Cambridge City Council

Notice of Council

Date: Thursday, 26 November 2026

Time: 6.00 pm

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Dear Councillor,

A meeting of Cambridge City Council will be held in the Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance] on Thursday, 26 November 2026 at 6.00 pm and I hereby summon you to attend.

Dated 18 November 2026

Yours faithfully

Robert Pollock

Chief Executive

Agenda

1	Apologies	
2	Declarations of Interest	
3	Minutes of the meeting held on 1 October 2026	(Pages 11 - 66)
4	Mayor's announcements	
5	Petition - Include the Tourist Information Centre in the Guildhall Plans **We the undersigned petition the council Recognise the importance of the Tourist Information Centre and include them in the designs for the refurbished Guildhall**	

We believe the Tourist Information Centre is an essential service which should be supported by the City Council and the Cambridge BID, and it belongs in the Guildhall in the heart of Cambridge.

6 Public questions time

7 To deal with oral questions

8 To consider the recommendations of the Executive for adoption

8a Local Plan submission (Pages 67 - 132)

Links to the appendices can be found within the report.

8b Civic Quarter (Pages 133 - 428)

Links to non-exempt appendices will be published here:

Cambridge Civic Quarter: Scrutiny committee and Cabinet reports - Cambridge City Council

***Appendices 1, 4 and 7 will be updated before the meeting.**

Appendices 1, 4, 6 and 17 to the report contain exempt information and during discussion on these the public is likely to be excluded from the meeting subject to determination by Full Council following consideration of a public interest test. This exclusion would be made under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

8c Amendment to the Flag Flying Protocol (Pages 429 - 442)

8d Treasury Management Outturn Report 2025/26 (Pages 443 - 468)

9 To consider the recommendations of Committees for adoption
There are none.

10 National Scheme of Delegation Planning Committee and Building Regulations (Pages 469 - 496)

11 To consider the following notices of motion, notice of which has been given by:

11a Cllr Tong - Fair Pay for Leadership

Last July, whilst Cambridge City Council remained under the control of the Labour Group, full council agreed to give the authority's leader a Special Responsibility Allowance of four times the basic allowance awarded to councillors (a pay increase of £7819) against the recommendations of the Independent Remuneration Panel, which recommended an allowance of three times the basic allowance. This decision was challenged by both the Green Group and the Liberal Democrat Group on the council, who criticised the lack of integrity shown by the council's Labour leadership.

With Labour losing their majority on Cambridge City Council earlier this year, councillors now have the opportunity to rectify this mistake.

The council resolves:

- To reduce the pay of the Leader of Cambridge City Council from four times the basic allowance to three times the basic allowance, in line with the original recommendation of the Independent Remuneration Panel.
- To invest this saving into tree planting and maintenance, a service greatly valued by local residents.

11b Cllr Gardiner-Smith - Children's right to play

This Council notes:

- That play is essential to children's physical health, mental wellbeing and development, and is a right under Article 31 of the United Nations Convention on the Rights of the Child (UNCRC).
- That fewer than half of children in England (49.1%) meet the Chief Medical Officers' guideline of an average of 60 minutes of physical activity a day, falling to 45% of children from the least affluent families compared with 58% from the most affluent (Sport England, 2025).
- That mental health is a major challenge for children and young people growing up today and that children who spend more time in adventurous play, are less likely to develop mental health difficulties later in life. (Dodd et al., 2022,2026)
- That, at the same time, opportunities for children's independence and free play have declined nationally, with outdoor play down around 50% compared with a generation ago (Raising the Nation Play Commission, 2023).
- That children's opportunities to play outside near home have

declined over a generation, and that “No Ball Games” signs, the loss of informal green space and traffic tell children that shared spaces are not for them.

- That the Raising the Nation Play Commission report, Everything to Play For (June 2025), called for a National Play Strategy for England, a statutory duty on councils to secure sufficient opportunities for play, and an end to “No Ball Games” signs.
- Evidence from the University of Cambridge suggests that children who are exposed to more adventurous outdoor play are more likely to develop better risk assessment skills and therefore more access may actually improve children’s safety.
- That the City Council is directly responsible for many of the places where children play: its parks, open spaces and play areas, the shared land around its council homes, and planning decisions made through Greater Cambridge Shared Planning.

This Council believes:

- Every child in Cambridge should be able to play outside with confidence and freedom.
- Local Authorities have an important role to play in supporting healthier childhood and adolescence.
- Children and young people are experts in their own neighbourhoods and have a right to shape decisions about the spaces they use (UNCRC Article 12).
- Children need opportunities for adventurous play, and the Council’s approach to play spaces should weigh the benefits of risk alongside its harms.
- Unequal access to good quality play and green space contributes to unequal health in childhood, and the Council’s investment should favour the neighbourhoods where access is poorest.

This Council resolves:

- To strengthen Cambridge’s play strategy by protecting and expanding opportunities for safe, accessible, adventurous and unstructured outdoor play, including in under-served neighbourhoods.
- To support children’s independence by continuing to prioritise safer active travel routes, including measures that encourage walking and cycling to school.
- To launch a Cambridge More Ball Games campaign, modelled on London Sport’s campaign, to remove “No Ball Games” signs

from Council owned land, including parks, open spaces and housing estates by December 2027. This will include:

  - A public audit of all “No Ball Games” signs in the city with residents and children invited to report signs.
  - Removing signs on council owned land, including parks, open spaces and housing estates, in consultation with children and residents, and to replace signs with positive signage welcoming play where residents want it and encouraging consideration for neighbours.
  - Inviting housing associations and other landowners in the city to remove their own signs, in consultation with children and residents.
- To review Council housing tenancy and estate management policies so that they presume in favour of children’s play in shared spaces, and to support housing officers to resolve neighbour concerns about play without resorting to prohibition.
- To bring forward a new Play and Open Spaces Strategy, based on an assessment of children’s access to play and green space in every ward, with a commitment to increase opportunities for adventurous play, including natural features, and spaces for older children, adopting a risk benefit assessment in the design and management of play spaces.
- To make it easier for children to play out by expanding the Council’s support for resident led play streets, and to ask Cambridgeshire County Council to make temporary play street closures simple and free to apply for.
- To ensure that the Council’s own housing developments and regeneration schemes include doorstep play and green space designed with children, and to seek the same standard in new development through Greater Cambridge Shared Planning.
- To establish a standing way for children and young people to shape Council decisions on play, green space and city design, building on the Youth Assembly and work of the Youth Engagement Team. This will make sure to include the voices of younger children and those least often heard, including disabled children and those in the most deprived neighbourhoods.
- Support the recommendations of the Raising the Nation Play Commission and call on the Government to introduce a National Play Strategy for England.

11c Cllr Baigent - City of Sanctuary

Cambridge is a city of sanctuary. Our own council website states that "we proudly welcome people navigating their new lives in and around Cambridge." However, nationally the Labour Government is moving

towards tougher policies on migration, in particular right to stay. This may prevent many people from coming to live here in the first place, or choosing to stay.

The people who move here to help in our collective success, should have the right to stay and to bring their families.

The council therefore calls on the government to set a benchmark at five years, after which migrants who contribute, can apply for and expect to get, the right to stay. We should recognise employment, education, volunteering, caring responsibilities and family and community relationships, as evidence of contribution and integration. This should include acknowledging children, families and vulnerable adults. It should also acknowledge that not all migrants earn the sort of salaries necessary to pay for applications.

This council resolves to instruct the leader to write to government, particularly the Prime Minister and Home Secretary, setting out our opposition to Shabana Mahmood's new rules on indefinite leave to remain. The leader should clearly state our support for the current and future migrants that are supporting our society and demand that the 5 year settlement period be retained. Copies should also be sent to local MPs requesting their support.

At the same time this council should reaffirm Cambridge's commitment to be a welcoming, inclusive city, from which migrants and refugees living in Cambridge can expect the support of the council and local voluntary and community organisations.

11d Cllr Dryden - Protecting Democratic Scrutiny Through Timely Access to Public Representations

Council notes that:

1. The integrity of the planning process depends upon elected members having timely access to all relevant information and representations before determining planning applications.
2. Public representations form an important part of the planning process and assist members in reaching informed and balanced decisions.
3. Concerns have arisen where representations submitted by members of the public were not made available to Planning Committee members in a timely manner, thereby limiting the opportunity for proper consideration before a decision was taken.

4. Public confidence in the planning system is dependent upon transparency, procedural fairness, and adherence to the principles of natural justice.

Council believes that:

1. Planning decisions must be made based on all relevant information being available to decision-makers in sufficient time for proper consideration.
2. Any process that delays, restricts, or prevents elected members from receiving public representations risks undermining confidence in the Council's decision-making processes.
3. Where there is evidence that relevant representations have not been made available to members in a timely manner, consideration should be given to deferring the application to safeguard the fairness and integrity of the process.

Council resolves to:

1. Request the Chief Executive and Monitoring Officer to undertake an urgent review of the procedures governing the receipt, handling and distribution of public representations relating to planning applications.
2. Produce a report to members setting out:
   - How representations are processed and distributed;
   - What safeguards are in place to ensure elected members receive all relevant correspondence promptly;
   - Whether any representations have been withheld, delayed, or intercepted within Council systems; and
   - Any legal, governance or procedural implications arising from such actions.
3. Introduce a formal protocol requiring Planning Committee members to be notified immediately where correspondence relating to a planning application has not been distributed as intended.
4. Ensure that where material representations are not provided to members in a timely manner, consideration is given to deferring the application to a future meeting to allow proper scrutiny.
5. Report back to Council with recommendations to strengthen transparency, accountability, and public confidence in the planning process.

11e Cllr Payne - Tackling Anti-Social Behaviour (ASB) in Cambridge: Restoring Pride in Our City

Council believes:

That Cambridge residents deserve to live in a city that is safe, clean and which inspires a sense of pride.

Council notes:

· That Cambridgeshire's police force is the fourth worst funded per head in the UK.
· That Cambridgeshire police numbers are falling, despite the population increasing.
· That residents are reporting that Cambridge feels "run down", that cases of anti-social behaviour are increasing, and they have raised the perceived lack of active policing.
· That the City Council ASB team work hard to address issues but need partnership with a properly resourced police force.
· That residents are concerned that there will be a reduced police presence in the city following the relocation of the Cambridge police station to Milton.

Council resolves:

- To write to both of Cambridge's Members of Parliament to request a written response to Council to explain how the national government will address the shortfall in police numbers and funding in Cambridgeshire.
- To work with the Chief Constable to make sure the city gets its appropriate share of resources within the constabulary area, and to work with the neighbourhood policing teams to ensure there is a preventative approach to crime and ASB.
- To invite the Police and Crime Commissioner and Chief Constable to attend a scrutiny committee to outline the strategic response to tackling crime and anti-social behaviour in Cambridge.
- To ask the Police and Crime Commissioner and Chief Constable to review the current reporting procedures, especially those online, to make them as accessible and easy to use as possible, in particular for the most common types of ASB and crimes.
- To write to the Chief Constable to seek assurances that there will remain an active police presence in Cambridge, including a visible police station that is open to residents 24/7.
- To review the City Council's ASB strategy and resourcing and co-ordinate this approach with the work of the police.
- To communicate points of contact to report crime to all residents' and community groups the Council has contact details for, and publish

these on the Council's social media and encourage Cambridgeshire Constabulary to do the same.
- To use its own services to ensure the city's public spaces are well maintained and cleaned to avoid the impression that there is a lack of care in the city.

12	Appointment to Greater Cambridge Partnership Joint Assembly: Councillor Baigent	(Pages 497 - 500)
13	Proportionality update	(Pages 501 - 504)

14 Written questions

No discussion will take place on this item. Members will be asked to note the written questions and answers document as circulated around the Chamber.

Emergency Evacuation Procedure

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front St Mary's Church. The duty Officer will assume overall control during any evacuation, however in the unlikely event the duty Officer is unavailable, this responsibility will be assumed by the Committee Chair.

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: http://democracy.cambridge.gov.uk
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

This Meeting will be live streamed to the Council's YouTube page. You can watch proceedings on the livestream or attend the meeting in person.

On some occasions livestreaming may not be possible. Whilst this is frustrating it is important to note that there is no legal requirement to record or livestream meetings. The meeting may proceed in person only should there be an ICT failure on the day.

Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

The full text of any public question must be submitted in writing by noon two working days before the date of the meeting or it will not be accepted. All questions submitted by the deadline will be published on the meeting webpage before the meeting is held.

Further information on public speaking will be supplied once registration and the written question / statement has been received.

COUNCIL

1 October 2026
6.00 - 10.20 pm

Present: Councillors Ashton, Baigent, Bick, Bird, Bennett, Blackburn-Horgan, Cleminson, Clough, Dalzell, Davey, Davison, Dryden, Flaubert, Gawthrope Wood, Glasberg, Griffin, Grimwood, Haithcock, Hauk, Hossain, Illingworth, Martinelli, McPherson, Moore, Nestor, Nicmanis, Payne, Porrer, Sage, Sheil, Smart, Swift, Taylor, Thornburrow, Todd-Jones, Toye Scott, Wade, Whitmore and Young

FOR THE INFORMATION OF THE COUNCIL

26/72/CNL Apologies for absence

Apologies were received from Councillors Fisher, Gardiner-Smith and Tong.

26/73/CNL Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Todd-Jones	All	Personal: Member of Unison.
Councillor Haithcock	All	Personal: Member of the National Education Union.

26/74/CNL Minutes of the meeting held on 16 July 2026

Councillor Ashton noted that the minutes of Motion 10c did not contain the text of the approved Motion. The minutes regarding item 10c should be corrected to include the following additional text:

On being put to the vote, it was approved unanimously, and it was therefore RESOLVED to adopt the following motion:

This Council would like to express its dismay at the announcement made by Cambridgeshire and Peterborough Foundation Trust that it will stop providing services at the site in Apri 2028.
This Council notes:

- For over 27 years this 7.5-acre site has been providing training, therapeutic horticulture, animal husbandry and retail work for adults with learning disabilities and mental health challenges who are known as co-workers.
- There are currently 50 co-workers and 12 staff.
- Cambridgeshire County Council currently contract the service to the Trust and in April 2028 the Trust will no longer run the contract.
- The County Council will then have to be responsible for the well-being of the co- workers who love working at the site.
- The 2025, 10 Year NHS Health Plan (Fit for the Future) aims to shift from a system focused on treating sickness to one that prioritises prevention, encouraging healthier lifestyles and early intervention.

This Council calls:

- Cambridgeshire County Council to do all it can to keep the service on the current site.
- Request that the Council Leader write to the Chief Executive of the Trust, Steve Grange, to raise our concerns.
- Write to the MPs for Cambridge and South Cambridgeshire to see what can be done to keep the service on the current site.
- The support from the local community for this much-loved service has been an encouragement to its staff, co-workers and volunteers. The Council now adds its voice to the campaign and doing what it can to secure the services future.

The minutes of 16 July 2026 were then approved as a correct record and signed by the Mayor.

26/75/CNL Mayor's announcements

The Mayor noted that all Members had received a postcard from Chesterton Women's Institute, to give thanks for passing the Rights of the River Cam Motion.

The Mayor updated Council on recent engagements, including:

- Visit to Living Water Poetry and Clean Rivers Exhibition
- Opening of Stourbridge Fair
- Ukrainian Community Event
- Rowan Foundation dance performance
- Certificate presentation to longstanding Cambridge volunteers

- Mayor's screening of the People's Emergency Briefing

Upcoming engagements would include attendance at the High Sheriff's Justice Service, participation in an EcoHomes event, and a tour of Winter Comfort.

The Mayor permitted Councillor Davison to speak and deliver thanks to Councillor Bennett for the work undertaken during her time as Leader of the Green Group.

26/76/CNL Petition - Greater Cambridge Partnership

A petition had been received containing over 500 signatures.

Wayne Nightingale presented and spoke in support of the petition and made the following points:

i. The petition had been signed by 2,160 people.
ii. Cambridge was unaffordable.
iii. There should be provision of accessible, affordable parking in the city.
iv. Transport plans did not always match the city's changes. Planners should get the basics correct.
v. Authorities should talk to residents before development occurs.
vi. Residents felt that consultations took place after decisions had been made.
vii. For some residents, businesses, tradespeople and those with mobility needs; car ownership was a lifeline, not a privilege.
viii. Major road closures should be paused to consider their impact on traffic, residents, businesses and essential services.
ix. Mill Road Bridge closure review should look at the wider impact of the decision.
x. Consideration of infrastructure was essential before new developments go ahead.
xi. Cycling is important, but the reality is that many residents own cars.
xii. Development was removing the life and character of Cambridge.
xiii. Success would be a city where families could afford to stay and businesses could afford to open.
xiv. Called on Members to support a review of the combined impact of transport planning and development, taking into account the concerns raised by businesses and residents.
xv. An independent assessment of the evidence should be undertaken.

Councillors debated the issues raised for the allocated 15 minutes. The key points raised during debate were:

i. Acknowledged the importance of balanced growth, taking residents into account.
ii. Acknowledged frustrations of residents and their concerns about the future of the city.
iii. Accepted that Cambridge was undergoing change and authorities could either stop it, let it happen unchecked, or influence decisions.
iv. The Local Plan was an important document to ensure development was well-managed.
v. A unitary authority created under Local Government Reorganisation would enable a coordinated approach.

The Leader made the following comments in response to the debate:

i. Cambridge had undergone great change in recent decades.
ii. The Local Plan was important as it pulled together transport infrastructure, environmental capacity and well-being, and would be submitted to government soon. All material had been published, and consultation had been wide-ranging and meaningful.
iii. The Transport Strategy was the responsibility of the Cambridgeshire and Peterborough Combined Authority and was being managed with care by experts.
iv. The Council wanted Cambridge to have a future that was accessible, balanced, prosperous and worked for everyone.

Members noted the petition.

