see Table 1).

Table 1: Public House Closures in the East of England

Closures	Jan – June 2021	July - Dec 2021	Jan – June 2022	July – Dec 2022	Jan – June 2023	July – Dec 2023
Permanent Closures	9	7	5	9	3	3
Conversions	0	3	3	3	4	6
New Builds	0	1	1	0	0	1
Total Openings	0	4	4	3	4	7
Net Change	-9	-3	-1	-6	+1	+4

Source: [CAMRA Pub Closure Report 2023](#)

Planning Context

1.12 Public houses and their protection are an important consideration in planning terms. Paragraph 98(a) of the National Planning Policy Framework (NPPF) requires local planning authorities to provide the social, recreational and cultural facilities and services the community needs by planning positively for

the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Meanwhile, Paragraph 98(c) states that local planning authorities should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

- 1.13 Prior to 2017, it was possible to apply for prior approval to convert a public house (formerly Class A4) from to a restaurant (formerly Class A3), Financial (formerly Class A2) or shop (formerly Class A1) using permitted development rights. Changes were made by the Government in 2017 to the [Town and Country Planning \(General Permitted Development \(England\) Order 2015](#), which removed these permitted development rights, providing greater protection to public houses. A further amendment in 2017 introduced new permitted development rights that allowed the change of use from 'drinking establishment' to 'drinking establishments with expanded food provision' and vice versa.
- 1.14 In August 2021, further amendments were made to planning use classes and permitted development rights by the [Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020](#) and further amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015. These amendments changed public houses to be classified as a *sui generis* use, which afforded a greater level of protection by virtue of the need for planning permission to change their use in almost all cases.
- 1.15 Meanwhile, extant local planning policies also seek to protect public houses from being lost unnecessarily and ensure that inappropriate development that would harm their viability is avoided. Cambridge Local Plan contains Policy 76: Protection of Public Houses and the South Cambridgeshire Local Plan (2018) includes Policy SC/3: Protection of Village Services and Facilities.

1.16 Many communities across the country are concerned with the rate that pubs are closing. Following changes made by [The Assets of Community Value \(England\) Regulations 2012](#) to the [Localism Act 2011](#), certain planning uses, including public houses, can be nominated as assets of community value (ACVs) by community interest groups and included on an ACV list managed by the Councils. ACV status is a material consideration during the determination of a planning application.

Public Houses in Greater Cambridge

Research Methodology

1.17 To understand the status of public houses in Greater Cambridge and the market trends surrounding public houses (both in terms of patronage and property dynamics), this paper has used data from the following sources:

- Greater Cambridge's planning Public Access System – contains details of planning applications related to public houses;
- In-house survey data – desk-based assessments, and site visits undertaken in 2024 to identify existing public houses, new public houses and public house closures; and
- Data on public houses prepared by the Campaign for Real Ale (CAMRA).

1.18 The data presented within this paper is intended to provide the best estimate of the status of public houses in Greater Cambridge.

Findings

1.19 Throughout Greater Cambridge, public houses provide invaluable facilities for the millions of annual visitors to the sub-region. The quality of Greater Cambridge's hostelries is a key part of the quality of life for residents. Similarly, retaining historic public houses in use is important for the character and appeal of both city and village life. Within South Cambridgeshire, they are an essential component of a resilient and cohesive village community, often providing access to key services and a valuable source of employment.

1.20 Data gathered by the Office for National Statistics in 2024 shows the number of public houses in Cambridge and South Cambridgeshire (see Table 2).

Table 2: Public House Statistics for Cambridge and South Cambridgeshire

Local Authority District	Rural Urban Classification	Number of Pubs in the district 2024	Pubs per 100,000 people
Cambridge	<u>Urban with City and Town</u>	<u>83</u>	<u>55.35</u>
South Cambridgeshire	<u>Largely Rural</u>	<u>125</u>	<u>74.17</u>

Source: [Office for National Statistics](#)

1.21 In recent years, the British Beer & Pub Association (BBPA) have published reports to measure the local impact of the UK Beer and Pub Sector. These reports include both regional and more localised data about the brewing and public houses sector. As they were compiled over different time periods, it is possible to compare how these economic sectors have developed overtime and the benefits these activities afford the Greater Cambridge area.

