Jobs
Topic Paper

Greater Cambridge Local Plan

Topic Paper published as part of the Proposed Submission Local Plan - Regulation 19 consultation (August 2026 - September 2026)

GREATER CAMBRIDGE SHARED PLANNING

Topic Paper: Jobs

1. Introduction and purpose

1.1 This is one of nine topic papers produced to accompany the Proposed Submission (Regulation 19) consultation on the Greater Cambridge Local Plan. The topic papers are:

- Development strategy (with appendices)
- Site allocations
- Climate change
- Biodiversity and green spaces
- Wellbeing and social inclusion
- Great places
- Jobs
- Homes
- Infrastructure

1.2 All of the papers can be found on the Greater Cambridge Shared Planning website as part of the document library for this stage. The topic papers set out how each policy under the relevant Local Plan 'theme' has been updated following on from the Draft Local Plan stage. As such, the topic papers support and complement the Proposed Submission consultation document as they provide a detailed explanation of the basis for each policy.

1.3 The topic paper has a section for each policy which sets out:

- Policy context update – Any national or local policy changes, or other context changes which impact on the policy approach.
- New or updated evidence – Highlighting where new evidence has been prepared since the draft plan stage.
- Additional alternative approaches considered – If any additional reasonable alternative approaches were identified to the policy.
- Proposed approach – changes that have been made to the approach in the Draft Loca Plan, and why they have been made.

1.4 Representations received at previous stages, including to the Draft Local Plan consultation, are summarised in the Statement of Consultation. This also includes responses to the issues raised.

1.5 The topic papers at previous consultation stages including those which accompanied the Draft

Local Plan as are still available to view in our document library.

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)

1.7 A draft NPPF was published for consultation on 16 December 2025 with comments required by 10 March 2026. The two Councils have submitted their response to this consultation. A final version of the NPPF has not yet been published at time of preparation of the Proposed Submission Local Plan. As a legacy plan, being prepared under the previous plan making system, transitional arrangements mean that the soundness of the Local Plan will be considered against the National Planning Policy Framework December 2024.

2. Jobs policies

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

- J/NE: New employment and development proposals
- J/RE: Supporting the Rural Economy
- J/AL: Protecting the best agricultural land
- J/PB: Protecting Existing Business Space
- J/AW: Affordable workspaces and creative industries
- J/EP: Supporting a range of facilities in employment parks
- J/RC: Retail and Other Complementary Town Centre Uses
- J/SA: Cambridge City’s Primary Shopping Area
- J/MS: Markets and Street Trading
- J/VA: Visitor accommodation, attractions and facilities
- J/FD: Faculty development and specialist / language schools

3. Proposed Submission Local Plan update to J/NE: New employment and development proposals

Policy context update

3.1. [Get Cambridgeshire and Peterborough Growing,] the Cambridgeshire and Peterborough Combined Authority Local Growth Plan, approved in October 2025, identifies Greater Cambridge as Global City Cambridge Opportunity Zone.

3.2. "This Opportunity Zone is focused on turbocharging an already globally recognised industry. It will continue to concentrate priority sectors in Cambridge while unblocking key infrastructure gaps with a focus on our shared priorities with Government. Comprised of nine key projects, and interventions focused on making Cambridge as globally competitive as possible, this Opportunity Zone is of the utmost strategic importance, not only for the area, but for the nation."

3.3. The sector focus in the area will be Life Sciences, Advanced Manufacturing & Materials; Digital Technologies; Defence; Agri-Food & Tech and Energy & Clean-Tech. The key projects within Greater Cambridge area are A10 improvements, Cambourne, Cambridge East, North East Cambridge and Mass Rapid Transit. The interventions are securing global industries into Cambridge; establishing an Ox-Cam Institute for innovation led growth and exploring venture capital.