26/77/CNL Public questions time

Question 1)

The HMO petition debate on 16th July was evidence of a strong democratic mandate for an Article 4 Direction and the cross-party support for it was welcome: we await public confirmation that it will be enacted. However, as numerous other cities recognise, Article 4 alone is only a halfway measure for the following reasons:

- The argument is frequently made that Cambridge's high housing costs demand a highly flexible rental market. But this hands-off approach ignores the reality that the primary force driving the HMO market now is corporate young professionals from the tech and biotech industries. Within the last nine months there has been an alarming surge of HMO conversions in Romsey, with one developer in particular submitting

multiple planning applications simultaneously, giving rise to concern not just about the impact on social cohesion but about the actual quality of their so-called 'premium' accommodation for the tenants who live in them.

- An Article 4 Direction alone cannot stop this hollowing out of local communities: the draft policy is essentially subjective. There are no objective criteria by which to determine what constitutes "a negative impact on amenity" or "a harmful concentration". Applications will have to be determined on a time-consuming case by case basis, with all the attendant cost implications.
- The corporate developers currently targeting areas like Romsey and Petersfield are well funded. Inevitably, their planning lawyers will pick apart rejections, exposing the Council to costly, taxpayer-funded losses at the Planning Inspectorate. A fixed 10% density threshold within a 100m radius is the only legally defensible line that the lawyers cannot cross.
- While there is no dispute that transient workers make a vital contribution to our communities, the argument that Cambridge's housing supply has unique challenges which must exempt it from imposing an HMO threshold is not a solid one: Oxford and Durham are also historic university cities with a collegiate system, facing the same problems of rapid corporate and academic expansion. Imposing a threshold has not led to a collapse of their private rental sectors.
- Conversely, *not* imposing a threshold will make Cambridge more vulnerable to speculative developers who will continue to deplete the family housing stock by looking for maximum rental yields, and purposely submitting aggressive HMO conversions knowing that if they are refused, they can easily take the case to the Planning Inspectorate and succeed, costing the Council thousands. The middle and lower-income families and long-term workers who form the backbone of our local communities will be forced further and further afield as prices rise and neighbourhood amenity deteriorates.
- It is hoped that the Council will address the significant data-gap exposed by the map commissioned by the Guest Road Area Residents Assn (GRARA) and presented to Cabinet on 21st July. However, no matter how comprehensive the final density map may be it is just an observational data set. Without an officially adopted register of all HMOs, it holds zero weight as a statutory ground for refusal during a legal appeal; a policy threshold is the only way of giving officers the confidence to refuse planning applications. Furthermore, developers benefit because a firm threshold replaces an unpredictable planning process with predictability and financial stability.

- I ask this question on behalf of Romsey residents, but across the city there is also concern that without an accurate accompanying quantitative density threshold an Article 4 Direction will fail to protect the stability and social cohesion of local communities.

Therefore, can the Leader tell me what the Council's position is on pairing the Article 4 Direction with an explicit, legally enforceable 10%/100m radius localised density threshold?

The Leader of the Council and Cabinet Member for Planning and Transport said the following:

i. In preparation for the Local Plan, a study had been commissioned to explore the role of HMOs in meeting the housing needs of Greater Cambridge, the impact they have, and the potential solutions for managing them.
ii. Some local planning authorities had planning policies restricting HMOs by way of a percentage figure where the concentration exceeded a certain threshold in an area. Each place was unique and comparing datasets for different cities served to highlight the distinct characteristics of Cambridge, with a large proportion of students and young people relative to the total housing stock.
iii. It would not be correct to say that a 10% threshold acted as an absolute barrier to development. Each planning application must be considered on its merits.
iv. A policy position that incorporated a fixed threshold in Cambridge had been considered. However, it was believed the effect would be to restrict new HMOs across large areas of the city and push students and young people away from the centre of the city to more expensive areas or to locations that increase commuting levels.
v. Cabinet would consider proposals for an Article 4 Direction in October which would require smaller HMOs to gain planning permission, in addition to large HMOs. The precise format was yet to be resolved by the Council, but if progressed and confirmed, the local plan policy and direction would enable the council to consider amenity impacts and quality issues on a case-by-case basis, recognising the specific and distinct characteristics of our city.

Supplementary Question

It takes a minimum of 12 months to enact Article 4. So, that would be too little, too late to safeguard our communities. In the last two years, 10 local councils have imposed an immediate article 4 direction to prevent a land grab by developers. A clear possibility given the alarming escalation of HMO conversions in Romsey alone this year. I would urge the council seriously to think about a threshold, but as accurate data to determine one is vital, I suggest that the council considers an immediate Article 4 Direction, freezing new applications while reliable information is gathered on how many HMOs there are, starting with known hotspots in order to prepare an HMO limits within a given radius threshold.

The Leader of the Council and Cabinet Member for Planning and Transport replied:

i. During the Local Plan process additional work and studies had been undertaken on HMOs. The Guest Road Residents' Association had also gathered valuable information. This information would be useful when considering applications.
ii. Could not prejudge the debate at Cabinet.

Question 2)

This is a question about the Mission Street science park for 4,000 workers due to be built on the old landfill site off Coldham's Lane in Cherry Hinton. Phase One, four massive buildings up to 26 metres high, will start in the first quarter of next year. They will be very close to the houses in Kathleen Elliot Way.

This is a contentious project, with potential for pollution of Cherry Hinton Brook and the aquifer where we get our drinking water, from a cocktail of toxic chemicals already in the ground including many kinds of PFAS. The only construction method that is possible there will disrupt the ground with 20-metre deep piles being driven down to reach solid ground, for foundations. Cherry Hinton never wanted this science park – of 106 third party comments on the planning application, 102 were against.

In April this year Mission Street promised that they would hold a meeting with residents before the work began. But no arrangements have yet been made. The company has answered some emails but with the bare minimum of information. We deserve to be kept informed. Is there anything the council can do to force the company to improve communications with us? (I presume you have a duty of care, given that it is your planning committee who approved the development.)

The Leader of the Council and Cabinet Member for Planning and Transport said the following:

i. The council recognised that residents had concerns about the environmental impacts of the approved development, including potential effects on groundwater, surface water and Cherry Hinton brook.
ii. These matters had been carefully assessed during the planning process and planning permission had been granted subject to a comprehensive range of planning conditions and controls. These included requirements relating to land contamination, groundwater protection, drainage, construction, environmental management and dust and noise control together with ongoing monitoring and mitigation measures where necessary.
iii. The development was subject to other statutory controls and oversight by relevant agencies.
iv. Mission Street had advised that the current expectation was that development would begin in the first quarter of 2027 and confirmed its commitment to keeping local residents informed as the project progresses.
v. Updates on the anticipated start date of the construction programme would be communicated through the Cherry Hinton Residents' Association, local Councillors, and a letter drop to nearby residents.
vi. Committed to writing to Mission Street to remind them of their commitment to hold a meeting with residents and Ward Councillors before works began and noted that work was not imminent.

Supplementary Question

Questioner presented 2023 figures from the Environment Agency for the landfill sites. They were obtained by Ian Rolls of Cambridge Friends of the Earth. In the groundwater, there's nearly three times the safe limit of arsenic in one sample. In another, 13 times too much cyanide.

Of the seven worst PAS forever chemicals, one sample was 179 times over the safe limit. In another, there were 387 times the safe limit for PCBs.

Developing this site is particularly unwise, particularly risky for residents and nature. If it contaminates our aquifer, that's our drinking water. I have seen no signs that Councillors or developers take this seriously.

With these risks, why does this science park have to be built? And why there?

The Leader of the Council and Cabinet Member for Planning and Transport replied:

i. Asked the questioner to send through the data outlined in the question, which would be passed to officers for consideration.

Question 3)

We are proud of Cambridge City Council's statements on the situation in Gaza and especially that our council was the first to call for an end to arms sales to Israel.

Last year the City Council resolved to fly the UN flag at the Guildhall on 29th November 2025 to mark the UN's International Day of Solidarity with the Palestinian People. This was a compromise on the request that the Palestinian flag was flown.

Cambridge PSC requests that the Palestinian flag is flown at the Guildhall this year on 29th November 2026.

Considering that:

- The UK formally recognised Palestine as an independent state on 21st September 2025
- In July 2024, the ICJ declared that Israel's presence in the occupied Palestinian territory is illegal. The ICJ confirmed that Gaza was still an occupied territory even after the settlements were dismantled in 2005. Israel’s 57-year-long occupation of the Palestinian territories is unlawful in its entirety

The UK has accepted these findings.

- On 8th September 2026, the UK announced sanctions on Israeli settlements. In response Israel ordered the closure of the British consulate in Jerusalem and banned 12 British MPs from entering the country.
- 14 countries, including Ireland and Spain, have filed a “declaration of intervention” in South Africa's case at the IJC, which accuses Israel of genocide in the Gaza Strip.

- Since 7th October 2023 more than 73,900 Palestinians have officially been recorded as killed in Gaza, more than 174,000 have been injured and up to 14,000 people are believed to be buried under rubble. Approximately 70% of those killed were women and children.
- Israel has restricted or denied the entry of the heavy machinery needed to clear rubble and recover bodies from collapsed buildings. On 15th September 2026, UN human rights chief Volker Türk, expressed concern about the IDF's clearing of rubble in Gaza, which shows no respect for the dead and potentially destroys evidence of war crimes.
- Since the “ceasefire” began on 10th October 2025, Israel's attacks on Gazan civilians have continued with over 1,000 killed by June 2026. On 6th August UNICEF reported that at least 300 children had been killed in Gaza in the 300 days following the “ceasefire.”
- The Conflict monitoring organisation, ACLED (Armed Conflict Location & Event Data) recorded a 35% increase in Israeli attacks in Gaza in the 5 weeks following the launch of the United States and Israel's war on Iran.
- Israel continues to hinder the passage of humanitarian aid into Gaza. Last week Jordanian Foreign Minister Ayman Safadi stated that aid intended for Gaza is expiring in warehouses due to Israel’s blockade while more than two million Palestinians still face severe deprivation.

Displacement and violence in the West Bank: An Oxfam analysis of data UN Office for the Coordination of Humanitarian Affairs found that between 2023 and 2025 1,244 Palestinians, including 268 children, were killed in the West Bank. Over the same period, nearly 46,000 Palestinians were displaced.

During the first eight months of 2026, 275 Palestinian communities were attacked.

Will the City Council fly the Palestinian flag on 29th November 2026?

The Leader of the Council and Cabinet Member for Planning and Transport said the following:

i. The Council had made a number of public statements since the events of the 7th of October 2023, which set out support for everyone who had suffered and continued to suffer in the Israel Palestine conflict.
ii. The Council had pressed the Government:
    a. for immediate and permanent ceasefire in Gaza, Israel, and the rest of Palestine,

b. to make every effort to resume the pre process, to work to ensure that international humanitarian law was upheld and that civilians were protected in accordance with those laws,
c. to work to ensure that civilians had access to humanitarian support, including unfettered access to medical supplies, food, fuel, and water,
d. and to immediately revoke all licenses for arms export to Israel and suspend arm sales to Israel.

iii. A flag flying protocol existed, which was most recently reviewed by the Civic Affairs and Audit Committee in February 2026. The purpose of the protocol was to provide a clear and transparent framework setting out the occasions when flags would be flown over the Guildhall. It allowed for due regard to be given to our statutory obligation to promote community cohesion and undertake appropriate risk assessments when required if flying particular flags would undermine the safety and well-being of any residents.
iv. The protocol listed flags that commemorate national and international occasions as well as flags associated with communities or causes.
v. The Council's Civic Affairs and Audit Committee would consider whether to amend this list to include flying the Palestinian flag at its meeting in October 2026 and a recommendation would be made to Full Council.

Supplementary Question
We are asking for the city council to uh state their support for campaign calling on the NHS to terminate the £330 million contract with the US Software Company Palantir. We should not partner with companies providing tech for Israeli military assaults.

The Leader of the Council and Cabinet Member for Planning and Transport replied:

i. Would speak to the Leaders of the Liberal Democrats and the Green Party regarding a response.

Question 4)
Are the City Councillors aware of the new report by a number of academics called "The register of British Slave Traders" published September 2026? It contains extensive information regarding Tobias Rustat who was a director of

the Royal African Corporation hugely involved in the slave trade. Does the council agree with me that the roads in the Coleridge ward of the city named for him - Rustat Road and Rustat Close - are a stain on our city and should be renamed and that process / consultation should begin immediately?

The Cabinet Member for Communities said the following:

i. The Council was aware of the recently published Register of British Slave Traders.
ii. The Council was a committed anti-racist council. In 2025 the Council signed the Unison Anti-Racism Charter.
iii. The Council recognised that councils had taken different approaches to this issue. Some had retained names, monuments, memorials and provided educational materials to put them in context relating links to slavery and colonialism. Others had pursued renaming streets where there had been strong local support.
iv. There had already been consultation amongst local residents in the Rustat Road area relating to renaming the street. The consensus had been to provide educational material regarding Tobias Rustat. Just off Rustat Road, the pocket park had been renamed Gloria Carpenter Park. The Council had installed an information board regarding Gloria Carpenter - the first black woman to officially earn a degree from the University of Cambridge. A section of the information board mentioned the streets around Rustat Road and referred to Tobias Rustat's links with the slave trade.
v. A community-led response would be required if the Council were to consider renaming the streets.

Supplementary Question

Cambridge has roads named after lots of famous people. I have to drive down Rustat Road to get to William Smith Close. We have had a summer of racist trouble in Cambridge and we need to be tough on racism and tough on the causes of racism. And one of the causes of racism is the fact I drive down a road named after a slave trader. It's 2026. We need to sort this out. Restart the conversation

The Cabinet Member for Communities replied:

i. Renaming a street affected residents, businesses, their addresses, legal documents, property records, public services and a range of public databases. It would not be a straightforward process.
ii. The Council would be open to consulting again.

Question 5)
Cambridge City Council rightly stands committed to a housing programme framed in the importance of making affordable housing and council housing central to its aims.

The North Cambridge Development is key to ensuring that Cambridge north of the River Cam provides housing of optimal standard for council housing residents, built to complement surrounding residential areas, and to maintain or add to green space, trees and play areas so that environmental standards are maintained and residents of the development live in housing that is, internally and externally, consistent with health, safety, and well-being. Key also is proportionate density of building and attention paid to infrastructure including transport access and road safety.

Cambridge City Council is therefore requested to:

(1) Consider Arbury Court, Kingsway, and Brackley Close together on building density, so that housing density is proportionate over the three sites – at present Arbury Court appears disproportionate in density, site capacity, and proposed housing.
(2) Further to (1) height presently existing at Arbury Court (one story (Library), two and up to four storeys (shops, flats) provides a good mix and, if it must be exceeded (which is disappointing), should be done to fit into the surrounding area, bearing in mind that Alex Wood Road and Hurst Park Avenue come directly onto the perimeter of Arbury Court, and in any event height should **not** rise to the level of six or seven storeys as is apparently being considered currently.
(3) Consult and collaborate with Cambridgeshire County Council on highway access, consistent with safety and security for all residents and, in particular (but not only), bearing in mind residents' concerns about safety, work with the County to ensure that the Mansell Way crossing be moved up further toward Arbury Road and away from the Alex Wood Road corner, as its location is dangerous for pedestrians and for motor vehicles coming around the bend confronted suddenly with the crossing.
(4) Consult and collaborate with Cambridgeshire County Council (in consultation with residents, and noting residents' concerns as dangers

of fast moving traffic coming around the corner from Roseford Road into Butler Way, and from Butler Way into Roseford Road) as to whether Butler Way (running alongside Kingsway Flats and with no housing frontages) might be decommissioned so that it can become a part of the North Cambridge Development, providing additional green space and trees for Kingsway residents by creating an additional grassed, treed panorama between existing residences and the redeveloped Kingsway Flats.

The Cabinet Member for Housing said the following:

i. The public consultation on the Kingsway and Arbury proposals would begin on 28 October 2026 and run until 20 November 2026.
ii. The proposals would provide much needed council housing in the area and would enhance the green space, shops and library at Arbury Court.
iii. The council successfully secured £96 million for the strategic partnership with Homes England and must now show how we could deliver more council housing.
iv. The project team would be guided by the requirements of the planning process including both national and local planning policies which would impact the design and density.
v. This would include considering the context and character of the area alongside all the other material planning considerations.
vi. The advice of the Greater Cambridge Shared Planning Service would assist the project team in developing the proposal for these sites.
vii. The project team was already in discussions with highways at the County Council and queries would be passed to the team.

Supplementary Question

I have four points.

1. The play park. May we have a confirmation that the play park will remain as is in its three constituent parts. Toddlers, older children, and teenagers. We do not want a sign no ball games allowed.
2. A paved courtyard is absolutely essential for the singing of carols during the festive season and at other times. Public meetings and community interaction is far more possible with a paved courtyard. We do not want children singing carols with wet feet in wet grass.
3. Notification. It would be appreciated if the steps that have been taken by the City Council in notifying residents of Arbury Court, Kingsway Flats

and Brackley Close Mason. Have those notifications been regular and of what have they consisted?

4. Accountability and transparency are essential for local government for two reasons. One, it's a responsibility to be accountable and be transparent. And two, transparency and accountability mean that rumour and gossip are not the way that matters are relayed. therefore, I ask if everybody on the Council's email list could be informed regularly about progress of the project.

The Cabinet Member for Housing replied:

i. The Council had already outlined that the open spaces in the play park would move slightly. A community panel made up of children, teenagers, parents with children, and older people had met monthly to work on the design. Once complete, designs would be published to allow for more discussion.
ii. The Courtyard would be paved, again based on designs by the Community Panel.
iii. The Community had been and could continue to be kept up to date on meetings and dates.
iv. Bi-monthly meetings had taken place with traders regarding the design of the shops.

Question 6)

Cambridge is a City of Sanctuary and welcomes refugees, consistently committing to support the work of the Cambridge chapter of City of Sanctuary in work and partnership with The Cambridge Convoy Refugee Action Group and Cambridge Refugee Resettlement Campaign – as Cambridge City website attests, 'to build a culture of hospitality and welcome for refugees arriving in Cambridge'.