1.22 The public houses and breweries make a substantial contribution to employment across the UK, supporting over 1,040,000 jobs according to 2024 figures from the British Beer & Pub Association (BBPA). This represents increase of more than 100,000 since before the COVID 19 pandemic. This total includes jobs directly in public houses and bars, breweries, and the supply chain associated with beer production, hospitality, and associated services.

1.23 In Greater Cambridge, public houses and the selling of beer play a similarly critical role in local employment as it does in wider Cambridgeshire and the East of England. Given the younger employment figures for the East of England, Greater Cambridge likely mirrors or exceeds average regional proportions of youth employment in pubs given its population size, university presence, and hospitality infrastructure. Therefore, protecting public houses in

Greater Cambridge therefore protects an important source of entry level and flexible work.

1.24 Greater Cambridge saw a significant decline in employment in the “other services – hotels, pubs, and restaurants” category during the COVID period, with a drop of about 5.3% in that sector for non-Key Industries in the data available for employment recovery analysis around 2020 – 2021.

1.25 It is possible to classify vacant pubs and premises which have ceased operation but remain legally as ‘pubs’, such as licensed premises for which no planning consent has been granted for a different use. These vacant pubs represent an important category of pubs, due to risk to local heritage, as well as economic impacts.

1.26 Vacant pubs remain susceptible to deterioration, loss of local amenity, and can impact detrimentally on the character of an area. These pubs may reopen (with new operators or under new business models) be kept vacant by owners due to viability, be awaiting refurbishment, or changing consumer demand.

1.27 Within Greater Cambridge, there are a number of pubs which have remained vacant, and no planning permission has been sought for alternative uses. Table 3 contains currently closed pubs that have no plans for reopening or have been subject to planning applications for alternative uses.

Table 3: Table of public houses that have recently closed in Greater Cambridge.

Pub Name	Town/ City	Postcode	Closure Description	Closure Date
Travellers Rest	Huntingdon Road Cambridge	CB3 0DL	Closed long term on 04/07/2024	2024
Rocky's	Papworth Everard	CB23 3QQ	Closed long term, the premises future is uncertain	2020

Hopbine	Cambridge	CB1 1HA	Closed long term 2019	2019
Wheatsheaf	Duxford	CB22 4RP	Previously Graystones deli/café from 2018 but closed in February 2025	2018
Swan House Inn	Fowlmere	SG87SR	Previously been Sachin's Indian restaurant but is currently on the market	
Black Bull	Sawston	CB22 3HJ	Part of Mayflower Chinese takeaway. Pub side closed in 2017, currently vacant	2017
Tree	Stapleford	CB22 5BJ	Sold as going concern in 2013, closed shortly after and remains boarded up	2013
Hardwicke Arms	Arrington	SG8 0AH	Long term closed	Closed long term, premises owner seeking new tenant / lease holder

1.28 The results of the review of public houses in Cambridge City and South Cambridgeshire and have been presented in Tables 4 and 5, respectively.

Table 4: Public Houses in Cambridge City

Site/Pub	Address	Open	Comments
(former Ancient Druids)	Napier Street	N	
(former Cross Keys)	9 Saxon Street	N	
(former Old Orleans)	Mill Lane	N	
(former Volunteer) ⁺	60 Trumpington Road	N	
Boom Battle Bar	36 St Andrews Street	Y	
Baron of Beef (LB)	19 Bridge Street	Y	
Bath House	3 Bene't Street	Y	
Bills (former Slug & Lettuce)	34-35 Green Street	N	Restuarant
Blue Moon (Man on the Moon)	2 Norfolk Street	Y	
Bird in Hand	73 Newmarket Road	Y	
Brewdog Cambridge	15 Bene't Street CB2 3QN	Y	
BrewBoard Taproom	36 Green Street	N	
BrewBoard Taproom	4-5 Peas Hill	Y	
Bridge Street Wine Bar	31 Bridge Street	Y	
Burleigh Arms	9-11 Newmarket Road	Y	
Byron's Bear	3 Thompson's Lane	Y	
Cambridge Brew House	1 King Street	Y	
Cambridge Tap	32 St Andrews Street	Y	
Carlton Arms	Carlton Way	Y	
Carpenters Arms	184-186 Victoria Road	Y	
Castle Inn (LB)	38 Castle Street	Y	
Champion of the Thames (LB)	68 King Street	Y	
Clarendon Arms	35- 36 Clarendon Street	Y	
Calverley's Brewer Tap	23a Hooper Street	Y	
Devonshire Arms	1 Devonshire Road	Y	
Dobblers Inn	184 Sturton Street	Y	
Douce Heights	37 Eddington Avenue	Y	