New or updated evidence

3.4. No additional evidence update.

Additional alternative approaches considered

3.5. None.

Proposed approach

3.6. The following amendments have been made to the Draft Plan policy:

- Alterations to 4a (previously 3a) with the insertion of "existing" when referencing buildings and the replacement of "nearby" with "close to the settlement". The aim of these changes is to provide greater clarity to support the application of the policy.

- Alterations to 4c (previously 3c) specifying that the business case must demonstrate that "the business of the named user and its proposed use of the development is viable, and demonstrating the named user's need for the development;". These changes have been made for the purpose of clarity, explicitly linking the business to the named user, and to ensure that any development on the edge of a settlement is fully justified, requiring the business case to address not only the viability of the existing business but also the need for the proposed development and the viability of its use.

- There have been minor wording changes to 4d (previously 3d) and 7b (previously 6b) sentence 1 for the purpose of clarity.
- Planning Policy Guidance on The Use of Conditions states that “A condition limiting the benefit of the permission to a company is inappropriate because its shares can be transferred to other persons without affecting the legal personality of the company.” The use of a condition to ensure that there is a named user who will be the first occupant of the development has therefore been removed in part 4d and 7b and replaced with “Occupation and use of the building by the named user will be secured for at least 1 year through a S106 agreement.”
- “Logically” has been replaced by “well” in part 4e (previously 3e) to provide greater clarity to support the application of the policy.
- Changes have been made to the initial text in part 7 to provide greater clarity to support the application of the policy. In particular, it will ensure that that the policy will apply only to businesses currently operating outside development frameworks and for the expansion on contiguous land to the business’s existing principal place of business. Alterations to 7a (previously 6a) specifying that the business case must demonstrate that “the business of the named user and its proposed use of the development is viable, that the business has been operating successfully for a minimum of 2 years, and demonstrating the named user’s need for the development;”. These changes have been made for the purpose of clarity, explicitly linking the business to the named user, and to ensure that any expansion of existing business in the countryside is fully justified, requiring the business case to address not only the viability of the existing business but also the need for the proposed development and the viability of its use.
- Changes to part 8 of the policy, and the supporting text, regarding the approach to regional logistics. Through engagement with neighbouring authorities and the Cambridgeshire and Peterborough Combined Authority the future exploration of wider regional needs will be considered through the upcoming Spatial Development Strategy. The revised policy seeks to prioritise local warehousing and distribution needs. It requires clear evidence from applicants to demonstrate that there is an unmet need for warehousing and distribution facilities providing for national or regional needs that must and can be appropriately be met within Greater Cambridge having regard to other policies and priorities within and arising from this Plan, and to demonstrate that the proposal would not impede delivery of warehousing and distribution and industrial space that meets local market needs in market sector priority locations.

- As changes to Use Class E will impact development across Greater Cambridge, in the supporting text to the policy, the following sentence has been removed: “In particular, it has the potential to impact the economic function of Established Employment Areas in the Countryside.”

4. Proposed Submission Local Plan update to J/RE: Supporting the Rural Economy

Policy context update

4.1 Get Cambridgeshire and Peterborough Growing, the Cambridgeshire and Peterborough Combined Authority Local Growth Plan, approved in October 2025, identifies Greater Cambridge as Global City Cambridge Opportunity Zone.

4.2 “This Opportunity Zone will continue to concentrate priority sectors in Cambridge while unblocking key infrastructure gaps with a focus on our shared priorities with Government. Comprised of nine key projects, and interventions focused on making Cambridge as globally competitive as possible, this Opportunity Zone is of the utmost strategic importance, not only for the area, but for the nation.”

4.3 Agri-Food & Tech is one of the Priority Sectors identified in Get Cambridgeshire and Peterborough Growing, the Cambridgeshire and Peterborough Combined Authority Local Growth Plan, approved in October 2025. Agri-Food & Tech, it states, has two key clustering patterns in the region including clustering around innovation-heavy population centres, primarily Cambridge. The focus of the Strategy in growing the Agri-food & Tech sector is connecting the region’s technical sectors to its agricultural heartlands to become a leader in the Agri-Food & Tech Sector globally.