Cambridge 'Stand Up to Racism' applauds this work and stands with the City in a pledge to ensure that refugees in Cambridge can, in resettling, 'feel safe, welcome and part of our community'.

Unity Rallies are being held this Autumn across the United Kingdom to affirm **anti-racism** and the principle and practice of **unity**. Cambridge 'Stand Up to Racism' requests that Cambridge City Council stands with Stand Up to Racism' in supporting the major **Unity Demonstration and Rally** to be held in

Cambridge assembling at Jesus Green on **Saturday 17 October** to stand with our neighbours, communities, and fellow residents for the right of all people to be held in respect and comradeship, entitled to human rights, freedom and dignity, without racism in any form being accepted or tolerated as a part of our City.

We request that this pledge be proclaimed by Cambridge City Councillors cross-party, so that all political parties that are a party of Cambridge City Council stand with the people of Cambridge and Stand Up to Racism to affirm our City as a City of sanctuary, friendship and community for all.

The Cabinet Member for Communities said the following:

i. The City Council was proud that Cambridge was a city of sanctuary.
ii. Since 2015, the Council had directly supported over a thousand refugees who now called Cambridge their home.
iii. The Council had a long history of standing up against all forms of racism and discrimination. The Council was a co-founder and signatory of the Cambridge Equality Pledge.
iv. The Council believed in the dignity of all people and their right to respect and equality of opportunity and valued the diversity and positive contribution that all residents brought to the city of Cambridge.
v. Hoped all groups in would support the rally on 17 October.

Supplementary Question

Could you delegate someone to come and speak at the rally? Could Members take leaflets and distribute them to their networks and show solidarity?

The Cabinet Member for Communities Replied:

i. Offered to speak at the rally and discuss it with other groups across the Council.

Question 7)

The Mayor of Cambridgeshire and Peterborough, Paul Bristow, has set a Cambridgeshire and Peterborough Combined Authority (CPCA) policy to "triple our local economy" by 2050. Whether people like it or not, the policy he has decided will mean a very substantial increase in the number of people and jobs (including offices, labs, etc.). This is in a City that already has a very large amount of driving beyond the limited road space available, so a tripling of activity will present huge challenges for transport provision. Under Mr Bristow's

policy, Cambridge will be a new “Global City Cambridge” Opportunity Zone, with huge expansion of industry (such as labs and offices) and housing.

https://www.easternpowerhouse.uk/post/mayor-bristow-launches-landmark-local-growth-plan-to-supercharge-cambridgeshire-peterborough

Does council agree that, in transport terms, the only way that the Mayor's tripling of growth policy could possibly be workable is by reallocation of roadspace towards non-car modes of transport, such as public transport, cycling, and walking, for the simple reason that there is not physical space for even more driving between all the new houses and labs/offices his policy will result in?

Furthermore, does the council agree with your own Emerging Local Plan's top transport policy statement that "Development must be designed through a vision-led approach which reflects the road user hierarchy"? The road user hierarchy, as defined by UK government, prioritises pedestrians, then cyclists, then public transport, then cars last.

The Leader of the Council and Cabinet Member for Planning and Transport said the following:

i. Non-car transport should be boosted in whatever way possible.
ii. Expressed support for the road user hierarchy and had pushed for it on the planning committee and in the Local Plan.
iii. The Mayor's and Combined Authority’s ambition set out in the local growth plan was a shared ambition amongst all the CPCA partners. This ambition would be expressed in the spatial development strategy (SDS), which will be underway imminently.
iv. Alongside the SDS, the joint Local Plan promoted levels of new development designed to meet the needs identified for new homes and jobs across the area. The local plan was supported by the CPCA work on a transport strategy for greater Cambridge. This strategy promoted a vision-led approach to transport in the future. This would require greater emphasis on sustainable transport choices whilst making provision for private car users to transition from their cars to use infrastructure such as public buses and park and ride. The final version of the Greater Cambridge transport strategy was anticipated in November to accompany the Local Plan submission to the government in December.
v. The implementation of some of the infrastructure required to deliver that strategy was already underway through the Greater Cambridge Partnership Program.

vi. The Greater Cambridge Transport Strategy would also identify a range of additional measures to be promoted by the CPCA with partners, including a range of sustainable and active travel measures consistent with a vision-led strategy.

Supplementary Question
Does the council support tripling of the economy in the area and is it willing to take the very hard decisions that means because, simply, you can't fit more vehicles in?

The Leader of the Council and Cabinet Member for Planning and Transport replied:

i. Supported evidence-based decision-making. The Local Plan had been modified based on evidence about infrastructure.
ii. Future plans would be based on evidence and what is shown to be actually achievable, while recognizing the risks of the delivery and knowing modifications may be required.

Question 8)
Since the start of the market project, the key message from Councillors and officers has been “a 7 day a week market”. But the Sunday market is full of stalls and traders; most of whom are only there for the one day, on a Sunday. It is a discrete entity, a vibrant, eclectic 1 day a week market. But in spite of repeated questions, queries, and prompts, both Councillors and officers have pushed the Sunday market under the carpet. Nor is it even mentioned anywhere in the current planning application 26/03254/FUL for the temporary market.

This repeated ignoring of their existence has brought many of the Sunday traders to the place where they have had enough. They are disappearing from our market altogether. The latest loss means you can no longer buy fresh fish on a Sunday.

When will the Councillors wake up, and understand that the plans that have been presented to them for the market, do not work for them; do not work for their constituents; and most vitally do not work for the traders? As councillors they have set a pattern for the destruction of what was once our thriving, traditional, and diverse vibrant market.

But all is not yet lost. Although planning permission has been granted (by appallingly few councillors) for the market redevelopment, the Council as owner and manager of the market can amend its proposals.

As has been said before, the market is the beating heart of our historic city. A market has been serving the people of Cambridge since Saxon times, long before the University. A thriving, traditional eclectic market would continue to be a huge asset to our City going forward. Instead, the extent to which the Council's plans are destroying the market are becoming more vivid every day.

It is time for all councillors to get involved, and make it clear that they will not countenance the destruction of our traditional market.

The following response was provided by Cabinet Member for Inclusive Economy and Skills outside of the meeting as the 30-minute time for public questions had expired:

i. The Council had been meeting traders on a monthly basis to go through proposals for the new market and the temporary market when works are in place. These meetings provided an opportunity for traders to raise concerns.

ii. The local produce and Arts and Craft stalls were now part of the 7 day a week general market. Sunday trading had been picked up at the meetings and through correspondence with councillors. It was essential that the local produce and Arts and Craft stalls continued to be a vibrant part of the market. Designs were flexible and allowed for the market to thrive now and evolve in the future.

iii. With plans approved, the project team would now work through the technical designs and operational aspects of the new market as well as through the temporary market application.

Question 9)

Heatwaves of the degree and intensity of this summer have resulted in the tragic loss of huge numbers of recently planted trees, notably on Milton Road where many trees are now marked for felling which is a travesty. Given that the heatwaves we had are likely to be the new normal, will the council be doing a survey of which trees have survived and not survived to ensure that only species appropriate trees with the highest chance of survival of current and future heatwaves are planted as part of the ongoing tree strategy? What other techniques will the council employ to try and prevent future tree losses?

The following response was provided by Cabinet Member for Nature, Open Spaces and City Services outside of the meeting as the 30-minute time for public questions had expired:

i. The prolonged periods of exceptionally hot and dry weather this summer had placed significant stress on trees across Cambridge, especially younger and recently planted trees whose root systems were not yet fully established. The Council shared the concern about these losses and recognised both the environmental value of these trees and the investment that had gone into establishing them.
ii. Responsibility for trees across Cambridge was shared between a number of organisations and landowners. In the case of Milton Road, many of the trees associated with the highway improvement scheme had been transferred to Cambridge City Council. In this scenario the watering frequency had been increased, nevertheless, the experience across the city provided important evidence to learn from.
iii. The Council's Urban Forest Strategy 2026–2036 specifically recognised climate change, increasing temperatures, drought, pests and disease as significant challenges to Cambridge's tree population. Greater emphasis had been placed on climate resilience, species diversity and evidence-led management and planting.
iv. The Council would continue to monitor the condition and establishment of trees within the Council's own tree stock, including understanding patterns of failure. This information would help inform future planting decisions. However, this would not simply be a question of identifying individual species which survived this particular summer. A diverse urban forest would be required, rather than relying on a small number of apparently drought-tolerant species, because resilience also required consideration of future pests and diseases, biodiversity, local soil conditions, available rooting space and the characteristics of individual planting sites.
v. Species selection should therefore be only one part of the response. The Council should continue improving how new trees are established. This included appropriate planting specifications, adequate soil volumes and rooting environments, mulching to retain soil moisture, appropriate staking and protection, watering and monitoring during the crucial first years after planting. The Council would continue to consider how water could be used more efficiently and how planting design could give trees the best possible opportunity to establish during increasingly hot and dry summers.
vi. Our recently adopted Urban Forest Strategy provided a framework for doing precisely this. It established a 2025 baseline covering matters

including species mix, risks and opportunities, alongside measurable indicators through which delivery could be monitored.

vii. There would inevitably be some tree losses, particularly following weather conditions as extreme as those experienced in 2026, and it would be unrealistic to suggest that these can be eliminated entirely. The objective would be to learn from those losses, improve establishment rates and ensure that the trees planted today had the best possible prospect of developing into the mature, healthy and diverse urban forest Cambridge will need in a warmer climate.

26/78/CNL To deal with oral questions

1. From Cllr Young to the Leader

Can the Leader please explain the administration's strategy for community centres across the city, in particular those being built as required under the local plan and in accordance with good community practice?

The Cabinet Member for Communities responded with:

i. A Community Centre strategy had been published some time ago. It established a clear strategic direction looking at where community provision was most needed and also how facilities could be managed and sustained.
ii. Most of the principal actions had now been delivered. The approach had deliberately been a hybrid one. The Council directly operated centres where that was the appropriate model, whilst also investigating where community spaces could be managed by community partners. Community-led stewardship could be effective and enabled spaces to be shaped by their communities.
iii. The Council would work with the old city strategy and potentially amend it if necessary.
iv. The City Council had been working with South Cambridgeshire District Council and specialist consultants on the updated greater Cambridge approach. The Council was sensitive to the needs of the community and what would work best for them.

2. From Cllr Illingworth to the Leader

Does the Leader agree with me that after the government established such momentum and focus behind its proposals to reorganise local government, first its failure to decide between proposed options for this area and then its suspension of the whole programme here and elsewhere, suggests the whole project descended into a shambles? What has been the cost of this to the Council?

The Leader of the Council responded with:

i. The program had not been suspended. Local Government Reorganisation (LGR) had been paused while the government conducted a review.
ii. The Council understood that it was still the government's intention to proceed.
iii. Discovery work with partner councils in Cambridgeshire and Peterborough helped identify how local government services were delivered in the area. This work will would be valuable when the LGR program resumed.
iv. During 2025/26 and 26/27, the Council spent a net amount of £227,000 on LGR, which included costs associated with developing the option B proposal to government and initial preparatory work for reorganisation.
v. Councils in Cambridgeshire and Peterborough would prepare a joint compensation claim to government for ongoing costs that would be incurred during the pause period.

3. From Cllr Glasberg to the Cabinet Member for Nature, Open Space and City Services

At the last Council meeting there was unanimous support for our motion to declare the Rights of the River, and a report has now come to the Scrutiny Committee and Cabinet setting out all the work that the Council is undertaking to protect and enhance it.

Under the heading, ‘Planning, Water Resources and Sustainable Growth', the report states that, 'Water availability is a strategic constraint for Greater Cambridge. The issue is particularly important because of the relationship between groundwater abstraction and the chalk aquifer which supports the area’s chalk streams ’. Water availability is also a potential constraint on the substantial growth proposed in the emerging Local Plan.

This issue is recognised as key by the Greater Cambridge Shared Planning Service, which has undertaken considerable work on this area in preparing the Local Plan. It is also recognised by the Government, which set up a Water Scarcity Group to look at ways to address this problem, which is a potential block on the major growth planned for this region.

Although it seems water credits are not being pursued further at present, a range of other measures is being considered, including water-efficiency and retrofit programmes, water reuse, the proposed Grafham transfer, the Fens

Reservoir and agricultural reservoirs. However, these measures have different delivery dates and remain subject to significant assumptions.

Can the Executive Councillor set out the evidence on which the Council relies to conclude that sufficient water will be available to meet the needs of the existing population and planned development throughout the Local Plan period, without further damage to our chalk streams?

The Leader of the Council and Cabinet Member for Planning and Transport responded with:

i. Water availability was one of the most significant constraints facing Greater Cambridge and it should not be suggested that having enough water for the whole local plan period is somehow guaranteed. An evidence base did not say that.
ii. A much stronger body of evidence existed about the scale of the challenge that identified a pathway based on three things: reducing demand for water, providing new strategic water supplies, and reducing abstraction from the chalk aquifer.
iii. A range of measures therefore needed to be taken including greater water efficiency in new developments, retrofitting existing buildings, reducing leakage, increasing metering and opportunities for water reuse. Demand reduction alone would not resolve the problem.
iv. The principal medium-term intervention would be the proposed transfer from Grafham reservoir, which Cambridge Water's current water resources management plan expected to provide 26 million litres per day from 2031/32 until the larger Fen Reservoir resource could provide Cambridge with around 44 million litres per day. Cambridge Water’s statutory plan assumed supply from that reservoir in 2036/37.
v. Overall, the position was not that sufficient water was guaranteed regardless of what happened, but that there was a credible pathway supported by evidence and that pathway depended upon major infrastructure, ambitious water efficiencies and continued environmental protection being delivered.

4. Cllr Nicmanis to the Leader (Cabinet Member for Planning and Transport)

Thank you, Cambridge city councillors, for voting unanimously in favour of an Article 4 Direction on 16th July. This was an important first step in the direction of controlling the proliferation of Houses of Multiple Occupancy (HMOs) in our residential areas which create increased wealth for the few off the back of those in our city who cannot afford to get on the housing ladder.

We must understand that this escalating problem is contributing to further economic inequality in our unfair city.
HMOs are a necessary part of the Cambridge housing mix but their recent rapid spread due to the opportunistic grab by property investors to make huge profit margins from people studying and working in our city must be curbed.
10% is understood nationally as the accepted 'tipping point' at which community cohesion and access to local amenities become irreversibly damaged. Numerous other university cities with similarly sized student populations like York, Bath, Durham, Leeds, Bristol and Leicester recognise that a 10%/100m radius cap based on measurable data is essential in order to:

1. protect community stability against high-rent housing trends
2. freeze excessive expansion as developers learn to avoid properties where a conversion would not be permitted
3. prevent expensive planning appeals
4. protect council officers from spending hours on planning reports
5. protect planning members from having to make decisions on vague criteria like "harm to neighbourhood character" or "amenity impact" whose subjectivity developers can exploit with bespoke bike storage, noise management plans, and waste management plans.

Will the council re-confirm their commitment to supporting the inclusion of a 10%/100m threshold and communicate what steps have been taken towards this end since our commitment made at the July Full Council?

The Leader of the Council and Cabinet Member for Planning and Transport responded with:

i. Article 4 would be brought to Cabinet soon.
ii. No commitment had been made to refuse planning permissions for new HMOs if 10% or more of the residential properties within a 100-metre radius of the application sites were already in operation as HMOs.
iii. The proposal for this threshold had been raised at the scrutiny committee as part of its review of the local plan policies prior to consultation. This included explicit consideration of the matter of HMOs, noting the specific characteristics of Cambridge and its surroundings. At that meeting, the committee did not request a 10% over 100 metres threshold and it was not under active consideration.
iv. The recommendations of that scrutiny committee were taken into a revised local plan and included the inclusion of splash pads, a new policy on gambling, support for the principle of meanwhile use, commending the neurodiversity measures referred to in the policy and requiring a masterplan for the Cambridge Biomedical Campus.

v. Feedback from the regulation 19 consultation on the soundness of the local plan would be considered by the Cabinet and the Council later this year prior to the submission of the plan to the government, and the test of the plan and its policies at a public examination next year. Only minor changes could be made at that point.

26/79/CNL To consider the recommendations of the Executive for adoption

26/80/CNL River Cam, Chalk Streams and Tributaries – Strategic Review and Environmental Projects

Resolved unanimously to:

i. Approve an increase in the Jesus Green River wall project budget from the £850,000 approved in October 2024 to a maximum of £2.441 million, to enable the stabilisation and replacement works to proceed and the competitive procurement process to commence.
ii. Approve the additional capital provision being funded from reserves, with financing implications incorporated into the Council's Medium-Term Financial Strategy.

26/81/CNL Budget Outturn 2025-26

Councillor Bennett requested that the carry forward request for the budget line relating to the Development of the Civic Quarter, contained within Appendix D – General Fund Capital Outturn 2025/26, be voted on as a standalone item.

Resolved (28 votes to 11, with 0 abstentions) to carry forward the Development of the Civic Quarter fund.

Resolved unanimously to:

i. Approve of the revenue budget carry forwards greater than £50,000 listed at Appendix C of the Officer's report.
ii. Approve the creation of a new earmarked reserve for asset compliance, and the transfer into this reserve of the net 2025/26 General Fund underspend of £1.930 million.
iii. Approve the General Fund capital budget carry forwards listed at Appendix D, together with the carry forward of associated resources to finance this expenditure (including £1.767 million of planned revenue contributions to capital).
iv. Approve the Housing Revenue Account capital budget carry forwards listed at Appendix F of the Officer's report.

26/82/CNL Development Loan to Cambridge Investment Partnership

Resolved unanimously to:

i. Increase the maximum developmental loan amount to be drawn down by Cambridge Investment Partnership LLP in respect of Newbury Farm, ATS/Murketts Histon Rd, and Fanshawe Road, by £12 million.
ii. Approve a corresponding increase of £12 million to the total investment counter-party limit with CIP in the Treasury Management Strategy.