Dumpling Tree	59 Perne Road	Y	
Earl of Beaconsfield	133 Mill Road	N	
Earl of Derby (BLI)	129 Hills Road	Y	
Engineer's House	Riverside	Y	
Fleur de Lys	73 Humberstone Road	N	
Golden Hind (BLI)	355 Milton Road	Y	
Green Dragon (LB)	5 Water Street	Y	
Green Man (LB)	55 High Street	Y	
Haymakers	54 High Street, Chesterton	Y	
The Red Cow	1-6 Corn Exchange Street	N	Restaurant
Hopbine	11-12 Fair Street	N	
Hudson's Ale House (Tally Ho)	77 High Street	Y	
Unicorn	15 High Street, Cherry Hinton	N	Restaurant
Jenny Wren* (site cleared)	80 Campkin Road	N	
King Street Run (LB)	86 - 88 King Street	Y	
Kingston Arms	33 Kingston Street	Y	
Las Iguanas (Henry's)	Quayside	Y	
Live & Let Live	40 Mawson Road	Y	
Maurizio Dining & co.	44 Mill Road	N	
Meghna Indian Restaurant (former Blackamoors Head)	205 Victoria Road	N	
Millworks	Newnham Road	Y	
North Star	37 Trumpigton Street Cambridge	Y	
Novi	12 Regent Street	Y	
Oak Bistro (LB)	6 Lensfield Road	N	Resturant
Old Ticket Office	Cambridge Railway Station	Y	

Orator	Round Church Street	Y	
Osbourne Arms	108 Hills Road	N	
Panton Arms	43 Panton Street	Y	
Penny Ferry	110 Water Street	N	
Pickerel Inn (LB)	30 Magdalene Street	Y	
Portland Arms (BLI)	129 Chesterton Road	Y	
Prince Regent	91 Regent Street	Y	
Queen Edith	Wulfstan Way	Y	
Bar-OH	20 Downing Street	Y	
Rad (St. Radegund)	129 King Street	N	
Red Bull	11 Barton Road	Y	
Red Lion (LB)	20 Mill End Road	Y	
Revolution Bar	3-8 Downing Street	Y	
Robin Hood	1 Fulbourn Road	Y	
Rosemary Branch	503 Coldhams Lane	N	
Royal Standard	292 Mill Road	Y	
Salisbury Arms	76 Tenison Road	Y	
Seven Stars	249 Newmarket Road	N	
Sir Isaac Newton	84 Castle Street	Y	
Six Bells	11 Covent Garden	Y	
Smokeworks	13 Bene't Street & And 2 Free School Lane CB2 3QA	Y	
Smokeworks (Great Northern) (BLI)	1-3 Station Road	N	
St John's Chophouse	21-24 Northampton Street	N	
Station Tavern	2 Station Square	Y	
Stolen Liquor Loft and Restaurant	2-4 King Street	Y	
Hanks Dirty	67 Lensfield Road	N	
Alexandra Arms	22-24 Gwydir Street	Y	
The Alma	26 Russell Court	Y	

The Anchor (BLI)	Silver Street	Y	
The Architect	43 Castle Street	Y	
The Bath House (LB)	3 Benedict Street	Y	
The Bird or Worm (former Five Bells)	122 Newmarket Road	Y	
The Boathouse	14 Chesterton Road	Y	
The Brook	25 Brookfields	Y	
The Cambridge Blue	85-87 Gwydir Street	Y	
The Castle (BLI)	37 St Andrews Street	N	
The Corner House	231 Newmarket Road	N	
The Dog & Pheasant	169 High Street, Chesterton	N	
The Duke of Cambridge (Bakers)	176 East Road	Y	
The Eagle (LB)	8 Bene't Street	Y	
The Elm Tree	16a Orchard Street	Y	
The Emperor	21 Hills Road	Y	
The Empress	72 Thoday Street	Y	
Luk Thai at the Cricketers	18 Melbourne Place	N	
Tipsy Vegan	6-8 Quayside	N	
The Flying Pig	106 Hills Road	N	
The Fort St George (LB)	11 Midsummer Common (Victoria Avenue)	Y	
The Free Press (BLI)	7 Prospect Row	Y	
The Geldart	1 Ainsworth Street	Y	
The Grain & Hop Store (Avery)	69-73 Regent Street	Y	
The Granta	14 Newnham Terrace	Y	
The Grapes	19 Histon Road	Y	
The Lord Byron Inn	22 Church Lane, Trumpington	Y	
The Maypole	20A Portugal Place	Y	
The Mill (LB)	14 Mill Lane	Y	