New or updated evidence

4.4 No additional evidence update.

Additional alternative approaches considered

4.5 None

Proposed approach

4.6 The following amendments have been made to the Draft Plan policy:

- To be clear that both criteria must be fulfilled, “and” has been added to the end of 1a of the policy.
- Similarly, to be clear that all of the criteria must be fulfilled, “and” has been added to the end of 3b of the policy.

5. Proposed Submission Local Plan update to J/AL: Protecting the best agricultural land

Policy context update

5.1. Agri-Food & Tech is one of the Priority Sectors identified in Get Cambridgeshire and Peterborough Growing, the Cambridgeshire and Peterborough Combined Authority Local Growth Plan, approved in October 2025. Agri-Food & Tech, it states, has two key clustering patterns in the region including clustering around innovation-heavy population centres, primarily Cambridge. The focus of the Strategy in growing the Agri-food & Tech sector is connecting the region's technical sectors to its agricultural heartlands to become a leader in the Agri-Food & Tech Sector globally.

New or updated evidence

5.2. No additional evidence update.

Additional alternative approaches considered

5.3. None

Proposed approach

5.4. The following amendments have been made to the Draft Plan policy:

- To be clear that either of the criteria can be fulfilled, "or" has been added to the end of 1a of the policy.

6. Proposed Submission Local Plan update to J/PB: Protecting Existing Business Space

Proposed policy approach

6.1. Get Cambridgeshire and Peterborough Growing, the Cambridgeshire and Peterborough Combined Authority Local Growth Plan approved in October 2025, seeks to grow the Advanced Manufacturing & Material sector and support the Growth of others that need manufacturing capacity, by concentrating centres of Advanced Manufacturing & Materials while also diffusing their Growth across the Cambridgeshire and Peterborough area.

6.2. By 2050, the Strategy states, the ambition is for the sector to expand, with more of the supply chain being delivered within the region. At present, the area is a key driver of R&D, but lacks significant manufacturing capacity. The mission is to support firms to design and manufacture within the region, utilising historical expertise in manufacturing to increase output.

6.3. The Strategy also identifies the 'Everyday' economy as critical to maximising economic activity and participation. This includes sectors such as Wholesale Trade, Warehousing & Postal and Logistics. It states that "A healthy and successful Everyday Economy will not only result in positive outcomes for those working within 'foundation' sectors, but will support an interconnected and effective regional economy as a whole."

New or updated evidence

6.4. No additional evidence update.

Additional alternative approaches considered

6.5. None.

Proposed approach

6.6. The following amendments have been made to the Draft Plan policy:

- Part 2 has been brought forward to become part 1 so that Strategic Industrial Estates have already been defined when they are referred to in the policy element relating to employments sites more generally.
- "Where planning permission is required" has been added to part 2 (previously part 1) of the policy as under Use Class E and permitted development rights, there may be circumstances where a change of use from an employment use to, for example, a retail or residential use will not require planning permission and will not therefore be required to fulfil the criteria listed.
- Skills and training opportunities and community benefits have been added to the list of meanwhile uses that will be encouraged to while the marketing of a vacant site takes place. This expands the range of uses whilst the use of "and" ensures that they retain an economic

focus.

- In the supporting text, office and R&D have been added into the Use Classes to reflect the position regarding Use Class E and permitted development rights.

7. Proposed Submission Local Plan update to J/EP: Supporting a range of facilities in employment parks

Policy context update

7.1. Get Cambridgeshire and Peterborough Growing, the Cambridgeshire and Peterborough Combined Authority Local Growth Plan, approved in October 2025, identifies Greater Cambridge as Global City Cambridge Opportunity Zone.