26/83/CNL To consider the following notices of motion, notice of which has been given by:

9a Councillor Flaubert: From Commitment to Action on Racial Equality
Resolved (by 37 votes to 0, with 2 abstentions) to approve the following motion.

From Commitment to Action on Racial Equality

Council notes

That Cambridge is a diverse city and that Black, Asian and other ethnic-minority communities make a significant contribution to the life, culture and economy of Cambridge.

That the Council supported the Black Lives Matter motion in July 2020 and recognises the significant work undertaken since then to address racial inequality, including workforce equality monitoring, engagement with staff and communities, and the development of the Race Equality Toolkit.

That the Council endorsed the UNISON Anti-Racism Charter in October 2025 and signed the Charter in January 2026, building on work already undertaken by the Council to promote racial equality within its workforce. The Charter includes commitments relating to workforce and ethnicity pay-gap reporting, anti-racism training, recruitment and promotion, and monitoring disciplinary and grievance outcomes.

That the Council's 2024/25 Equality in Employment Workforce Report demonstrates progress in some areas, including increased ethnic-minority representation among employees, apprentices and those receiving promotions. It also shows that ethnic-minority representation changes at different stages of the recruitment process.

That differences in representation at different stages of recruitment do not, by themselves, demonstrate discrimination. However, significant or persistent disparities should prompt the Council to understand whether barriers exist and whether existing measures are effective.

That legitimate scrutiny, political debate, journalism and freedom of expression are fundamental to a democratic society, while bullying, harassment, discriminatory abuse, intimidation and threats should not be confused with legitimate scrutiny.

Council believes
That the progress made since 2020 should be recognised and welcomed.

That commitments to racial equality are most meaningful when they result in measurable improvements in people's experiences and opportunities.

That the next stage should therefore be to move from commitment and representation towards measurable outcomes, action and accountability, building on the work already being undertaken by the Council.

That equality of opportunity does not mean lowering standards. It means ensuring that everyone has a fair opportunity to demonstrate their skills, experience and ability, with consistent and proportionate standards applied fairly.

That tackling racial inequality requires both good quality data and meaningful engagement with the people affected by inequality.

Council resolves
1. Strengthen accountability for existing commitments
To build on the Council's Anti-Racism Charter, Equality in Employment reporting and Inclusion and Equity Panel work by introducing a clearer annual assessment of progress on racial equality.

Using existing data wherever possible, and subject to legal requirements and appropriate statistical safeguards, the assessment should identify significant or persistent disparities across the employment journey, including:
● recruitment and appointment;
● progression and promotion;
● training and development;
● representation at senior levels;
● pay;

● disciplinary and grievance outcomes; and
● retention and departures.

2. Turn evidence into action
Where significant or persistent disparities are identified, the Council should adopt an **"identify, analyse, act and evaluate"** approach:

Identify the disparity → Analyse possible causes → Act to address potential barriers → Evaluate whether the action worked.

Where appropriate, the annual assessment should identify:
● the issue or disparity identified;
● the evidence considered;
● the action proposed or taken;
● the service or team responsible;
● the timescale for action; and
● the outcome or measurable change.

Progress should be reported to the Inclusion and Equity Panel and made publicly available.

3. Strengthen safeguards against harassment
To review existing arrangements for employees and elected Members to raise concerns about bullying, harassment, discriminatory abuse, intimidation or threats.

The review should consider whether reporting routes are clear, accessible and trusted, and whether staff and Members understand how concerns will be dealt with.

In doing so, the Council should expressly protect legitimate journalism, political debate, criticism, peaceful protest and democratic scrutiny.

4. Strengthen training and leadership
To build on existing anti-racism and equality commitments by ensuring that elected Members, managers and staff have appropriate opportunities to understand racial inequality, discrimination and harassment, and their responsibilities in addressing them.

Training should be practical, proportionate and relevant to people's roles, with particular attention where appropriate to recruitment, promotion, management, complaints and responding to concerns about discrimination or harassment.

The Council should periodically assess the effectiveness of this training and use feedback from staff and Members to improve future provision.

5. Widen opportunities for young people

To build on existing Council youth, skills and careers programmes by working with schools, colleges, young people, employers and community organisations to widen access to:

- mentoring;
- diverse role models;
- workplace visits;
- meaningful work experience;
- apprenticeships; and
- careers opportunities.

Particular attention should be given to young people who may have less access to professional networks and opportunities.
Young people should be involved in designing and evaluating this work.

6. Work with Cambridge employers and business partners

To use the Council's civic, convening and partnership role to encourage employers, business partners, suppliers and organisations working with the Council to improve transparency around racial equality in employment.
Where appropriate and lawful, the Council should encourage organisations to publish or share anonymised equality data, including workforce representation, recruitment, progression, pay and retention, and to consider what action is being taken where significant disparities are identified.

The Council should promote the sharing of good practice and encourage organisations it works with to consider how their recruitment, work experience, apprenticeship, mentoring and progression opportunities can be made accessible to a wider range of people.

The Council should also consider, within the requirements of procurement law and its existing procurement policies, whether appropriate equality and transparency considerations can be incorporated into future commissioning and partnership arrangements.

The Council should report annually on the steps it has taken to engage with employers and business partners and, where possible, the progress achieved.

7. Make racial equality a continuing priority
To ensure that the work set out in this motion becomes part of the Council's continuing approach to equality rather than a one-off programme.

The Council should provide an annual update on progress against this motion and its existing Anti-Racism Charter commitments.

The update should clearly distinguish between:
● actions completed;
● actions underway;
● actions that have not delivered the intended outcome; and
● areas requiring further action.

The Council should continue to engage staff, residents, young people and community organisations in shaping and evaluating its approach, including people with relevant lived experience.

The Council should use the evidence from this annual review to inform future equality objectives, workforce planning and policy development.

8. Council notes that the majority of actions in this motion build on existing commitments, structures and programmes, and resolves that implementation of these actions should proceed within existing resources where possible and should not be made contingent on the outcome or timing of Local Government Reorganisation.

9b Councillor Payne: Herbicide-Free Weed Management
Councillor Dryden left the meeting before this item was considered and did not return.

Councillor Payne proposed and Councillor Young seconded the following motion.

Council notes:

- That Cambridge Liberal Democrats called for the Council to adopt and trial herbicide-free weed management, both through the declaration of a Biodiversity Emergency in 2019 and through a motion proposing trials in two wards in 2021.

- That the Liberal Democrat motion received unanimous Council support and was welcomed by local environmental organisations and community groups.

- The important contribution made by Pesticide Free Cambridge and others in developing and supporting Cambridge's herbicide-free ambition.

- That the trials demonstrated the environmental benefits of reducing herbicide use, but also identified significant operational challenges associated with replacing chemical treatment with mechanical and manual methods.

- That mechanical and manual weed removal is more labour-intensive, is affected by weather, seasonal growth, parked vehicles and accumulated detritus, and requires repeat visits because it does not prevent regrowth.

- That, following the trials and investment in specialist equipment, the Council moved to extend herbicide-free weed management across the city.

- That, since then, implementation has been slow, reflecting the difficult and time-consuming nature of herbicide-free weed removal and the need to tackle years of accumulated detritus alongside the visible growth. Consequently, a substantial number of areas are still awaiting treatment, and residents are understandably concerned about the condition of streets and public spaces.

- That responsibility for weed management is divided between Cambridge City Council, Cambridgeshire County Council and other landowners, requiring stronger coordination and clearer information for residents.

Council believes:

- That the Council-led ambition to end the routine use of herbicides remains the right approach for Cambridge and should not be abandoned because its implementation has proved more difficult than anticipated.

- That herbicide-free weed management supports the Council's commitments to biodiversity, environmental protection and more sustainable management of public spaces.

- That environmental ambition must be matched by effective implementation, sufficient resources, suitable equipment and an honest assessment of what is required to deliver the service successfully.

- That Cambridge residents are entitled to streets and public spaces that are safe, accessible, properly maintained and attractive.

- That priority must be given to weed growth that obstructs footways, affects accessibility, restricts drainage, creates a safety concern or risks damage to highways and other infrastructure.

- That some vegetation can be tolerated where it does not affect safety, accessibility, drainage, infrastructure or the reasonable enjoyment of public space.

- That residents should be given clear information about the standards they can expect from an herbicide-free service, including the greater likelihood of seasonal growth and regrowth between treatments.

- That the present difficulties require decisive corrective action and additional support for the service, rather than any retreat from the Council's herbicide-free commitment.

Council therefore calls on the Leader and Executive Councillor to:

- Reaffirm the Council's commitment to the Liberal Democrat-led ambition of ending the routine use of herbicides on land managed by the City Council.

- Commission an urgent officer review of the current weed-management programme, identifying:
    - the reasons for departure from the original programme;
    - the extent of the outstanding work;
    - the staffing, equipment and financial capacity required;
    - the effectiveness and whole-life cost of the different mechanical and manual methods;
    - the frequency of repeat treatment needed;

  - seasonal and weather-related constraints;
  - the effect of parked vehicles and other access restrictions; and
  - opportunities for better coordination with the County Council, contractors, communities and other landowners.

- Bring forward a costed, non-recurring recovery programme to blitz outstanding priority areas and establish a manageable baseline for future maintenance.

- Ensure that any short-term intervention is supported by a sustainable annual maintenance programme, so that areas cleared through the recovery work receive appropriate repeat treatment.

- Develop a risk-based approach that prioritises safety, accessibility, drainage, transport routes and the protection of public infrastructure.

- Continue to test and evaluate new equipment and working methods, drawing on operational evidence from Cambridge and good practice elsewhere.

- Bring forward any necessary budget bid for 2027-28, clearly distinguishing between the one-off cost of recovering the service and the recurrent resources required to maintain it.

- Publish a clear statement for residents setting out responsibilities, priorities, expected service standards, seasonal constraints and how urgent concerns should be reported.

- Introduce transparent performance reporting covering areas completed, outstanding initial treatments, repeat visits, complaints, service requests, costs and operational learning.

- Report the findings of the review, together with costed options and a revised delivery programme, to the relevant scrutiny committee within an agreed timescale.

Councillor Smart proposed and Councillor Moore seconded the following amendment (deleted text struck through and additional text underlined):

Council notes:

- That in 2019 the Council unanimously supported calling a Biodiversity Emergency, which has since then been put into practice with the Council's Biodiversity Strategy.

- That in 2021 the Council unanimously supported a herbicide-free trial in two wards which has since then progressed to the adoption of the council's city-wide Herbicide-Free Weed Strategy in 2025.

- ~~That Cambridge Liberal Democrats called for the Council to adopt and trial herbicide-free weed management, both through the declaration of a Biodiversity Emergency in 2019 and through a motion proposing trials in two wards in 2021.~~

- ~~That the Liberal Democrat motion received unanimous Council support and was welcomed by local environmental organisations and community groups.~~

- That Cambridge City Council has been successful in stopping the use of herbicides.

- Certain widely used formulas, such as glyphosate, have been linked by various health organisations and studies to chronic issues, including potential carcinogenic risks and hormone disruption. The World Health Organisation's International Agency for Research on Cancer classified glyphosate as "probably carcinogenic to humans".

- Herbicides are therefore potentially dangerous to all plant life including edible foodstuffs, as well as animals, including pets.

- It is the policy of this Council to cultivate a healthy, nature-positive urban environment that supports local wildlife and ecosystems.

- That there has been continuing cross-party support for developing a herbicide-free approach in Cambridge.

- Recognises the important contribution made by Pesticide Free Cambridge, On the Verge and others in developing and supporting Cambridge's herbicide-free ambition.

- That the trials ~~demonstrated the environmental benefits of reducing herbicide use,~~ provided evidence supporting the environmental case for reducing routine herbicide use but also identified significant operational

challenges associated with replacing chemical treatment with mechanical and manual methods.

- That mechanical and manual weed removal is more labour-intensive, is affected by weather, seasonal growth, parked vehicles and accumulated detritus, and requires repeat visits because it does not prevent regrowth.

- That, ~~following the trials and investment~~ the Council has invested in specialist equipment, ~~the Council moved~~ in order to extend herbicide-free weed management across the city.

- That the Council's approved 2025 Herbicide-Free Weed Management Work Programme identified an initial backlog of weed growth requiring intensive treatment before moving to a programme of regular scheduled maintenance

- That, since then, implementation has been challenging ~~slow~~, reflecting the difficult and time-consuming nature of herbicide-free weed removal and the need to tackle years of accumulated detritus alongside the visible growth. Consequently, ~~a substantial number of~~ some areas that are between ~~are still awaiting~~ treatments~~, and~~ can cause residents to be ~~are~~ understandably concerned about the condition and accessibility of streets and public spaces.

- That there is currently no sufficiently clear and publicly accessible picture of the outstanding backlog, broken down by ward and priority, or of actual delivery against the treatment programme provided in 2025.

- That responsibility for weed management is divided between Cambridge City Council, Cambridgeshire County Council and other landowners, requiring strong ~~stronger~~ coordination and clear ~~clearer~~ information for residents.

Council believes:

- That the Council-led ambition to end the routine use of herbicides ~~remains the right approach for Cambridge and should not be abandoned because its implementation has proved more difficult than anticipated.~~ Should be maintained, while recognising that its success depends on a properly resourced, sustainable and effective weed management service.

- That herbicide-free weed management supports the Council's commitments to biodiversity, environmental protection and more sustainable management of public spaces.

- That environmental ambition must be matched by effective implementation, sufficient resources, suitable equipment and an honest assessment of what is required to deliver the service successfully.

- That Cambridge residents are entitled to streets and public spaces that are safe, accessible, properly maintained and attractive.

- That priority must be given to weed growth that obstructs footways, affects accessibility, restricts drainage, creates a safety concern or risks damage to highways and other infrastructure**,** though not an exclusive list

- That some vegetation can be tolerated where it does not affect safety, accessibility, drainage, infrastructure or the reasonable enjoyment of public space, though not an exclusive list

- That residents should be given clear information about the standards they can expect from an herbicide-free service, including the greater likelihood of seasonal growth and regrowth between treatments.

- That the present challenges will not cause ~~difficulties require decisive corrective action and additional support for the service, rather than~~ any retreat from the Council's herbicide-free commitment a clear recovery plan for outstanding work, followed by a sustainable recurring maintenance programme, rather than a retreat from the Council's commitment to ending the routine use of herbicides.

Council therefore calls on the Leader and Executive Councillor to:

- Reaffirm the Council's commitment to **cross-party support for** ~~the Liberal Democrat-led ambition of~~ ending the routine use of herbicides on land managed by the City Council.

~~Commission an urgent Officer review of the current weed-management programme, identifying:~~ Require Officers to report on delivery against the Council's approved 2025 Herbicide-Free Weed Management Work Programme, identifying:

- the work originally planned and the work actually delivered to date;
- the current ~~outstanding~~ backlog of outstanding work, broken down by ward and priority;
- the reasons for any material delays or variance from the approved programme;
- the staffing, equipment and financial capacity currently available and the capacity required;
- the effectiveness and whole-life cost of the different mechanical and manual methods;
- the frequency of repeat treatment required to maintain acceptable standards;
- seasonal and weather-related constraints;
- the effect of parked vehicles and other access restrictions; and
- opportunities for better coordination with the County Council, contractors, communities and other landowners.
- Any additional costs to the City Council of cutting the County Council's verges on their behalf.

~~• the reasons for departure from the original programme;~~
~~• the extent of the outstanding work;~~
~~• the staffing, equipment and financial capacity required;~~
~~• the effectiveness and whole-life cost of the different mechanical and manual methods;~~
~~• the frequency of repeat treatment needed;~~
~~• seasonal and weather-related constraints;~~
~~• the effect of parked vehicles and other access restrictions; and~~
~~• opportunities for better coordination with the County Council, contractors, communities and other landowners.~~

~~• Bring forward a costed, non-recurring recovery programme to blitz outstanding priority areas and establish a manageable baseline for future maintenance.~~

~~• Ensure that any short-term intervention is supported by a sustainable annual maintenance programme, so that areas cleared through the recovery work receive appropriate repeat treatment.~~

- Bring forward an options appraisal for a non-recurring recovery programme to blitz outstanding priority areas and establish a manageable baseline for future maintenance

- Bring forward an options appraisal for ~~and~~ a sustainable annual maintenance programme, so that areas cleared through the recovery work receive appropriate repeat treatment, including appropriate treatment frequencies for different categories of location.

- Develop a risk-based approach that prioritises safety, accessibility, drainage, transport routes and the protection of public infrastructure.

- Adopt a transparent risk-based prioritisation framework, giving priority to safety, accessibility, drainage, transport routes and the protection of public infrastructure, with clear service standards and target response times.

- Continue to test and evaluate new equipment and working methods, drawing on operational evidence from Cambridge and good practice elsewhere.

- Present ~~Bring forward~~ any ~~necessary~~ suggested budget bid for 2027-28, clearly distinguishing between the one-off cost of recovering the service and the recurrent resources required to maintain it, so that Councillors can make an informed decision weighing up the costs of any necessary bid with any additional savings that will need to be made elsewhere

- Publish a clear statement for residents setting out ~~responsibilities, priorities, expected service standards, seasonal constraints and how urgent concerns should be reported.~~ the division of responsibilities between te City Council, County Council and other landowners; service priorities and standards; seasonal constraints; and how urgent concerns should be reported and escalated.

- Introduce transparent performance reporting covering areas completed, outstanding initial treatments, repeat visits, complaints, service requests, costs and operational learning.

- Report the findings of the review, together with costed options and a revised delivery programme, to the relevant scrutiny committee within an agreed timescale.

The amendment was carried by 21 votes in favour to 13 against, with 4 abstentions.

Councillor Davison proposed and Councillor Clough seconded the following amendment (deleted text struck through and additional text underlined):

Council notes:

- That ~~Cambridge Liberal Democrats~~ called ~~for to adopt and trial herbicide-free weed management, both through the declaration of a Biodiversity Emergency in 2019 and through a motion proposing trials in two wards in 2021~~ the Council declared a Biodiversity Emergency in 2019 and subsequently supported the introduction and trial of herbicide-free weed management in Cambridge.