The Milton Arms	205 Milton Road	Y	
The Mitre (LB)	17 Bridge Street	Y	
The Old Bicycle Shop	104 Regent Street	Y	
The Old Spring	1 Ferry Path	Y	
The Petersfield	2 Sturton Street	Y	
The Pintshop	10 Peas Hill	Y	
The Punter (BLI)	3 Pound Hill	Y	
The Ranch	100 Histon Road	N	
The Regal (BLI)	38-39 St Andrews Street	Y	
The Rock	200 Cherry Hinton Road	Y	
The Ship	Northfield Avenue	Y	
The Six Six Bar	170 East Road	Y	
The Tivoli	16 Chesterton Road	Y	
The Waterman	32 Chesterton Road	Y	
The White Swan	107-109 Mill Road	Y	
The Wrestlers	337 Newmarket Road	Y	
Thirsty and Hungry	62 King Street	N	Restuarant
Town and Gown Pub	8 Market Passage	Y	
Tram Depot	5 Dover Street	Y	
Travellers Rest	Huntington Road	N	
University Arms Hotel (Parkers Tavern)	Regent Street	Y	
Zebra	80 Maids Causeway	N	
2468	14A Trinity Street	Y	

Table 5: Public Houses in South Cambridgeshire

Site/Pub	Address	Village	Open	Comments
The Pig And Abbott	High Street	Abington Pigotts	Y	
The George Inn	43 High Street	Babraham	Y	
Balsham Country Club	High Street	Balsham	Unknown	Club
Black Bull Balsham	27 High Street	Balsham	Y	
The Bell Inn	2 West Wickham Road	Balsham	Y	
Bar Hill Sports and Social Club	1st Floor, The Village Hall, The Spinney	Bar Hill	Y	
Fox Inn		Bar Hill	Y	
The Royal Oak	31 West Green	Barrington	Y	
The Three Hills	Dean Road	Bartlow	Y	
LukThai at The White Horse	118 High St	Barton	Y	
The Hoops	1 School Lane	Barton	Y	
The Belle	61 North End	Bassingbourn	Y	
The Hoops	74 High Street	Bassingbourn	Y	
Spikes Bar	Cambridge Country Club, Toft Road	Bourn	Y	
Lalbagh Restaurant	49 Alms Hill	Bourn	Y	Restaurant
The Willow Tree	29 High St	Bourn	Y	
Golden Ball Hotel	High Street	Boxworth	Y	

The Duke Of Cambridge	Back Lane	Cambourne	N	
The Monkfield Arms	1 Monkfield Lane	Cambourne	Y	
Cairns Pavilion	Wellcome Trust Genome Campus	Cambridge Road		
The Oak	High Street	Castle Camps	Y	
The Cross Keys	77 Ermine Street	Caxton		
The Travellers Rest	Ely Road	Chittering	N	
The Three Horseshoes	22 South Street	Comberton	Y	
The White Swan	Elsworth Road	Conington	Y	
The Plough	2 High Street	Coton	Y	
Cottenham Conservative Club	198 High Street	Cottenham	Y	
The Hop Bind	212 High Street	Cottenham	Y	
The Jolly Millers	73 High Street	Cottenham	N	
Waggon And Horses	69 Margett Street	Cottenham	Y	
The Queen Adelaide	24 High Street	Croydon	Y	
The Black Horse	35 Park Street	Dry Drayton	Y	
The John Barleycorn	3 Moorfield Road	Duxford	Y	
The Lodge Duxford Hotel	Ickleton Rd	Duxford	Y	
The Plough	57 St Peters Street	Duxford	Y	
The Wheatsheaf	4 St Peters Street	Duxford	N	