7.2. "This Opportunity Zone is focused on turbocharging an already globally recognised industry. It will continue to concentrate priority sectors in Cambridge while unblocking key infrastructure gaps with a focus on our shared priorities with Government. Comprised of nine key projects, and interventions focused on making Cambridge as globally competitive as possible, this Opportunity Zone is of the utmost strategic importance, not only for the area, but for the nation."

New or updated evidence

7.3. No additional evidence update.

Additional alternative approaches considered

7.4. None.

Proposed approach

7.5. The following amendments have been made to the Draft Plan policy:

- To be clear that all of the criteria must be fulfilled "and" has been added to the end of 1b of the policy.
- In the supporting text, "sports" facilities has been added and "childcare" facilities has replaced "creches" to further highlight the range of amenities that could be provided to support the main employment uses in business parks and employment areas.

8. Proposed Submission Local Plan update to J/AW: Affordable workspaces and creative industries

Policy context update

8.1. Get Cambridgeshire and Peterborough Growing, the Cambridgeshire and Peterborough Combined Authority Local Growth Plan approved in October 2025, highlights the fact that Greater Cambridge's start-up and spin-out ecosystem benefits the rest of the UK with ideas and business spreading out past the boundaries of the Cambridgeshire and Peterborough area. The needs of start-up and scale up businesses are addressed throughout including:

8.2. To support growth in the Life Sciences sector the CPCA will establish a public finance accelerator unit to provide hands-on support for start ups and SMEs with funding grant applications.

8.3. The CPCA will support the creation of new affordable commercial floorspace aimed at the Advanced Manufacturing & Materials sector, including the development of dedicated incubation or accelerator facilities, co-located with research assets and major employers.

8.4. In the Digital Technologies sector the CPCA will aim to establish the startup and scaleup environment, utilising the power of proximity within the area's geographies to maximise the sector's growth trajectory.

8.5. The Strategy identifies that driving growth within the Agri-Food & Tech sector will require continuous development of infrastructure, including specialist start-up facilities. CPCA's Investment pipeline will support the commercialisation of research ideas and enable businesses to scale.

8.6. To accelerate innovation and R&D, the CPCA will create an energy & clean-tech accelerator programme to support start-ups in the commercialisation of vital clean-technologies.

New or updated evidence

8.7. The Greater Cambridge Affordable Workspace Study was prepared by Iceni Projects Limited on behalf of Cambridge City Council and South Cambridgeshire District Council. The purpose of the study was to assess the delivery, demand, and policy framework for affordable business space across Greater Cambridge.

8.8. The study found that evidence consistently demonstrates that Greater Cambridge has a highly successful, innovation-led economy, but one that is increasingly constrained by the availability and affordability of workspace. The area supports around 15,800 businesses, the vast majority of which are SMEs, micro-businesses and start-ups operating within knowledge-intensive sectors such as professional services, ICT, life sciences and advanced manufacturing. While the area continues to attract investment, talent and business growth, multiple studies, stakeholder engagement and market evidence identify a common challenge: the commercial property market is not delivering sufficient affordable and flexible workspace to meet the needs of smaller businesses, scale-ups, creative industries and certain industrial occupiers. This creates a strong evidence-based justification for policy intervention.

8.9. The evidence also suggests that affordable workspace requirements should be tailored to the differing market conditions across Greater Cambridge rather than applying a single approach everywhere. Cambridge City, city fringe locations and established innovation clusters experience the highest rental values, the greatest affordability pressures and the strongest demand from knowledge-intensive sectors. These locations also contain the greatest concentration of businesses requiring office, laboratory and flexible R&D accommodation. In these higher-value markets, there is a clear rationale for securing on-site affordable workspace as part of major office, R&D and mixed-use developments. The evidence indicates that flexible managed workspace, incubator space and grow-on accommodation are particularly important, reflecting the dominance of SMEs and the need to support business formation, innovation and scaling within established innovation ecosystems.