- That the Liberal Democrat motion received unanimous Council support and was welcomed by local environmental organisations and community groups.

- The important contribution made by Pesticide Free Cambridge and others in developing and supporting Cambridge's herbicide free ambition.

- That the trials ~~demonstrated the environmental benefits of reducing herbicide use~~, provided evidence supporting the environmental case for reducing routine herbicide use but also identified significant operational challenges associated with replacing chemical treatment with mechanical and manual methods.

- That mechanical and manual weed removal is more labour intensive, is affected by weather, seasonal growth, parked vehicles and accumulated detritus, and requires repeat visits because it does not prevent regrowth.

- That, following the trials and investment in specialist equipment, the Council moved to extend herbicide-free weed management across the city.

- That the Council's approved 2025 Herbicide-Free Weed Management Work Programme identified an initial backlog of weed growth requiring

intensive treatment before moving to a programme of regular scheduled maintenance

- That, since then, implementation has been slow, reflecting the difficult and time-consuming nature of herbicide-free weed removal and the need to tackle years of accumulated detritus alongside the visible growth. Consequently, ~~a substantial number of areas are still awaiting treatment, and residents are understandably concerned about the condition of streets and public spaces~~. there remains outstanding work in some areas, and concerns have been raised about the condition and accessibility of streets and public spaces.

- That there is currently no sufficiently clear and publicly accessible picture of the outstanding backlog, broken down by ward and priority, or of actual delivery against the treatment programme approved in 2025.

- That responsibility for weed management is divided between Cambridge City Council, Cambridgeshire County Council and other landowners, requiring stronger coordination and clearer information for residents.

- That the proposed Civic Quarter capital redevelopment project relies on taking on over £60 million in external borrowing at last estimate, alongside drawing on the Council's general reserves.

- That while there has been adjustment in plans for the Civic Quarter in light of both recent consultation and higher-than-anticipated borrowing costs, concerns remain among traders, residents, and stakeholder groups about disruption caused by the project, as well as project costs and the financial risks associated with a major capital scheme.

Council believes:

- That the Council-led ambition to end the routine use of herbicides ~~remains the right approach for Cambridge and should not be abandoned because its implementation has proved more difficult than anticipated.~~should be maintained, while recognising that its success depends on a properly resourced, sustainable and effective weed management service.

- That herbicide-free weed management supports the Council's commitments to biodiversity, environmental protection and more sustainable management of public spaces.

- That environmental ambition must be matched by effective implementation, sufficient resources, suitable equipment and an honest assessment of what is required to deliver the service successfully.

- That Cambridge residents are entitled to streets and public spaces that are safe, accessible, properly maintained and attractive.

- That priority must be given to addressing weed growth that obstructs footways, affects accessibility, restricts drainage, creates a safety concern or risks damage to highways and other infrastructure.

- That some vegetation can be tolerated where it does not affect safety, accessibility, drainage, infrastructure or the reasonable enjoyment of public space.

- That residents should be given clear information about the standards they can expect from an herbicide-free service, including the greater likelihood of seasonal growth and regrowth between treatments.

- That the present difficulties require ~~decisive corrective action and additional support for the service, rather than any retreat from the Council's herbicide-free commitment.~~ a clear recovery plan for outstanding work, followed by a sustainable recurring maintenance programme, rather than a retreat from the Council's commitment to ending the routine use of herbicides.

- That a commitment of over £60 million in external borrowing, as well as significant draw on the Council's general reserves, for a major redevelopment project while basic street maintenance is failing due to underfunding reflects flawed financial and civic priorities.

Council therefore calls on the Leader and Executive Councillor to:

- Reaffirm the Council's commitment ~~to the Liberal Democrat-led ambition~~ of ending the routine use of herbicides on land managed by the City Council.

- ~~Commission an urgent officer review of the current weed management programme, identifying~~: Require Officers to report on delivery against the Council's approved 2025 Herbicide-Free Weed Management Work Programme, identifying:
  - the work originally planned and the work actually delivered to date;

- the current outstanding backlog of outstanding work, broken down by ward and priority;
- the reasons for any material delays or variance from the approved programme;
- the staffing, equipment and financial capacity currently available and the capacity required;
- the effectiveness and whole-life cost of the different mechanical and manual methods;
- the frequency of repeat treatment required to maintain acceptable standards;
- seasonal and weather-related constraints;
- the effect of parked vehicles and other access restrictions; and
- opportunities for better coordination with the County Council, contractors, communities and other landowners.

- ~~the reasons for departure from the original programme;~~
- ~~the extent of the outstanding work;~~
- ~~the staffing, equipment and financial capacity required;~~
- ~~the effectiveness and whole-life cost of the different mechanical and manual methods;~~
- ~~the frequency of repeat treatment needed; o seasonal and weather-related constraints;~~
- ~~the effect of parked vehicles and other access restrictions; and~~
- ~~opportunities for better coordination with the County Council, contractors, communities and other landowners~~.

• Bring forward a costed, ~~non-recurring recovery programme to blitz outstanding priority areas and establish a manageable baseline for future maintenance.~~ time-limited recovery programme to clear the outstanding priority backlog and establish a measurable baseline for future maintenance.

• ~~Ensure that any short-term intervention is supported by a sustainable annual maintenance programme, so that areas cleared through the recovery work receive appropriate repeat treatment.~~ Establish a sustainable recurring maintenance programme, including appropriate treatment frequencies for different categories of location, so that areas cleared through the recovery programme do not return to an unsustainable backlog.

- ~~Develop a risk-based approach that prioritises safety, accessibility, drainage, transport routes and the protection of public infrastructure~~. Adopt a transparent risk-based prioritisation framework, giving priority to safety, accessibility, drainage, transport routes and the protection of public infrastructure, with clear service standards and target response times.

- Continue to test and evaluate new equipment and working methods, drawing on operational evidence from Cambridge and good practice elsewhere.

- ~~-~~Bring forward any necessary budget bid for 2027-28, clearly distinguishing between the one-off cost of ~~recovering the service and the recurrent resources required to maintain it~~. clearing the existing backlog and the recurrent staffing, equipment and other resources required to maintain the service thereafter, and setting out the consequences of different funding levels.

- Instruct officers to conduct an immediate financial review of the planned Civic Quarter project aimed at scaling back borrowing and capital allocations, with such resources as needed for the above budget bid to be reallocated to frontline street cleansing, gully clearing, and manual weed management teams.

- Publish a clear statement for residents setting out ~~responsibilities, priorities, expected service standards, seasonal constraints and how urgent concerns should be reported.~~ the division of responsibilities between the City Council, County Council and other landowners; service priorities and standards; seasonal constraints; and how urgent concerns should be reported and escalated.

- Introduce transparent and regular performance reporting covering ~~areas completed, outstanding initial treatments, repeat visits, complaints, service requests, costs and operational learning~~ the outstanding backlog by ward, initial treatments completed, repeat visits, compliance with service standards, complaints and service requests, expenditure, cost per treatment, and operational learning.

- Report the findings ~~of the review, together with costed options and a revised delivery programme, to the relevant scrutiny committee within an agreed timescale~~ current backlog, costed recovery options, proposed recurring maintenance programme and measurable service standards to

the relevant scrutiny committee within an agreed timescale, with subsequent regular reporting on delivery against those commitments.

The amendment was lost by 27 votes against to 11 votes in favour.

Resolved (36 in favour to 2 against, with 0 abstentions) that:

Council notes:

- That in 2019 the Council unanimously supported calling a Biodiversity Emergency, which has since then been put into practice with the Council's Biodiversity Strategy.
- That in 2021 the Council unanimously supported a herbicide-free trial in two wards which has since then progressed to the adoption of the council's city-wide Herbicide-Free Weed Strategy in 2025.
- That Cambridge City Council has been successful in stopping the use of herbicides.
- Certain widely used formulas, such as glyphosate, have been linked by various health organisations and studies to chronic issues, including potential carcinogenic risks and hormone disruption. The World Health Organisation's International Agency for Research on Cancer classified glyphosate as "probably carcinogenic to humans".
- Herbicides are therefore potentially dangerous to all plant life including edible foodstuffs, as well as animals, including pets.
- It is the policy of this Council to cultivate a healthy, nature-positive urban environment that supports local wildlife and ecosystems.
- That there has been continuing cross-party support for developing a herbicide-free approach in Cambridge.
- Recognises the important contribution made by Pesticide Free Cambridge, On the Verge and others in developing and supporting Cambridge's herbicide-free ambition.
- That the trials provided evidence supporting the environmental case for reducing routine herbicide use but also identified significant operational challenges associated with replacing chemical treatment with mechanical and manual methods.
- That mechanical and manual weed removal is more labour-intensive, is affected by weather, seasonal growth, parked vehicles and accumulated detritus, and requires repeat visits because it does not prevent regrowth.
- That, the Council has invested in specialist equipment in order to extend herbicide-free weed management across the city.

- That the Council's approved 2025 Herbicide-Free Weed Management Work Programme identified an initial backlog of weed growth requiring intensive treatment before moving to a programme of regular scheduled maintenance
- That, since then, implementation has been challenging, reflecting the difficult and time-consuming nature of herbicide-free weed removal and the need to tackle years of accumulated detritus alongside the visible growth. Consequently, some areas that are between treatments, can cause residents to be understandably concerned about the condition and accessibility of streets and public spaces.
- That there is currently no sufficiently clear and publicly accessible picture of the outstanding backlog, broken down by ward and priority, or of actual delivery against the treatment programme provided in 2025.
- That responsibility for weed management is divided between Cambridge City Council, Cambridgeshire County Council and other landowners, requiring strong coordination and clear information for residents.

Council believes:

- That the Council-led ambition to end the routine use of herbicides should be maintained, while recognising that its success depends on a properly resourced, sustainable and effective weed management service.
- That herbicide-free weed management supports the Council's commitments to biodiversity, environmental protection and more sustainable management of public spaces.
- That environmental ambition must be matched by effective implementation, sufficient resources, suitable equipment and an honest assessment of what is required to deliver the service successfully.
- That Cambridge residents are entitled to streets and public spaces that are safe, accessible, properly maintained and attractive.

- That priority must be given to weed growth that obstructs footways, affects accessibility, restricts drainage, creates a safety concern or risks damage to highways and other infrastructure**,** though not an exclusive list.
- That some vegetation can be tolerated where it does not affect safety, accessibility, drainage, infrastructure or the reasonable enjoyment of public space, though not an exclusive list.
- That residents should be given clear information about the standards they can expect from an herbicide-free service, including the greater likelihood of seasonal growth and regrowth between treatments.

- That the present challenges will not cause any retreat from the Council's herbicide-free commitment'
- That the present challenges require a clear recovery plan for outstanding work, followed by a sustainable recurring maintenance programme, rather than a retreat from the Council's commitment to ending the routine use of herbicides.

Council therefore calls on the Leader and Executive Councillor to:

- Reaffirm the Council's commitment to cross-party support for ending the routine use of herbicides on land managed by the City Council.
- Require Officers to report on delivery against the Council's approved 2025 Herbicide-Free Weed Management Work Programme, identifying:
    - the work originally planned and the work actually delivered to date;
    - the current backlog of outstanding work, broken down by ward and priority;
    - the reasons for any material delays or variance from the approved programme;
    - the staffing, equipment and financial capacity currently available and the capacity required;
    - the effectiveness and whole-life cost of the different mechanical and manual methods;
    - the frequency of repeat treatment required to maintain acceptable standards;
    - seasonal and weather-related constraints;
    - the effect of parked vehicles and other access restrictions;
    - opportunities for better coordination with the County Council, contractors, communities and other landowners;
    - any additional costs to the City Council of cutting the County Council's verges on their behalf.
- Bring forward an options appraisal for a non-recurring recovery programme to blitz outstanding priority areas and establish a manageable baseline for future maintenance.
- Bring forward an options appraisal for a sustainable annual maintenance programme, so that areas cleared through the recovery work receive appropriate repeat treatment, including appropriate treatment frequencies for different categories of location.
- Develop a risk-based approach that prioritises safety, accessibility, drainage, transport routes and the protection of public infrastructure.

- Adopt a transparent risk-based prioritisation framework, giving priority to safety, accessibility, drainage, transport routes and the protection of

public infrastructure, with clear service standards and target response times.

- Continue to test and evaluate new equipment and working methods, drawing on operational evidence from Cambridge and good practice elsewhere.
- Present any suggested budget bid for 2027-28, clearly distinguishing between the one-off cost of recovering the service and the recurrent resources required to maintain it, so that Councillors can make an informed decision weighing up the costs of any necessary bid with any additional savings that will need to be made elsewhere
- Publish a clear statement for residents setting out the division of responsibilities between the City Council, County Council and other landowners; service priorities and standards; seasonal constraints; and how urgent concerns should be reported and escalated.
- Introduce transparent performance reporting covering areas completed, outstanding initial treatments, repeat visits, complaints, service requests, costs and operational learning.
- Report the findings of the review, together with costed options and a revised delivery programme, to the relevant scrutiny committee within an agreed timescale

9c Councillor Thornburrow: Impact Assessment and Data Sharing for Citywide Roadworks

Councillor Thornburrow proposed and Councillor Moore seconded the following motion:

As residents of Cambridge, City Councillors experience the impact of roadworks first hand, whether we are walking, cycling, using public transport or driving. We know that this causes frustration and delays, adds to the costs for businesses, makes parents late to pick up children, or simply adds to the friction of daily life. While proper maintenance of the city's infrastructure is vital, with better planning and clearer information at least some of the burden could be reduced. However, it appears that the County Council has no interest in limiting the impact of utility works and its own scheduled works on the residents of Cambridge, despite our significance within Cambridgeshire.

The purpose of this motion is to create a closer working relationship between City and County Councils with a view to managing the process more effectively. It will also support the planned creation of a unitary authority.

This Council notes:

- Cambridge City Council receives regular roadworks bulletins, including 50 planned works and 18 full road closures between 16–30 September.
- These works affect roads, pavements and cycleways.
- There is currently no comprehensive modelling of how cumulative works and closures impact congestion, movement across the city, bus reliability, or air quality.

This Council believes:

- Robust data gathering, modelling and impact analysis are essential for effective transport planning.
- Uncoordinated closures without clear assessment place unnecessary strain on residents, public transport operators and businesses, and worsen air quality.

This Council resolves:

- To write to Cambridgeshire County Council, as Highway Authority, requesting full liaison with Cambridge City Council and the Cambridgeshire & Peterborough Combined Authority to ensure:
  1. Systematic data gathering and impact analysis of roadworks and closures, shared between authorities.
  2. Integration of this data into current and future transport and infrastructure planning.

- To request continued liaison with the CPCA on the best use of this data for forward planning.

Councillor Bick proposed and a Councillor seconded the following amendment (deleted text struck through and additional text underlined):

As residents of Cambridge, City Councillors experience the impact of roadworks first hand, whether we are walking, <u>wheeling,</u> cycling, using public transport or driving. We know that this causes frustration and delays, adds to the costs for businesses, makes parents late to pick up children, or simply adds to the friction of daily life. While proper maintenance of the city's infrastructure is vital, with better planning<u>, co-ordination</u> and clearer information <u>of roadworks for all reasons</u> at least some of the <u>cumulative</u> burden could be reduced. ~~However, it appears that the County Council has no interest in limiting the impact of utility works and its own scheduled works on the residents of Cambridge, despite our significance within Cambridgeshire.~~

The purpose of this motion is to create a closer working relationship between City and County Councils with a view to managing the process ~~more~~ <u>as</u>

effectively as possible. ~~It will also support the planned creation of a unitary authority.~~ It seeks to ensure full use of roadworks, transport and environmental data, identify gaps in the evidence base and ensure that cumulative impacts are considered in future planning

This Council notes:

- Cambridge City Council receives regular roadworks bulletins, including 50 planned works and 18 full road closures between 16–30 September.
- These works affect roads, pavements and cycleways and can have wider impacts on public transport, accessibility, air quality and movement across the city
- ~~There is currently no comprehensive modelling~~ Skilled, data-based judgement is necessary of how cumulative works and closures impact congestion, movement across the city, bus reliability, or air quality.
- Full use of highways authority legal powers in managing the rights of private developers and utilities companies, together with the scheduling of highways improvement projects are needed to minimise disruption to road users including walking, wheeling and cycling accessibility.

This Council believes:

- Robust data gathering, modelling and impact analysis are essential for effective transport and infrastructure planning.
- ~~Uncoordinated closures without clear assessment place unnecessary strain on residents, public transport operators and businesses, and worsen air quality.~~
  - Effective co-ordination and assessment of significant roadworks and closures helps reduce unnecessary disruption to residents, public transport operators and businesses, and support consideration of impacts on air quality

This Council resolves:

- To recommend the Chair of the Performance, Assets & Strategy Overview & Scrutiny Committee to invite representatives of the County Highways Authority to a public scrutiny session to discuss their current powers and processes for regulating works on the city's road network and opportunities to optimise the performance for all road users through further co-operation with the city council and other stakeholders
- At this session to encourage members to seek a shared understanding of:

- The data sources that are utilised, the role of modelling and the potential impact on outcomes of expanding these;
- Public information practices and the scope to publish a long range plan;
- The parameters for the highways authority to regulate, based on its legal powers and the rights of other parties, and the existence of realistic alternative approaches which could improve the user's experience.

- ~~To write to Cambridgeshire County Council, as Highway Authority, requesting full liaison with Cambridge City Council and the Cambridgeshire & Peterborough Combined Authority to ensure:~~
  1. ~~Systematic data gathering and impact analysis of roadworks and closures, shared between authorities.~~
  2. ~~Integration of this data into current and future transport and infrastructure planning~~.
- ~~To request continued liaison with the CPCA on the best use of this data for forward planning.~~

The amendment was lost with 27 votes against and 11 votes in favour.

Councillor Flaubert proposed and Councillor Nicmanis seconded the following amendment (deleted text struck through and additional text underlined):

As residents of Cambridge, City Councillors experience the impact of roadworks first hand, whether we are walking, cycling, using public transport or driving, wheeling, cycling, using public transport or driving.