The George and Dragon	41 Boxworth Road	Elsworth	Y	
The Poacher	1 Brockley Road	Elsworth	Y	
The Eltisley	2 The Green	Eltisley	Y	
The Ancient Shepherds	5 High Street	Fen Ditton	Y	
The Blue Lion	2 Horningsea Road	Fen Ditton	N	
The Kings Head	50 High Street	Fen Ditton	Y	
The Plough Inn	Green End	Fen Ditton	Y	
The Three Tuns	High Street	Fen Drayton	Y	
Queens Head	Long Lane	Fowlmere	N	
Swan House	High Street	Fowlmere	N	
The Chequers	High Street	Fowlmere		
The White Horse	45 High Street	Foxton	Y	
Six Bells	7-9 High Street	Fulbourn	Y	
Social Club, Ida Darwin Hospital	Fulbourn Old Drift	Fulbourn	Unknown	Club
The Bakers Arms	4 Hinton Road	Fulbourn	Y	
The Hat & Rabbit	4 Hinton Road	Fulbourn	Y	
The White Hart	1 Balsham Road	Fulbourn	Y	
Hardwicke Arms	1 Church Street	Gamlingay	Y	
United Service And Working Mens Club	16 Waresley Road	Gamlingay	Unknown	Club
The Wheatsheaf	92 Church Street	Gamlingay	Y	
The Cock	25 High Street	Gamlingay	Y	
Girton Golf Club (Cambridge) Limited	Dodford Lane	Girton	Y	

Girton Social Club	48 Cambridge Rd	Girton	Y	
Jeabs Thai, The George Inn	71 High Street	Girton	Y	
Old Crown	89 High Street	Girton	Y	
The Blue Ball Inn	57 Broadway	Granchester	Y	
Red Lion	33 High Street	Grantchester	Y	
The Rupert Brooke	2 Broadway	Grantchester	Y	
Green Man	59 High Street	Grantchester	Y	
The Three Horseshoes	23 High Street	Graveley	Y	
Three Tuns	75 High Street	Great Abington	Y	
Chutney Joe	1 High Street	Great Cambourne	Y	
Doubletree by Hilton Cambridge Belfry	Back Lane	Great Cambourne	Y	
The Pheasant	24 Heydon Road	Great Chishill	Y	
Cam Spice Indian restaurant	2 High Street	Great Eversden	Y	
Square and Compasses	46 High Street	Great Shelford	Y	
The Railway Tavern	Station Road	Great Shelford	N	
Carpenters Arms	10 High Street	Great Wilbraham	Y	
The Edward VII	2 Fox Hill Road	Guilden Morden	Y	
The Three Tuns	30 High Street	Guilden Morden	Y	

Blue Lion (hardwick) Limited	74 Main Street	Hardwick	Y	
Hare and Hounds Harlton	60 High Street	Harlton	Y	
Wheatsheaf	Cambridge Road	Harlton	Y	
Brew Board Brewery Tap	Unit B3 Buttone End Industrial Estate	Harston	Y	
The Old English Gentleman	High Street	Harston	N	
The Pemberton Arms	2 High Street	Harston	N	
The Queens Head	48 Royston Road	Harston	Y	
The Little Rose	7 Orchard Road	Haslingfield	N	Restaurant
The Moringa Tree		Haslingfield	N	Café
Mill View	St Edmunds Way	Hauxton	Y	
The Cock	47 High Street	Hemingford Grey	Y	
King William The Fourth	43 Chishill Road	Heydon	N	
NY Wines of Cambridge	6 De Freville House	High Green	Y	
Caldecote Village Club	54 Highfields Road	Highfields Caldecote	Unknown	
The Pear Tree Inn	High Street	Hildersham	Y	
Prince of Wales	Potton Road	Hilton	Y	
The Red Lion	32 High Street	Hinxton	Y	
King William IV	8 Church Street	Histon	Y	
The Barley Mow	7 High Street	Histon	Y	
The Rose and Cown	2 Glebe Way	Histon	Y	
The Boot	1 High Street	Histon	Y	
The Pheonix	20 The Green	Histon	N	