8.10. For science parks, business parks and strategic innovation locations, the evidence highlights a specific need for affordable and flexible R&D space, including incubator laboratories, bench-lab accommodation and managed innovation space. Research undertaken for the Iceni growth sectors studies identifies shortages of start-up and scale-up accommodation, particularly for life sciences and technology businesses. Affordable workspace in these locations should therefore focus not only on traditional office space but also on flexible laboratory, innovation and mid-tech accommodation that allows businesses to grow while remaining within Greater Cambridge's innovation ecosystem.

8.11. Within South Cambridgeshire, market conditions are more varied. While rents are generally lower than in Cambridge City, stakeholder engagement identified continuing affordability pressures and shortages of suitable grow-on space. However, the dispersed nature of employment locations and varying levels of occupier demand mean that on-site affordable workspace will not always represent the most effective solution. The evidence suggests that a degree of flexibility should therefore be incorporated into policy, allowing financial contributions in lieu of on-site provision in specific circumstances.

8.12. The industrial market requires a distinct policy approach, noting that this market is comprised of a number of sub-sectors with different locational and space need requirements. Evidence highlights strong demand for smaller industrial units, workshops, maker space and flexible mid-tech accommodation, particularly from SMEs, advanced manufacturing businesses and firms transitioning from research and development into production. However, large industrial and logistics developments are sometimes located in areas that are less suitable for managed affordable workspace provision.

8.13. The evidence also points to a specific need for affordable creative and cultural workspace. Multiple studies identify a chronic shortage of studios, maker spaces and cultural production space, particularly for micro-businesses, freelancers and creative practitioners. Affordable creative workspace is increasingly recognised as both an economic development and placemaking tool, helping to support cultural activity, retain talent, increase footfall and create vibrant mixed-use communities. As a result, affordable workspace delivered through major mixed-use and city centre developments should be sufficiently flexible to accommodate studios, creative production space and maker uses alongside more traditional office accommodation.

8.14. The evidence also suggests that affordable workspace can play an important role in supporting organisations that deliver wider social, cultural and community benefits. While these occupiers are not typically represented within traditional commercial property market analysis, charities, voluntary and community organisations, cultural organisations and certain public service providers often face similar affordability challenges to SMEs and creative businesses, particularly in high-value locations where commercial rents can act as a barrier to occupation. Affordable workspace can help maintain a diverse range of occupiers within centres and mixed-use developments, supporting community wellbeing, cultural activity, social infrastructure and inclusive growth objectives. In some circumstances, these organisations may require additional management support, longer-term leasing arrangements or bespoke operating models to ensure workspace remains accessible and financially sustainable.

8.15. Across all locations, the evidence suggests that affordability should be considered more broadly than rent discounts alone. Stakeholders consistently highlighted the importance of flexible leases, all-inclusive pricing, shared facilities, capped service charges and business support services. Consequently, affordable workspace should generally be delivered through managed workspace models operated by specialist providers and secured through long-term management arrangements. This would help ensure that the space remains genuinely affordable and accessible to SMEs, start-ups, creative businesses and scale-ups over the long term.

8.16. Taken together, the evidence supports a locationally and sectorally differentiated affordable workspace policy for Greater Cambridge, responding to the different market values and affordable workspace challenges for each sector and area. On site delivery should be prioritised except where justified. Such an approach would align with the area's economic structure, address identified market failures and support the long-term objectives of inclusive growth, innovation, business retention and placemaking.

Additional alternative approaches considered

8.17. None.

Proposed approach

8.18. The following amendments have been made to the Draft Plan policy:

- The Draft Plan stated that “the Councils are still refining the nature and scale of the employment floorspace the policy will apply to, the affordable workspace percentage to be applied to total floorspace, the level of discounts applied to different areas of Greater Cambridge and payments in-lieu calculations. We would welcome feedback on the approach through this consultation.”
- The Proposed Submission LocalPlan Plan now includes a fully developed policy, building on the recommendations of the Affordable Workspace Study, identifying the circumstances where provision will be required, and how the policy will be applied.
- An in-lieu payments calculation has also been added as an Appendix to the Local Plan, as informed by the Greater Cambridge Affordable Workspace Study.