We know that this causes frustration and delays, adds to the costs for businesses, makes parents late to pick up children, or simply adds to the friction of daily life. While proper maintenance of the city's infrastructure is vital, with better planning and clearer information at least some of the burden could be reduced. However, it appears that the County Council has no interest in limiting the impact of utility works and its own scheduled works on the residents of Cambridge despite our significance within Cambridgeshire. better coordination of utility works and the County Council's own scheduled works could reduce their cumulative impact on residents, businesses, public transport, walking, wheeling and cycling across Cambridgeshire.

The purpose of this motion is to create a closer working relationship between City and County Councils with a view to managing the process more effectively. It seeks to make better use of existing roadworks, transport and

environmental data, identify gaps in the evidence base, and ensure that cumulative impacts are considered in future planning. It will also support the planned creation of a unitary authority.

This Council notes:

- Cambridge City Council receives regular roadworks bulletins, including 50 planned works and 18 full road closures between 16–30 September.
- These works affect roads, pavements and cycleways. and can have wider impacts on public transport, accessibility, air quality and movement across the city.

- ~~There is currently no comprehensive~~ modelling The Council does not currently have a comprehensive assessment of how cumulative works and closures impact congestion, movement across the city, bus reliability, or air quality. Including walking, wheeling and cycling accessibility.

This Council believes:

- Robust data gathering, modelling and impact analysis are essential for effective transport and infrastructure planning.
- Uncoordinated closures without clear assessment place unnecessary strain on residents, public transport operators and businesses, and worsen air quality. Effective coordination and assessment of significant roadworks and closures can help reduce unnecessary disruption to residents, public transport operators and businesses, and support consideration of impacts on air quality.

This Council resolves:

- To write to the Cambridgeshire County Council, as the Highway Authority, to explain exactly how this coordination has been organised to date: whose role is it to timetable the utility works and the county council's own scheduled works; and, what strengths, weaknesses and opportunities the county council's relevant employees have identified with this process so far.
- To write to Cambridgeshire County Council, as Highway Authority, requesting full liaison with Cambridge City Council and the Cambridgeshire & Peterborough Combined Authority to ensure:

1. Systematic data gathering and impact analysis of roadworks and closures, shared between authorities A shared assessment of existing roadworks, traffic, public transport and active travel data, identifying gaps in the evidence base and providing additional data or modelling where necessary to assess the cumulative impacts of roadworks and closures. This should include, where available, the location, duration, type and scale of works, traffic flows and journey times, bus journey times and reliability, pedestrian and cycle movements, accessibility impacts and air quality.

2. That the County Council identifies which existing systems and datasets will be used for this purpose, including existing street works permitting and roadworks information systems, and avoids duplication of data collection where suitable information already exists.
3. That the assessment considers the cumulative impact of concurrent or sequential works on the same corridor, neighbourhood or alternative routes.
4. Integration of this data into current and future transport and infrastructure planning. To consider how the resulting analysis could inform current and future transport and infrastructure planning, including the sequencing, timing and coordination of works to minimise unnecessary disruption to public transport, walking, wheeling and cycling routes.
5. That the Highway Authority coordinates the underlying roadworks data and that the agreed analysis is shared with Cambridge City Council and the Cambridgeshire & Peterborough Combined Authority.
6. To request continued liaison with the CPCA on the best use of this data for forward planning, including identifying and mitigating the cumulative impacts of planned works across the city, with findings reviewed at regular intervals and used to inform future roadworks coordination and transport planning.
7. That the Highways Authority shares the next 12 month programme of works for Cambridge city only in advance with city councillors showing how it is coordinated with the various work programmes/contractors including the dates of the works. This task should start immediately and recur annually so city councillors and therefore residents are better informed about roadworks in our city.

The amendment was carried by 24 votes to 11, with 3 abstentions.

Resolved by 25 votes to 0, with 13 abstentions:

As residents of Cambridge, City Councillors experience the impact of roadworks first hand, whether we are walking, wheeling, cycling, using public transport or driving.

We know that this causes frustration and delays, adds to the costs for businesses, makes parents late to pick up children, or simply adds to the friction of daily life. While proper maintenance of the city's infrastructure is vital, with better planning and clearer information, at least some of the burden could be reduced. However better coordination of utility works and the County Council's own scheduled works could reduce their cumulative impact on residents, businesses, public transport, walking, wheeling and cycling across Cambridgeshire.

The purpose of this motion is to create a closer working relationship between City and County Councils with a view to managing the process more effectively. It seeks to make better use of existing roadworks, transport and environmental data, identify gaps in the evidence base, and ensure that cumulative impacts are considered in future planning.

This Council notes:

- Cambridge City Council receives regular roadworks bulletins, including 50 planned works and 18 full road closures between 16–30 September.
- These works affect roads, pavements and cycleways and can have wider impacts on public transport, accessibility, air quality and movement across the city.
- The Council does not currently have a comprehensive assessment of how cumulative works and closures impact congestion, movement across the city, bus reliability, or air quality. Including walking, wheeling and cycling accessibility.

This Council believes:

- Robust data gathering, modelling and impact analysis are essential for effective transport and infrastructure planning.
- Effective coordination and assessment of significant roadworks and closures can help reduce unnecessary disruption to residents, public transport operators and businesses, and support consideration of impacts on air quality.

This Council resolves:

- To write to Cambridgeshire County Council, as the Highway Authority, to explain exactly how this coordination has been organised to date; whose

role is it to timetable the utility works and the county council's own scheduled works; and, what strengths, weaknesses and opportunities the county council's relevant employees have identified with this process so far.

- To write to Cambridgeshire County Council, as the Highway Authority, requesting liaison with Cambridge City Council and the Cambridgeshire & Peterborough Combined Authority (CPCA) to ensure:

1. A shared assessment of existing roadworks, traffic, public transport and active travel data, identifying gaps in the evidence base and providing additional data or modelling where necessary to assess the cumulative impacts of roadworks and closures. This should include, where available, the location, duration, type and scale of works, traffic flows and journey times, bus journey times and reliability, pedestrian and cycle movements, accessibility impacts and air quality.
2. That the County Council identifies which existing systems and datasets will be used for this purpose, including existing street works permitting and roadworks information systems, and avoids duplication of data collection where suitable information already exists.
3. That the assessment considers the cumulative impact of concurrent or sequential works on the same corridor, neighbourhood or alternative routes.
4. Integration of this data into current and future transport and infrastructure planning. To consider how the resulting analysis could inform current and future transport and infrastructure planning, including the sequencing, timing and coordination of works to minimise unnecessary disruption to public transport, walking, wheeling and cycling routes.
5. That the Highway Authority coordinates the underlying roadworks data and that the agreed analysis is shared with Cambridge City Council and the Cambridgeshire & Peterborough Combined Authority.
6. To request continued liaison with the CPCA on the best use of this data for forward planning, including identifying and mitigating the cumulative impacts of planned works across the city, with findings reviewed at regular intervals and used to inform future roadworks coordination and transport planning.
7. That the Highways Authority shares the next 12-month programme of works for Cambridge city only in advance with city councillors showing how it is coordinated with the various work programmes/contractors including the dates of the works. This task should start immediately and recur annually so city councillors and therefore residents are better informed about roadworks in our city.

26/84/CNL Councillor Baigent: Greater Cambridge Partnership

Councillor Baigent proposed and Councillor Nicmanis seconded the following motion:

Council notes that millions of pounds of public money are currently being committed through the Greater Cambridge Partnership (GCP), with limited transparency and scrutiny.

Council believes that significant expenditure decisions should be subject to appropriate democratic oversight and that elected members should have the opportunity to consider and approve major projects involving substantial public expenditure.

Council therefore resolves that, from the date of this motion, the Council's appointed board member on the Greater Cambridge Partnership shall not vote in favour of any GCP project involving expenditure of **£100,000 or more** unless that project has first been considered by Full Council.

Council further resolves that the relevant officer(s) shall establish an appropriate process to ensure that proposals meeting this threshold are brought before Full Council for consideration before the Council's board member is required to vote on them.

The motion fell with 24 votes against, 12 for and 1 abstention.

26/85/CNL Proportionality Update

Council noted the changes in political composition of the Council and the proportionality on committee seats.

26/86/CNL Written questions

Council noted the responses to written questions.

The meeting ended at 10.20 pm

CHAIR

Cabinet
17 November 2026
5.30pm – 7.20pm

Present: Councillors Thornburrow (Chair), Moore (Vice-Chair), Gawthrope Wood and Smart

Councillors in attendance:
Councillors Davison, Porrer and Tong

Councillors in attendance virtually:
Councillor Young

Officers Present:
Joint Director for Planning and Economic Development: Stephen Kelly
Head of Legal Practice: Tom Lewis
Planning Policy Manager: Jonathan Dixon
Team Leader: Stuart Morris
Team Leader: Max Laverock
Team Leader: Lizzie Wood
Team Leader: Terry De Sousa
Head of Governance & Democracy (Deputy Monitoring Officer): Dan Kalley
Deputy Democratic Services Manager: Claire Tunnicliffe

RECOMMENDATION TO COUNCIL

Local Plan Submission

Recommendations of the Cabinet, which met on 17 November 2026, are outlined below:

Cabinet **resolved unanimously** to approve the following recommendations on to Full Council.

Accordingly, Council is recommended to:

i. Note the main issues raised by representations made to the Proposed Submission Greater Cambridge Local Plan (Regulation 19) consultation, and agree with this report's assessment that these support a conclusion that the Proposed Submission Greater Cambridge Local Plan (Regulation 19) satisfies the tests of a sound and legally compliant plan;

ii. Agrees to 'submit' the Proposed Submission Greater Cambridge Local Plan (Regulation 19) (Appendix A), and Proposed Submission Policies Map (Appendix B) for examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), together with:

   a. the Sustainability Appraisal (Appendix C), Habitats Regulations Assessment (Appendix D), Equalities Impact Assessment (Appendix E); and

   b. the Greater Cambridge Local Plan Regulation 22 Statement of Consultation (Appendix F).

iii. Delegate any subsequent minor amendments and editing changes to the submission documents that do not materially affect the content to the Director of Planning in consultation with the Lead Members for Planning, and any subsequent material amendments to the Lead Cabinet Member for Planning and Transport in Cambridge City Council (in consultation with the Chair of the Performance and Assets Scrutiny Committee and Opposition Spokes) and Lead Cabinet Member for Planning at South Cambridgeshire District Council;

iv. Delegate approval and submission of all other supporting documents and evidence documents that are relevant to the preparation of the Local Plan to the Director of Planning in consultation with the Lead Members for Planning;

v. Ask the person appointed to carry out the independent examination of the Plan to recommend such "main" modifications to it that would make the plan sound and/or legally compliant, in accordance with Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended);

vi. Authorise the Director of Planning to:

   a. Prepare and submit evidence, reports, proofs of evidence, technical papers, written statements, statements of common ground and other such documents required in the presentation

of the local plan through the examination process, and to make oral representations at the Hearing sessions, reflecting the Council's agreed position on these matters, and to take such other steps as are conducive or incidental to the submission and examination of the local plan; and

b. Agree such main and "additional" modifications to the Local Plan during the examination in public process as may be necessary to make the Local Plan sound and legally compliant, in accordance with section 20(7C) of the 2004 Act (as amended); (except where changes would, in the view of the Director of Planning, be of such significance as to substantially alter the meaning of a policy or allocation).

This page is intentionally left blank

REPORT TITLE: Submission of Greater Cambridge Local Plan

To: Cabinet 17 November 2026

Lead Cabinet Member Cllr Katie Thornburrow

Report by: Jonathan Dixon, Planning Policy Manager
Tel: (+44 (0)1954 713194) Email: Jonathan.Dixon@greatercambridgeplanning.org

Wards affected: All.

Director Approval: Stephen Kelly, Director of Planning confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet for decision.

1.	**Recommendations**
1.1	It is recommended that Cabinet recommends that Full Council: a. Notes the main issues raised by representations made to the Proposed Submission Greater Cambridge Local Plan (Regulation 19) consultation, and agree with this report's assessment that these support a conclusion that the Proposed Submission Greater Cambridge Local Plan (Regulation 19) satisfies the tests of a sound and legally compliant plan; b. Agrees to 'submit' the Proposed Submission Greater Cambridge Local Plan (Regulation 19) (Appendix A), and Proposed Submission Policies Map (Appendix B) for examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), together with: i. the Sustainability Appraisal (Appendix C), Habitats Regulations Assessment (Appendix D), Equalities Impact Assessment (Appendix E); and ii. the Greater Cambridge Local Plan Regulation 22 Statement of Consultation (Appendix F).

	c. Delegate any subsequent minor amendments and editing changes to the submission documents that do not materially affect the content to the Director of Planning in consultation with the Lead Members for Planning, and any subsequent material amendments to the Lead Cabinet Member for Planning and Transport in Cambridge City Council (in consultation with the Chair of the Performance and Assets Scrutiny Committee and Opposition Spokes) and Lead Cabinet Member for Planning at South Cambridgeshire District Council; d. Delegate approval and submission of all other supporting documents and evidence documents that are relevant to the preparation of the Local Plan to the Director of Planning in consultation with the Lead Members for Planning; e. Ask the person appointed to carry out the independent examination of the Plan to recommend such "main" modifications to it that would make the plan sound and/or legally compliant, in accordance with Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended); f. Authorise the Director of Planning to: i. Prepare and submit evidence, reports, proofs of evidence, technical papers, written statements, statements of common ground and other such documents required in the presentation of the local plan through the examination process, and to make oral representations at the Hearing sessions, reflecting the Council's agreed position on these matters, and to take such other steps as are conducive or incidental to the submission and examination of the local plan; and ii. Agree such main and "additional" modifications to the Local Plan during the examination in public process as may be necessary to make the Local Plan sound and legally compliant, in accordance with section 20(7C) of the 2004 Act (as amended); (except where changes would, in the view of the Director of Planning, be of such significance as to substantially alter the meaning of a policy or allocation).
2.	**Purpose and reason for the report**

2.1	**Introduction** Cambridge City Council and South Cambridgeshire District Council are producing a Joint Local Plan for the Greater Cambridge area (under Section 28 of the Planning and Compulsory Purchase Act 2004). The role of a local plan is to provide a vision for the future development of the area by identifying development needs, developing a strategy for where they should be met, identifying infrastructure needed to support the development, and setting policy requirements to guide the form of development. When it is adopted, the new Local Plan will replace each Council's 2018 Local Plan and earlier Area Action Plans as part of the statutory "Development Plan" for the area and will guide future decisions on planning applications. **Reasons for Recommendations** This report asks Cabinet to recommend to Full Council that the Greater Cambridge Local Plan is ready to submit to government for independent Examination. As a joint Local Plan, a mirror report is being taken to Cambridge City Council including the same recommendations. Cambridge City Council and South Cambridgeshire District Council are preparing a joint local plan: the Greater Cambridge Local Plan. The Local Plan proposes a vision for the future of Greater Cambridge. It identifies the development needs of the area for homes and jobs, and a development strategy for how those needs can be met sustainably. The Plan has been informed by extensive engagement and several rounds of public consultation, taking place between 2019 and 2026. In July 2026 both Cambridge City Council Cabinet and South Cambridgeshire District Council Cabinet agreed to publish the Proposed Submission (Regulation 19) version of the Local Plan and carry out a public consultation. The Proposed Submission (Regulation 19) consultation was held between 3 August and 25 September 2026, giving people the opportunity to comment on its soundness and legality. 2,863 representations were received from 778 individuals or organisations.

Representations are published on the Greater Cambridge Shared Planning website. This report includes a summary of the issues raised in representations. Officers, having considered all of the individual representations, are of the view that the Proposed Submission Plan remains “sound” and legally prepared, and therefore is ready for submission.

The decision to submit the Plan for Examination has to be made by Full Council, and as such this report asks Cabinet to recommend to Full Council that the Plan is ready to submit. If the Councils approve submission of the plan, it will meet the original deadline set by government for plans using the current plan making system to be submitted by the end of 2026. All of the representations made to the Regulation 19 consultation would accompany the plan when submitted to the Secretary of State, and will be considered by the independent planning Inspector who will be appointed to examine the plan. The Inspector will determine if the plan is sound and can be adopted.

The Councils adopted Local Development Scheme (Local Plan timetable) plans for submission by the end of 2026. This responded to the governments deadline for plans being prepared under the legacy system. The government recently wrote to all Councils directing that plans being prepared under the legacy system will be given a three-month extension to allow for administrative tasks and governance to take place. However, it is advised by the Planning Advisory Service (PAS) that authorities should continue to submit their plans as soon as possible, particularly those plans that have already completed Regulation 19 consultations. To enable submission of the Local Plan to meet the original deadline set by the government for local plans under the current plan making system it is necessary for Full Council to agree to submit the Local Plan at the forthcoming meeting on 8 December to allow sufficient time for the Local Plan process to conclude with the submission of a joint Greater Cambridge Local Plan to the Government by the end of 2026.