The Red Lion	27 High Street	Histon	Y	
Plough And Fleece	High Street	Horningsea	Y	
The Crown And Punchbowl	High Street	Horningsea	Y	
The Old Red Lion	Linton Road	Horseheath	Y	
The Welcome Inn	Haverhill Road	Horseheath	Unknown	
Ickleton Social Club	11 Church Street	Ickleton	Y	
The Red Lion	9 Abbey Street	Ickleton	N	
The Railway Vue	163 Station Road	Impington	Y	
Red Lion	51 Old North Road	Kneesworth	N	
The Slap-Up	Ely Road	Landbeach	N	Restaurant
The Red Cow	High Street	Landbeach	N	
The Crown Inn	11 High Street	Linton	Y	
The Dog and Duck	63 High Street	Linton	Y	
Waggon and Horses	110 High Street	Linton	Y	
Site Of The Bee Hive	Royston Road	Litlington	N	
The Crown	Church Street	Litlington	N	
The Chequers	71 Main Road	Little Gransden	Y	
The Navigator	63 High Street	Little Shelford	Y	
Sports and Social Club	4 Brinkley Road	Little Wilbraham		
The Green Man	London Road	Little Wilbraham	N	
The Hole in the Wall	2 High Street	Little Wilbraham	Y	
Pavillion Recreation Ground	Over Road	Longstanton	N	

The Hoops	St Michaels	Longstanton	N	
The Black Bull	56 High Street	Longstanton	Y	
The Red House	134 Old North Road	Longstowe	Y	
Golden Miller	53 High Street	Longstowe	N	
Three Horseshoes	High Street	Madingley	Y	
The Black Horse	63 Orchard Road	Melbourn	Y	
The Star	29 High Street	Melbourn	N	
Sheene Mill Hotel	37-39 Station Road	Melbourn	Y	
The Dolphin	105 High Street	Melbourn	Y	
British Queen	94 High Street	Meldreth	Y	
Eternit Sports and Social Club	Whaddon Road	Meldreth	Y	Club
Jolly Brewers	5 Fen Road	Milton	Y	
Lion And Lamb	19 High Street	Milton	Y	
The Waggon And Horses	39 High Street	Milton	Y	
The White Horse	20-22 High Street	Milton	Y	
Queen's Head	Fowlmere Road	Newton	Y	
Northstowe Tap & Social	Unit 2, The Mount, Station Road	Northstowe	Y	
White Horse	28 Longstanton Road	Oakington And Westwick	Y	
Chequers	22 Town Green	Orwell	Y	
The Admiral Vernon	31 High Street	Over	Y	
Railway Inn	Station Road	Pampisford	N	
The Chequers Inn	1 Town Lane	Pampisford	N	
The White Horse	113 Brewery Road	Pampisford	N	

Kings Head	19 High Street	Sawston	Y	
The Black Bull	98 High Street	Sawston	N	
The Greyhound	2 High Street	Sawston	Y	
The Queens Head	90 High Street	Sawston	N	
The White Lion	96 High Street	Sawston	Y	
Green Man	Dunsbridge Turnpike	Shepreth	Y	
The Rose	81 London Road	Stapleford	Y	
The Three Hourseshoes	2 Church Street	Stapleford	Y	
The Tree	9 Bar Lane	Stapleford	N	
Horse And Groom	Baldock Road	Steeple Morden	N	
The Railway Inn	116 Station Road	Steeple Morden	N	Resturant
The Waggon And Horses	19 Church Street	Steeple Morden	Y	
The Prince Albert	Newmarket Road	Stow Cum Quy	N	
White Swan	9 Main Street	Stow Cum Quy	Y	
Trinity Foot	Huntingdon Road	Swavesey	N	
White Horse	Market Street	Swavesey	Y	
Rose And Crown	1 High Street	Teversham	N	
Teversham Conservative Club	4 Cherry Hinton Road	Teversham	Y	
Beach Social Club	33 Cambridge Road	Waterbeach	Y	
Bridge Hotel	Clayhithe Road	Waterbeach	Y	
The Brewery Tap	19 Denny End Road	Waterbeach	Y	
The Sun	7 Chapel Street	Waterbeach	Y	
The White Horse	12 Green Side	Waterbeach	Y	

White Horse	3 High Street	West Wickham	N	
Chestnut Tree	1 Mill Road	West Wratting	Y	
Bees In The Wall	36 North Road	Whittlesford	Y	
Red Lion	Station Road East	Whittlesford	Y	
The Brewery Tap	West End	Whittlesford	N	
The Tickell Arms	1 North Road	Whittlesford	Y	
Whittlesford Social Club	14 High Street	Whittlesford	Y	
Duke Of Wellington	55 Church Street	Willingham	N	
Former Rose And Crown	George Street	Willingham	N	
Lot 25	25 High Street	Willingham	Y	
The Bank Micropub	9 High Street	Willingham	Y	
The Porterhouse	Station Road	Willingham	Y	
Willingham Social Club	Fen End	Willingham	Y	