9. Proposed Submission Local Plan update to J/RC: Retail and Other Complementary Town Centre Uses

Policy context update

9.1. None.

New or updated evidence

9.2. **Greater Cambridge Retail and Leisure Study Reg19 Interim Study Findings** (2026) is an interim report compiled to inform future planning policy on town centre, retail and leisure matters in Greater Cambridge, together with a wider strategy for the future of the designated centres, up to 2045. A final version of the report will be issued later this year.

9.3. The report makes the following observations and recommendations regarding Cambridge City Centre's Town Centres, as follows:

- At the time of the retail surveys completed in Summer 2025, the shop vacancy rate in Cambridge City Centre was approximately 13.8%, and considered quite resilient particularly taking account of significant areas of vacancies associated with the redevelopment of the Grafton Centre. The Goad national shop vacancy rate has increased to over 14% and the study recommends a cautious approach to future development needs.
- The Experian Goad and Lichfields' land use surveys (2025) indicate there were 41 vacant shop units across Cambridge City Centre (excl. the Grafton Centre). This is an average vacancy rate of 7.7%, which is notably below the UK average (14.8%) and the pre-Covid UK average (12.4%). We have calculated the total amount of vacant floorspace in Cambridge city centre as 7,350 sqm gross.
- Given the relative performance of the centre, it may be reasonable to assume the shop unit vacancy rate could reduce to around 5%, particularly given the additional expenditure from the growing resident population over the plan period. If achieved, this reduction in the shop unit vacancy rate indicates that the reoccupation of existing facilities could theoretically accommodate c. 2,550 sqm of new uses from the capacity available over the plan period.
- The assessment of the potential for new retail, food/beverage, and leisure, entertainment and cultural floorspace, listed in Table 1, below suggests that there is long-term scope for new development, driven by population growth.

Table 1: Total floorspace capacity (sqm gross) - cumulative

	2035	**2045**
Convenience goods floorspace	15,960	36,680
Comparison goods floorspace	24,110	56,530
Retail floorspace	**40,070**	**93,210**
Food and beverage floorspace	30,240	67,470

Leisure, entertainment and cultural floorspace	7,140	16,340
Total food/beverage, leisure, entertainment and cultural	**37,380**	**83,810**

- The Interim Study considers the capacity for new retail and local centre provision across the Council's larger sites and new settlements broadly correspond to the wider Greater Cambridge area's needs over the 10-year period that the NPPF requires local authorities to plan for. Beyond this period capacity for a further 10,000 sqm of convenience goods floorspace is identified (equivalent to a further 3-5 convenience stores).
- The Interim Study explains how larger sites and settlements will provide around a third of the identified capacity for comparison goods floorspace, with existing commitments and loss of floorspace leaving a gap of around 10,000 sqm between the existing and planned provision and the quantitative capacity identified by 2035 (rising to a gap of around 40,000 sqm by the end of the plan period in 2045). However, this is partly a result of previous decisions that resulted in the loss of the retail provision at the Beehive Centre and Fitzroy/Burleigh Street/ Grafton Area. In the circumstances, no qualitative deficiency has been identified in Cambridge City Centre or surrounding centres that would indicate a specific need to plan for further comparison retail floorspace through additional allocations. Whilst this will also need to be kept under review, the further loss of comparison goods floorspace from the City Centre would begin to limit the overall offer and provision. As such, the proposed policy direction for the provision of additional retail floorspace at Cambridge Retail Park, within Cambridge City Centre is supported.
- In addition, the Interim Study acknowledged growth in the food/beverage and commercial leisure, entertainment and culture sectors provide an opportunity to enhance the evening and night-time economy in Cambridge City Centre, as well as planned and emerging centres (including the repurposing of retail floorspace). However, the nature and formats of these sectors are constantly evolving to reflect changing customer demands and the commercial viability of such uses. Notwithstanding the quantitative capacity identified, there is no specific qualitative deficiencies or requirements identified that would justify additional allocations in their own right and would caution against any allocations without express landowner and/or operator interest.
- The Interim Study recommended the emerging Local Plan to recognise the potential for additional food/beverage, commercial leisure, entertainment and cultural development over the plan period (particularly when aligned with any new mixed-use and residential schemes), balanced against the potential negative environmental and

amenity effects and considering appropriate management strategies and mitigation measures.