If approved, the next step for the plan making process is to submit the Plan and supporting documents, together with all representations made to this summer’s

	Proposed Submission (Regulation 19) consultation, to the Secretary of State. Following submission, the plan will be subject to examination by an independent planning inspector appointed by the Planning Inspectorate. The Inspector will determine if the plan is legally compliant and sound (as explained previously) and can therefore be adopted. It is recommended that the Councils formally request the Inspector to recommend such modifications as may be necessary to make the plan sound. If this approach was not agreed, it would significantly increase the risk of the plan being found unsound. The examination will include consideration of representations received at the Regulation 19 stage. The inspector will hold a series of public hearings and is also likely to request statements and responses to questions on a range of matters. Recommendations f.i and f.ii are included to provide the necessary flexibility for officers and consultants to engage constructively and responsively throughout this process on behalf of the Councils.
3.	**Alternative options considered**
3.1	Option 1: to recommend that Full Council submits the Local Plan for examination in its current form. This is the recommended option as explained under Reasons for Recommendations. Option 2: to propose Major Modifications to the Plan (such as re-word policies to change their meaning, add new sites or delete existing ones). This option is not recommended as it is considered that the plan is 'sound' and ready for submission. Making main modifications to the submission plan would require further public consultation on specific changes or potentially a replacement plan depending on the extent and significance of the changes, before submitting the plan for examination. It would therefore not enable the Councils to meet the Government's deadline for submitting local plans for examination under the current system. Any suggested modifications accompanying the submission plan would be at the discretion of the inspector to consider, and would only likely be considered where they consider the submitted plan unsound and it would make

	the plan sound. Option 3: to recommend that Full Council that the local plan is not progressed. This option is not recommended, as it is considered that the plan is 'sound' and ready for submission. It would leave the Councils without having an up-to-date local plan. In addition, the Secretary of State (and Ministry of Housing, Communities and Local Government) holds statutory powers to intervene in local planning authorities (LPAs) in England if they fail to make adequate progress on their local plans, or attempt to withdraw plans inappropriately.
4.	**Background and key issues**
4.1	**Background** The process for preparing the Greater Cambridge Local Plan started around 6 years ago. Three main stages of public consultation and engagement were carried out at the Regulation 18 Plan Preparation stage. The final stage of consultation, known as the Proposed Submission (Regulation 19) consultation, was held between 3 August and 25 September 2026. The Regulation 19 consultation was required to focus on whether the Plan has been prepared in accordance with legal and procedural requirements and whether the plan is 'sound', as defined in the National Planning Policy Framework 2024. The four tests of soundness require the Local Plan to be: • Positively prepared - providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development; • Justified - an appropriate strategy, taking into account the reasonable alternatives, and is based on proportionate evidence;

- Effective - deliverable over the plan period and is based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- Consistent with national policy - enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

The 2026 Regulation 19 consultation resulted in a total of 2,863 representations being submitted from 778 individuals or organisations. These representations are published in full on the Greater Cambridge Shared Planning website. The largest number of comments were on the Development Strategy chapter, and on site allocations including the Cambridge Biomedical Campus, Cambourne North, and Land Adjacent to A11 and A1307 at Grange Farm.

The current stage

If approved, the next step for the plan making process is to submit the Local Plan and supporting documents, together with all representations made to this summer's Proposed Submission (Regulation 19) consultation, to the Secretary of State. The Councils adopted Local Development Scheme (Local Plan timetable) plans for submission by the end of 2026, to meet the original deadline set by government for plans using the current plan making system.

Before submitting the Local Plan, the Councils are required to review the main issues raised in the Regulation 19 consultation to consider whether these raise issues which would mean the plan is not considered sound in its current form, or otherwise provide a reason for not submitting the Proposed Submission Plan for examination. The rest of this report therefore identifies the main issues raised and assesses whether these issues generate any concerns for soundness. This draws on a more detailed summary and assessment included in the Greater Cambridge Local Plan Regulation 22 Statement of Consultation (Appendix F of this Cabinet Report).

	The Proposed Submission Local Plan The Greater Cambridge Proposed Submission Local Plan (Regulation 19) is included as Appendix A to this report. The following section of this report highlights the key issues raised and responses.
4.2	**Summary of the Main issues raised in the Proposed Submission Local Plan consultation and how they have been taken into account**
4.3	**Plan-making process (legal compliance test)** Main issues raised relating to the plan-making process: • Concerns that the Councils have not followed appropriate plan making processes, including the consultation process and procedural requirements for meaningful engagement, and has not considered all needs in the Equalities Impact Assessment (EqIA); and • Concern that the plan does not reflect the most recent National Planning Policy Framework (NPPF) that was adopted in August 2026. **Assessment** • Officers have reviewed the representations received and consider that the plan has followed required processes for preparing a local plan. The Councils have involved residents and key stakeholders in preparing the plan in accordance with legislative requirements at Regulation 18 and Regulation 19 stages (and generally). The consultations have also been undertaken in accordance with the Councils' jointly adopted Statement of Community Involvement (SCI) 2024. An EqIA was prepared and updated to accompany each consultation stage, and has now been reviewed to consider comments received, including to further reflect needs for working-age disabled adults. • When it published the updated NPPF in 2026, the Government made clear that for legacy plans (such as this plan) which have reached an advanced stage of

	preparation, the Plan will be examined against the 2024 NPPF and not the most recent NPPF published in the summer. The new NPPF and its policies will inform the development of the next local plan for the area.
4.4	**Development strategy** **Identifying and meeting Greater Cambridge's employment land needs** The main issues raised relating to identifying and meeting Greater Cambridge's employment land needs include: • Concerns that the Local Plan's employment provision is too low, and that it does not reflect the Councils' evidence for higher jobs growth, regional growth aspirations, or the Development Corporation's ambitions for Greater Cambridge; • Comments stating there is evidence of an immediate need for floorspace for Mid-tech uses and for industry and warehousing that is not satisfied by the Local Plan's allocations and strategy; • Concerns that the Plan is overly restrictive in seeking to limit large warehousing units and needs to allocate more sites to unlock the area's wider employment potential; and • Comments noting that the strategic locations must accommodate the full ecosystem necessary to commercialise innovation, generate economic value, and avoid a narrow interpretation of appropriate economic uses where complementary activity is required for successful clusters. **Assessment** The officers' assessment of the main issues raised relating to Greater Cambridge's employment land needs is as follows: • The jobs figure included in Policy S/JH represents the most likely forecast for jobs, which the Councils' consultant Iceni has confirmed remains robust. The Councils' evidence (prepared by consultants Iceni) considers a higher employment scenario to be less likely for Greater Cambridge, thus the Councils

	have rejected this scenario as it is not considered to represent an objectively assessed need for development; • The requirement for industrial and warehousing space has been developed considering a range of factors which are compliant with the Government's planning practice guidance and take a positive approach to industrial needs that respond to local market demands; • The development strategy and the wider approach to the development of employment land across Greater Cambridge, including the proposed site allocations, provide an appropriate approach to meeting identified needs; • Allocations in the Plan provide a flexible employment land supply that provides headroom above the identified objectively needs, which is sufficient to support substantial employment growth over and above the most likely jobs forecast; • The Local Plan includes sufficient allocations in priority locations that meet identified demands for mid-tech floorspace in Greater Cambridge; • The future Cambridgeshire and Peterborough Spatial Development Strategy (SDS) is the appropriate means by which regional and sub national demands for logistics space are resolved spatially in Cambridgeshire and Peterborough. This Local Plan provides allocation that are considered to meet the identified needs for this sector in advance of the SDS and the next Local Plan process.
4.5	**Identifying and meeting Greater Cambridge's housing needs** The main issues raised relating to identifying and meeting Greater Cambridge's housing needs include: • Comments suggesting the Local Plan's growth assumptions are too conservative given the Government's commitment to accelerating growth; • Concerns that the Local Plan is not consistent with national policy as it does not identify sufficient housing land to meet housing needs; • Comments suggesting that the strategy is too reliant on windfall development to meet Greater Cambridge's housing needs, giving rise to delivery uncertainty; and

	• Comments suggesting that the Councils cannot currently demonstrate a five-year supply and that the buffer used to calculate the Local Plan's housing numbers should respond to the latest Housing Delivery Test results. **Assessment** The officers' assessment of the main issues raised relating to identifying and meeting Greater Cambridge's housing needs is as follows: • The housing figure included in Policy S/JH is based on the up-to-date Standard Method calculation of housing need set by Government, which is the minimum housing need that the Councils are required to plan for. The Councils haves repeatedly tested whether another housing figure is appropriate - having regard to the economic performance of the Greater Cambridge area. That evidence demonstrates that the housing figure is consistent with the most likely future forecast for jobs; • The Local Plan identifies a supply of specific, deliverable and developable sites for the plan period, including an appropriate level of additional "headroom" supply to deliver flexibility. The Local Plan sites include a further 24,000 homes anticipated beyond the plan period adding to the plans flexibility; • The Housing Delivery Study – Addendum (June 2026) confirms that the recommendations in the Housing Delivery Study (October 2021 and October 2025) for the windfall allowance are realistic and reliable for use in plan-making in the Greater Cambridge area; and • The Councils forecast based on detailed evidence that the Housing Delivery Test result for Greater Cambridge at the date of plan adoption will continue to result in a 5% buffer needing to be added to the five-year supply calculation, and that the housing trajectory within the Plan will maintain a five-year supply throughout the plan period.
4.6	**Distribution of development** The main issues raised relating to the development strategy's distribution of development include:

	• Concerns raised that the Local Plan relies too heavily on strategic sites and new settlements to deliver on local housing needs; • Comments suggesting that the Local Plan does not allocate enough development in villages or the rest of the rural area; and • Concerns that the Plan focuses on Cambridge and that the settlement hierarchy is not a robust enough basis for determining relative suitability of rural settlements or scale of growth they should accommodate. **Assessment** The officers' assessment of the main issues raised relating to the development strategy's distribution of development is as follows: • The spatial strategy and site allocations have been subject to considerable consultation and assessment throughout the plan preparation process, including Sustainability Appraisal, which has taken into account reasonable alternatives for development dispersal across Greater Cambridge, and is based on proportionate evidence that accords with national planning policy and the Councils' objectives for Greater Cambridge; • The development strategy focuses on the most sustainable locations to create vibrant, self-sustaining communities with a range of facilities and services, supported by planned high-quality public transport, and delivering homes to meet the needs of a variety of groups; • The Housing Delivery Study – Addendum (June 2026) considered the certainty and timing regarding the key infrastructure that each strategic site relies upon, to inform its conclusion that the trajectory for each site and the trajectory as a whole is deliverable; and • The strategy provides flexibility by directing development to a range of locations, including smaller village sites, to meet local needs and ensure a consistent supply of housing delivery. Development sites at sustainable villages submitted as part of the plan-making process were considered for allocation individually.
4.7	**Infrastructure impacts and infrastructure needs**

	The main issues raised relating to the infrastructure needs and impacts of the development strategy include: • Concerns that the Councils and the Water Scarcity Group have not provided sufficient certainty that there will be adequate water supply, and that the Plan relies heavily on major water projects with delivery risks; • Concerns that there is insufficient certainty that adequate wastewater infrastructure will be delivered to sustain proposed levels of growth; • Concerns that the strategy is too reliant on uncertain transport schemes that are not supported by an adopted Combined Authority Transport Strategy; and • Comments suggesting that the Local Plan fails to reconcile growth with critical constraints, including healthcare and green infrastructure deficits. **Assessment** The officers' assessment of the main issues raised relating to the infrastructure needs and impacts of the development strategy is as follows: • The Local Plan has appropriately considered water supply issues. The growth trajectory has been aligned with the anticipated water availability trajectory working with the Water Scarcity Group; • Anglian Water have been engaged across all stages of plan making to address the Plan's wastewater treatment capacity needs. Through the Draft Statement of Common Ground, it has also been agreed that, subject to appropriate infrastructure planning and funding being provided for the required need, wastewater treatment capacity does not represent a barrier to delivering the Local Plan; • The final Greater Cambridge Transport Strategy (GCTS) published for approval by the Combined Authority Board in November 2026 supports all the strategic transport schemes required to deliver the strategic sites identified in the Local Plan's development strategy; and • The Infrastructure Delivery Plan sets out for the plan as a whole and for each strategic scale allocation the infrastructure required to mitigate the impacts of development, including identifying funding and delivery timings needed to support the Local Plan.

4.8	**Green Belt and grey belt** The main issues raised relating to the development strategy's consideration of Green Belt and grey belt include: • Concerns that the Green Belt and grey belt land has not been assessed appropriately, with comments citing changes to national planning policy since the publication of the Greater Cambridge Green Belt Assessment (2021); • Comments suggesting exceptional circumstances exist for the development of Green Belt land in the Greater Cambridge area and suggesting that Green Belt release on the edge of Cambridge or villages is needed for more sustainable development; and • Comments suggesting that it is unclear how grey belt has been weighted to inform the Local Plan's development strategy and approach to the site allocations. **Assessment** The officers' assessment of the main issues raised relating to the Plan's consideration of Green Belt and grey belt land is as follows: • The Greater Cambridge Green Belt Assessment - Review following changes to National Policy and Guidance (2026) makes clear how the approach to Green Belt parcelling and the assessment of individual parcels conforms with national planning policy and guidance, and how grey belt has been identified; • National planning policy is clear that exceptional circumstances need to be demonstrated to justify the release of Green Belt land during plan making, regardless of the land's classification as grey belt. Changes in national Green Belt policy have not altered the position regarding the Local Plan's preferred development strategy; • Justifications for location-specific exceptional circumstances have been identified for the release of Green Belt land at Cambridge Biomedical Campus and at the Babraham Research Campus. However, outside of these location-specific circumstances, exceptional circumstances that justify further Green Belt release to meet general development needs have not been identified through the plan-making process; and

	• Details of how Green Belt and grey belt were considered during plan making are set out in the Development Strategy Topic Paper (2026), and in Appendix 4 of that Development Strategy Topic Paper.
4.9	**Greater Cambridge's settlement hierarchy** The main issues raised relating to the Local Plan's settlement hierarchy include: • Concerns that, when combined with the development strategy's site-selection methodology, lower tier village classifications can exclude sustainable small sites from allocation consideration; • Concerns that the settlement hierarchy limits growth in rural locations and smaller villages; • Concerns that the Plan focuses on Cambridge and that the settlement hierarchy is not a robust enough basis for determining relative suitability of rural settlements or scale of growth they should accommodate; and • Comments suggesting the Policy S/SH is ineffective as it does not represent a comprehensive assessment of settlement roles and inter-relationships. **Assessment** The officers' assessment of the main issues raised relating to the Local Plan's settlement hierarchy is as follows: • The settlement hierarchy forms one part of the development strategy, which has carefully considered the approach to directing development to sustainable locations; • The categorisation of settlements in a particular hierarchy category has been informed by the Settlement Hierarchy Study 2025, which draws on a range of evidence regarding the relative sustainability of villages and justifies the approach taken; • National policy and the Local Plan including Policy S/SH directs growth to those settlements which can support most growth sustainably, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development; and

	• A strategy alternative including focusing development at villages was assessed, consulted on, and rejected as being unsustainable. Alternative development sites proposed to the plan-making process at villages were properly considered.
4.10	**Defined development extents** The main issues raised relating to defined development extents include: • Concerns that the boundary alignments for settlements are not a logical or defensible settlement edge, have not been updated, and absent of an evidenced extent; and • Concerns that village boundary extents mean housing and affordable housing needs are not met. **Assessment** The officers' assessment of the main issues raised relating to the defined development extents is as follows: • Defined development extents are necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. Defined development extent boundaries have been reviewed through the plan-making process, accounting for circumstances where planning permissions have been largely completed, so the approach is based on an up-to-date understanding of the extent of the built-up areas of settlements; and • The Plan has demonstrated how identified development needs are to be met; defined development extents play a role in directing growth to the most sustainable locations across Greater Cambridge, working in conjunction with Policy S/SH.
4.11	**Other development strategy matters** The main issues raised relating to other development strategy matters include:

	• Concerns that proposed growth will have significant harm on the area's special character, with some suggesting the Plan lacks environmental and spatial capacity testing for the city and immediate hinterland; • Concerns that the proposed approach to monitoring is reactive and therefore prohibitive of an effective approach to accelerating housing supply or addressing deficiencies in wider delivery; and • Comments suggesting amendments to policies and the strategy to facilitate collaboration with working partners and other third parties during decision making. **Assessment** The officers' assessment of the main issues raised relating to other development strategy matters is as follows: • The Local Plan's vision and strategic priorities recognise the unique character and identities of Cambridge and South Cambridgeshire. To ensure future growth respects the area's historic character, extensive technical assessment work (Heritage Impact Assessment, Landscape Character Assessment, and Skyline and Tall Building analysis) has been prepared to inform the Local Plan's site allocations and policy requirements; • The process for reviewing the Local Plan and the implementation of its policies and strategy through the proposed monitoring framework is aligned with national guidance; and • The Greater Cambridge Proposed Submission Plan Duty to Cooperate - Statement of Compliance evidences how the Councils have met national policy requirements in relation to maintaining effective cooperation. The Greater Cambridge Proposed Submission Plan Draft Statement of Common Ground provides a succinct record of key areas of common and uncommon ground with relevant partners on strategic cross-boundary matters.
4.12	**Site allocations and policies in the Plan** **Cambridge urban area** Summary of the main issues raised relating to these policies:

Site Allocations

- Policy S/C/LCR: Land at Clifton Road (including Cambridge Junction and Cambridge Leisure) – Support for the opportunity the site can provide, and recognition of the value of the Junction, but also comments that the policy should increase provision of community spaces. Concern was expressed that detailed policy requirements could delay individual developments coming forward. Other comments sought greater specificity regarding building heights and expressed concern whether the range of uses could be achieved without compromising the character of the area;
- Policy S/C/NCA: North Cambridge Academy, 108 Arbury Road – comments submitted regarding the impact of development on the school and playing field;
- Policy S/C/MRG: Milton Road Garages and Policy S/C/SRW: Station Road West – site promoters seek greater flexibility regarding future uses; and
- Detailed comments on a number of sites sought refinements to the site capacity, boundary, proposed uses, or to references to local heritage assets, or to specific policy requirements.

Areas of Major Change

- Policy S/C/AMC: Cambridge Areas of Major Change - imposes overly prescriptive and unjustified requirements for implementation plans, masterplans and phasing strategies;
- Policy S/AMC/NEC: North East Cambridge Area of Major Change – some support for the approach, but also objections to the allocation being turned into a policy framework. Anglian Water confirmed their intention to invest in the current wastewater site. Other comments were concerned that policy is too long, complex and prescriptive, and should be more flexible regarding quantity of development. Transport impacts, use of the trip budget, impact on parking in the local area, and impact on the highway network were also raised. Need to address heritage assets and their setting and impacts on the wider landscape and key views;
- Policy S/AMC/AS: Abbey Stadium Area of Major Change – Cambridge United request that the plan acknowledge the future potential relocation of the Club.