- The Interim Study concluded that the network of existing and emerging town, district, and local centres identified in the retail hierarchy set out within the council's draft Local Plan (Policy J/RC) remains appropriate and does not require any amendments.
- Whilst they are not within the retail hierarchy, Greater Cambridge's neighbourhood centres and minor rural centres should be distinguished from small parades of shops of purely neighbourhood significance, for the purpose of the sequential test

Additional alternative approaches considered

9.4. None

Proposed approach

9.5. The following amendments have been made to the Draft Plan policy:

- Throughout the policy reference to 'Non-Designated' centres has been replaced with reference to Neighbourhood and Minor Rural Centres, to clarify their conformity with the NPPF's description of town centres.
- Paragraph 2: the sequential test has been amended to include sites in Neighbourhood Centres and Minor Rural Centres after sites in designated centres, edge-of centre, out-of-centre locations.
- Paragraph 5: The application of this paragraph has been clarified to make clear it is applicable to Cambridge City Centre but not the centre's Primary Shopping Area.
- Paragraph 8: Additional wording added to require general E use class applications outside designated centres to provide a proportionate assessment of potential impacts arising from the full associated range of uses.
- Supporting Text: A additional paragraph has been added to explain, for applicable planning applications should identify the subset of Class E uses that are proposed (e.g. Class E(a) retail, E(b) café/restaurant etc.), to enable an assessment of the potential impacts of the proposed use, as well as the suitability of any planning conditions restricting changes within Class E. Where an application does not distinguish the specific use within Class E, or would prefer to benefit from the flexibility afforded by Class E, the application should be accompanied by a proportionate assessment of the impacts of the different uses that fall within Class E to enable the Council to assess a reasonable worst case scenario associated with the permission.

10. Proposed Submission Local Plan update to J/SA: Cambridge City's Primary Shopping Area

Policy context update

10.1 None.

New or updated evidence

10.2 **Greater Cambridge Retail and Leisure Study Reg19 Interim Study Findings** (2026) is an interim report compiled to inform future planning policy on town centre, retail and leisure matters in Greater Cambridge, together with a wider strategy for the future of the designated centres, up to 2045. A final version of the report will be issued later this year.

10.3 The report makes the following observations and recommendations regarding Cambridge City Centre's Primary Shopping Area, as follows:

10.4 The NPPF continues to indicate that the first preference for retail and other town centre uses should be the primary shopping areas (PSA) for retail uses and the town centre boundary for other town centre uses. The first preference for leisure uses is normally the wider defined town centre, which usually includes the PSA and other parts of the town centre. The ability to focus new retail uses within the PSA, rather than the wider town centre area, has become more difficult with the introduction of the new Class E, which allows free movement to and from retail use and other town centre uses.

10.5 Planning conditions restricting the mix of Class E uses may be appropriate for new developments in out-of-centre locations, on a case-by-case basis

10.6 Planning restrictions on the loss of retail and other uses within Class E within designated centres (the PSA and district and local centre boundaries) within the draft policy are appropriate

10.7 Cambridge City Centre would justify a Primary Shopping Area, whilst all other designated town, district and local centres would only require a centre boundary

10.8 The current draft boundaries are appropriate and do not require any significant amendments other than to align the boundary to the footprint of buildings

10.9 The Grafton Centre is to be controlled by its own standalone policy, and so is appropriate to remove from the PSA

Additional alternative approaches considered

10.10 None

Proposed approach

10.11 No amendments have been made to the Draft Plan policy or the supporting text.

11. Proposed Submission Local Plan update to J/MS: Markets and Street Trading

Policy context update

11.1 None.

New or updated evidence

11.2 The Greater Cambridge Market Economic Social Impact Assessment September 2025) has now been adopted by both Councils. The Assessment measured the holistic economic, social, and cultural value of traditional retail markets across Cambridge and South Cambridgeshire.

11.3 The Assessment found that the Traditional Retail Markets in Cambridge city and South Cambridgeshire provide a large number of benefits including:

- jobs and apprenticeship opportunities
- local character
- community and social interaction
- access to local produce and products not available elsewhere

11.4 The Assessment's recommendations include the need to:

- support and develop existing and new South Cambridgeshire Traditional Retail Markets
- recognise and maximise Traditional Retail Markets' contribution to sustainable food strategies, environmental and waste management policies
- include specific policies relating to markets in the emerging Greater Cambridge Local Plan
- ensure markets are considered as part of any new development
- explore opportunities for partnership working between markets and local businesses

Additional alternative approaches considered

11.5 No additional alternative approaches identified.

Proposed approach

11.6 The following amendments have been made to the Draft Plan policy:

- The first paragraph of the supporting information has been amended to acknowledge the historic legacy of Cambridge's traditional market.

12. Proposed Submission Local Plan update to J/VA: Visitor accommodation, attractions and facilities

Policy context update

12.1 Cambridgeshire and Peterborough has been awarded Local Visitor Economy Partnership (LVEP) status by Visit England, following a successful, collaborative bid led by the Cambridgeshire and Peterborough Combined Authority and supported by eight partners across the region including Visit Cambridge and Visit South Cambs.

12.2 LVEPs are part of a national framework led by Visit England to strengthen destination management across England. The status recognises areas with the ambition and capability to grow their visitor economy and gives them direct engagement with government, including working with the Department for Culture, Media & Sport to help shape policy and the emerging national strategy for Visitor Economy growth which will explore pan-regional LVEP delivery at a larger scale.

12.3 For Cambridgeshire and Peterborough, the new partnership will focus on unlocking further growth and drive a more joined-up approach to attracting visitors, securing investment, and creating skills and career pathways for local people.

12.4 The UK government has stated that it is introducing a mandatory national registration scheme for short-term lets in England and that it is expected to begin in 2026.

New or updated evidence

12.5 No additional evidence update.

Additional alternative approaches considered

12.6 None.

Proposed approach

12.7 The following amendments have been made to the Draft Plan policy:

- To be clear that all of the development will be supported, “and” has been added to the end of 1d of the policy.
- Alterations have been made to policy sections 4 and 7 to improve clarity.

13. Proposed Submission Local Plan update to J/FD: Faculty development and specialist / language schools

Policy context update

13.1 None.

New or updated evidence

13.2 No additional evidence update.

Additional alternative approaches considered

13.3 No additional alternative approaches identified.

Proposed approach

13.4 The following amendments have been made to the Draft Plan policy:

- Paragraph 6 of the policy has been amended to clarify the approach taken for other university sites beyond the city centre that are not specifically listed elsewhere in the policy. The policy wording is intended to allow sufficient flexibility for applicable sites from either university.
- To address specific concerns raised by Cambridge Past Present & Future, paragraph 7(a) has been amended with an additional requirement that addresses concerns over local residents' amenity, and paragraph 7(b) clarifying that paragraph 7(b) applies to non-local students.
- Following proposed changes to the Affordable Housing (H/AH) policy, there is no longer a requirement to define the extent of the ARU 'campus' within this policy or associated proposals map.
- Other transport related matters would normally been treated by Policy I/ST: Sustainable Transport and Connectivity. The reference to the continued support for development of Eddington (Site C/NWC) has not changed in Policy J/FD: Faculty development and specialist/language school.