- S/AMC/BC: Beehive Centre Area of Major Change – Network Rail supports the strategic objectives and delivery of the Cambridge East Station. Concern from another respondent about the loss of retail uses; and
- S/AMC/SCL: South of Coldham's Lane Area of Major Change - Policy should recognise that the proposed station at Cambridge East is a step change in public transport connectivity.

Public Realm Improvement Areas

- Policy S/PRIA: Public Realm Improvement Areas (PRIA) in Cambridge – concerns about overarching policy requirements and how they would be implemented;
- Policy S/PRIA/MC: Mitcham's Corner – comments considered it should do more to support active travel, and others that measures should not restrict the flow of vehicles;
- Policy S/PRIA/MR: Mill Road – More should be done to widen pavement and improve usability for residents. Another comment said the bus gate should be removed; and
- Policy S/PRIA/OPML: Old Press/Mill Lane – Comments consider policy should be more flexible, and others that it should be more specific around retention of specific historic buildings.

Assessment

Officers' assessment of the main issues raised is as follows:

- Officers have reviewed the representations received and consider that the Cambridge Urban Area policies provide a sound approach, justified by an appropriate and proportionate evidence base. The policy wording for the Cambridge Urban Area allocations is site specific to ensure development proposals address on-site and local impacts and optimise the efficient use of brownfield land. Officers do not consider it necessary or appropriate to refine the policies or provide additional flexibility;
- The Policy S/C/LCR: Land at Clifton Road (including Cambridge Junction and Cambridge Leisure) sets out a clear vision and the need for comprehensive and coordinated development, including responding positively to the proposed new

	station entrance. The policy does not prohibit development coming forward as it sets out clear expectations for the development management process including identifying what is required to understand and mitigate development impacts on local and wider sensitivities; • Through engagement with the local education authority, Policy S/C/NCA: North Cambridge Academy, 108 Arbury Road is considered to be sound and deliverable. In combination with other policies in the plan, there are clear requirements that the applicant will need to address regarding the loss of former playing fields and the phasing of new and enhanced sports provision. • A Heritage Impact Assessment has been prepared for the policies to manage impacts on heritage assets and their setting, including views. This has informed the site capacity testing, the outputs of which were set out in an appendix to the Sites Topic Paper. Any increase in capacity would need to be assessed in the context of the local character and impact on heritage assets. The Councils' will be led by the inspector if these capacities need to be reviewed on specific sites; • There are minor factual amendments suggested by Historic England that are not considered soundness issues, but are amendments that can be discussed through the course of the Examination at the discretion of the Inspector. • More broadly, the policy requirements for these sites outline what is required by the applicant at the planning application stage in order to identify and manage the impacts of development. This includes a range of thematic issues including transport, landscape and townscape character, the historic environment and environmental matters. Additionally, the Local Plan should be read as a whole, and therefore broader policy requirements are not repeated in the individual site policies; • Policy S/AMC/NEC: North East Cambridge Area of Major Change is a significant policy area and in multiple land ownership. Officers consider the policy requirements to be justified and proportionate given the anticipated scale of change; • Policy S/AMC/AS: Abbey Stadium Area of Major Change sets out a positive approach to guide any potential redevelopment of the existing football ground. Should the ground no longer be required due to the relocation of the club, then

	the wider Local Plan provides an appropriate policy context for subsequent development proposals; and • The comments relating to the other Areas of Major Change and Public Realm Improvement Areas are either addressed by other policies of the plan, are broadly consistent with the plan and/or are matters outside of the plan, such as the Mill Road Bus Gate. Officers consider these policies to achieve the appropriate balance in terms of setting out clear policy requirements and guidelines alongside providing sufficient flexibility.
4.13	**Edge of Cambridge** Summary of the main issues raised relating to these policies: • Policy S/CE: Cambridge East – Many comments focus on infrastructure provision, with support for inclusion of facilities like a swimming pool, but also some requests for reference to other facilities. Other comments considered the policy should be more flexible, including that the policy should be flexible around the boundaries of the green corridor. The site capacity should be set as a minimum rather than as an approximate figure reflecting the opportunities of the site. The policy wording should better reflect the opportunities that the new East West rail station offers; • Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) - Some comments supported the policy proposals and considered that the need for further campus development had been demonstrated. Other comments object to the policy on the basis that the case for exceptional circumstances had not been made for green belt release. Concern from site promoters that the policy was overly prescriptive. Clearer mechanisms were requested for the master planning requirements and how joint working would be achieved. The importance of healthcare should be emphasised. Greater Clarity needed around what is required form the Strategic Enhancement area. Some comments seek greater specificity regarding key views, building heights, and approach to heritage assets. Comments also reference the need for specific infrastructure improvements, such as specific facilities and transport measures, and that the plan should be clear about developer contributions to achieve this;

	• Policy S/ED: Eddington and Policy S/WC: West Cambridge – comments sought changes to reflect recent planning consents and to not introduce new requirements; and • Other sites: various comments seeking clarifications, such as on references to nearby heritage assets. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that the Edge of Cambridge policies provide a sound approach, justified by an appropriate and proportionate evidence base; • Specifically for Policy S/CE: Cambridge East, the infrastructure required in the policy is informed by the Local Plan Infrastructure Delivery Plan. The policy sets key policy parameters but also provides an appropriate level of flexibility to support a high-quality development. The capacity for the site has been subject to sensitivity testing and is a robust figure to include in the plan. It is stated as an approximate figure to allow flexibility for when issues are explored in greater detail at the planning application stage. The policy wording provides positive and appropriate support for integrating the opportunity provided by Cambridge East station; • Specifically for Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital), the vision and policy sets out a comprehensive approach to the redevelopment and expansion of the Cambridge Biomedical Campus. The policy contains clear requirements in order to achieve this including the timely preparation of a comprehensive campus-wide masterplan and other supporting plans and strategies informed by stakeholder and community engagement. It would be contrary to the objectives of the policy to split the land uses and/or quantum of development between different phases of the Campus; • The quantum of development is considered to be robust and deliverable and has been informed by extensive stakeholder engagement through the plan making process. The policy is worded flexibly so that this can adapt to respond to

	campus related needs where necessary. The case for Green Belt release has been clearly set out in the Supporting Information to the policy as well as the Development Strategy and Site Allocations Topic Papers; • A significant amount of evidence, transport modelling and stakeholder engagement has been undertaken to support the allocation and identified mitigation measures. These will need to be refined further for future planning applications and involve a range of stakeholders at the appropriate stage. This relates to transport, ecology and other detailed, technical, matters. • The policy also sets out the vision and purpose of the Strategic Enhancement Area and Landscape Improvement Area related to this site. This is based on evidence as well as stakeholder engagement and is considered appropriate in terms of providing the necessary mitigation measures to address the impacts of campus growth and expansion; • Policy S/ED: Eddington and Policy S/WC: West Cambridge - The policies have been prepared to create a policy position for future planning applications for these sites and reflect current needs, council ambitions and other material circumstances. It is therefore likely that the proposed policy is not fully aligned with the existing planning permissions for the sites. Nevertheless, the policies are considered to be sufficiently flexible to take account of future needs and market conditions; and • Where there are minor factual amendments between the outline planning permissions and the spatial frameworks for the sites that are not considered soundness issues, then these will be discussed through the course of the Examination at the discretion of the Inspector.
4.14	**New settlements** **Policy C/CBN: Cambourne North** Summary of the main issues raised relating to Policy C/CBN Cambourne North: • A number of comments relating to the transport evidence and proposed policy approach, including mitigation measures. Comments suggested gaps in the evidence and questioned deliverability and phasing of transport interventions. Some comments noting the need for community engagement through future planning application processes;

	• Some comments relating to direct and in-direct ecological impacts of the proposal, including on designated sites and habitats and species. Some support for policy amendments and evidence undertaken since draft (Regulation 18) Local Plan consultation; • A number of comments regarding the Strategic Enhancement Area including the red line boundary, its deliverability including how it is linked to the phasing of development, long term management, how it will achieve visual separation from the villages, flood risk and the proposed uses within it; • A limited number of comments on heritage impacts, mainly focused on archaeological considerations and the setting of the conservation areas of the nearby settlements; • Comments relating to housing types and delivery including around the location of Gypsy and Traveller pitches and how a flexible approach is required for specialist accommodation; • Support for employment uses in order to reduce commuting and make Cambourne a business location; • Concerns about the timely provision of services and facilities and wider infrastructure including retail, health, water supply and energy; • Detailed comments from the site promoters seeking refinements to the site capacity, boundary, proposed uses and greater flexibility for the Spatial Framework; and • Site promoters identified alternative sites or identify that their sites should have been allocated instead of those included in the plan. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that Policy C/CBN Cambourne North provides a sound approach, justified by an appropriate and proportionate evidence base; • The policy wording has been prepared to be site specific to ensure that the vision for Cambourne North is realised through a comprehensive approach to masterplanning and delivery. In order to achieve this, the policy requires a

	number of evidence studies, strategies and plans to be prepared during the life cycle of the development by the site promoters/applicants; • A significant amount of evidence, transport modelling and stakeholder engagement has been undertaken to support the allocation and identified mitigation measures. These will need to be refined through future planning application processes and involve a range of stakeholders at the appropriate stage. This relates to transport, ecology and other detailed technical matters; • The policy sets a clear vision for the Strategic Enhancement Area and its role and function and this, along with the proposed boundary, has been based on evidence and stakeholder engagement. The delivery of the SEA and its long term management and maintenance will require a multi-stakeholder approach, and the policy sets out a number of requirements for this to be progressed and agreed; • The policy has been informed by the Infrastructure Delivery Plan, which sets out what is required to support the development. The phasing of development will need to be aligned with the timely provision of infrastructure to ensure residents have adequate accessibility to necessary facilities and key utilities. This will need to be considered and secured through legal agreements/CIL funding at the planning application stage; and • Given the extensive evidence base that has been prepared to support the policy, it is not proposed to amend the policy in relation to the site boundary, the quantum of development or proposed land uses.
4.15	**Policy C/CB: Cambourne** Summary of the main issues raised relating to Policy C/CB: Cambourne: • Broad support for the allocation, noting that Cambourne and Cambourne North should be considered and planned holistically and include community engagement with young people; • Some comments on the protection of employment land and that new homes should be designed for all stages of people's lives; • Comments relating to the need for an infrastructure first approach and some clarification around the wording in the policy related to health and emergency services provision;

	• Comments related to movement, related to rights of way, connections over the A428 and the Cambourne to Cambridge project. • Comments on the Cambourne North Strategic Enhancement Area, including the need for it to be multi-functional and that its long-term management and maintenance need to be considered; and • Site promoters identified alternative sites or identify that their sites should have been allocated instead of those included in the plan. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that Policy C/CB Cambourne provides a sound approach, justified by an appropriate and proportionate evidence base; • The policy sets an appropriate and positive approach to development and is broadly consistent with emerging development proposals and approved applications whilst setting a positive vision for Cambourne High Street and how the existing town and Cambourne North will need to integrate with each other through new active travel and public transport connections. Given Cambourne is largely built out and Cambourne West is currently being implemented, officers are of the view that the Spatial Framework set out in the policy is adequate for the purposes of integrated and coordinated growth at this stage; • Some of the comments relating to protecting employment land and the provision of infrastructure are addressed by other policies in the plan and are therefore not repeated; and • Omission sites have been considered as part of the Development Strategy of the Local Plan.
4.16	**Policy S/GF: Land Adjacent to A11 and A1307 Grange Farm** Summary of the main issues raised relating to Policy S/GF: Grange Farm: • Objections to the overall principal of development at Grange Farm and its allocation in the Local Plan;

	• Objections to the location of the site and identification of other alternative locations that are suitable for development, including North East Cambridge; • Concerns raised about the assessment of the site and its suitability for development, including transparency of the HELAA process; • A number of objections raised about impacts on the local road network and congestion, particularly along the A1307, Fourwentways roundabout and A11; • Objections to the connection to and deliverability of the Cambridge South East Transport scheme (CSET), and the phasing of this development and impact it may have on the local road network; • Objections to the impact on the River Granta and the chalk stream and chalk aquifers, including depletion of water and contamination; • Concerns raised around managing flood risk and run off from the new development with risk to surrounding settlements; • Objections to the construction impacts on roads and existing settlements; • Objections raised to the impacts on the landscape topography, impact on local landscape character, local and long distance views and the skyline across the wider countryside; • Concerns raised around housing density and the quantum of development; • Objections to the impact of development on the rural village identities, character, community cohesion and physical separation of Little Abington, Great Abington and other surrounding villages; • Concerns raised around impacts on heritage assets including listed buildings, Scheduled Monuments and Conservation Areas in Great and Little Abington; • Objections to the loss of high quality agricultural land and farmland resulting in loss of food security; • Concerns for the purpose and limitations of the Strategic Enhancement Area with the green infrastructure not providing enough of a buffer to existing surrounding settlements; • Objections to the impacts of development on ecology, wildlife, and the wider recreational impacts particularly on SSSIs and nature sites near to the site; • Objections to the potential impacts on archaeology on the site and nearby and protection of the Roman Road to the north of the site;

	• Objections raised to availability of utilities including water supply and waste water with objections to the phasing and delivery that is dependent on external delivery mechanisms that should be determined before development can proceed; • Objections to the transport assessments and reliance on the Cambridge South East Transport phase 2 scheme; • Concerns for the capacity of existing infrastructure, services and amenities in nearby settlements that would not cope with additional pressure of new residents and that phasing and delivery will not provide in a timely manner; and • Concerns around employment provision at Grange Farm with existing campuses not at capacity and no guarantee that people will live and work in the same place. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that Policy S/GF: Land adjacent to A11 and A1307 Grange Farm provides a sound approach, justified by an appropriate and proportionate evidence base; • The rationale for allocating the site in the plan is set out in the Proposed Submission Development Strategy Topic Paper which explains how the plan-making process, including Sustainability Appraisal, has considered the merits of alternative strategies and site allocation options. It is considered that the development strategy set out in the local plan provides an appropriate strategy, which has taken into account the reasonable alternatives, and is based on proportionate evidence; • The Councils maintain their long-term ambition to see the Cambridge Waste Water Treatment Plant (CWWTP) relocated to realise comprehensive redeveloped of the NEC area but recognise this may not be possible within the current plan period due to the lack of funding. In order for sites to be allocated for development in a Local Plan, national planning policy requires, in part, for sites to be available for development and achievable (financially viable). Given the CWWTP is operational, Anglia Water have committed to upgrading the facility and there is no funding to relocate it, allocating North East Cambridge for

	residential development would mean the Local Plan is inconsistent with national planning policy and therefore unsound; • The site scored an overall Red for suitability in the HELAA assessment. This is not untypical for large scale strategic sites where impacts on matters such as landscape will be significant compared with the existing baseline situation. Officers have considered the impacts on landscape amongst the other impacts this development would generate. Site specific evidence and engagement with key stakeholders have identified how these impacts can be mitigated as much as possible and this will be refined through future studies and assessments at the planning application stage. This includes requirements for a Landscape Visual Impact Assessment, Historic Landscape Characterisation Study and Landscape Character Assessment to be prepared by the applicant. Through these additional studies, stakeholder engagement, the masterplanning process and the introduction of mitigation measures, it is considered that the landscape impacts of the development can be adequately mitigated and that this will not significantly impact the character of nearby villages, the local landscape or setting of heritage assets; • In relation to the submission of the site to the councils' as part of the Local Plan process, the site was initially submitted by a site promoter (acting on behalf of the landowner) in 2021. At the draft Local Plan stage (2026), the site was promoted directly by the landowner and therefore the previous site promoter's submission documents were withdrawn by the landowner from the Local Plan process as that initial proposal was no longer deliverable. It is not uncommon for sites or submission documents to be withdrawn or superseded by landowners and site promoters during the Local Plan process; • The policy wording has been prepared to be site specific to ensure that the vision for Grange Farm is realised through a comprehensive approach to masterplanning and delivery. In order to achieve this, the policy requires a number of evidence studies, strategies and plans to be prepared during the life cycle of the development by the site promoters/applicants; • Evidence, transport modelling and stakeholder engagement has been undertaken to support the allocation and identified mitigation measures in consultation with statutory consultees, namely Historic England, Natural

	England, the Highways Authority and National Highways to manage the sensitive heritage context, SSSIs and impacts on the road network; • The policy sets a clear vision for the Strategic Enhancement Area and its role and function and this, along with the proposed boundary, has been based on evidence and stakeholder engagement considering the need to maintain buffers, enhance SSSIs close to the site and protect the setting of adjacent Conservation Areas, listed assets and Scheduled Monuments, including the Roman Road. The specified uses for the SEA aim to also manage impacts on the landscape. The delivery of the SEA and its long term management and maintenance will require a multi-stakeholder approach, and the policy sets out a number of requirements for this to be progressed and agreed; • Through engagement with Cambridgeshire County Council's Historic Environment Team and Historic England, the policy sets out a clear approach for the planning application process to consider currently unknown archaeological remains. This is supplemented by Policy GP/AR: Archaeology; • The policy has been informed by the Infrastructure Delivery Plan, which sets out what is required to support the development. The phasing of development will need to be aligned with the timely provision of infrastructure to ensure residents have adequate accessibility to necessary facilities and key utilities. This will need to be considered and secured through legal agreements/CIL funding at the planning application stage; • Through a package of transport measures, the planning application stage will need to explore options to deliver transport mitigation for the site that will align with the indicative trip budget that has been identified, which will ensure that impacts on the wider transport network are minimised. This includes the timely provision of connections to the CSET scheme and South East Travel Hub; • The site is in close proximity to a number of established and expanding employment campuses such as the Wellcome Genome Campus and Babraham Research Campus. It will also be well connected to Cambridge and the Cambridge Biomedical Campus via CSET Phase 2. It will therefore be well connected to several employment sites by both active travel and public transport. Additionally, 35,000 sqm of employment floorspace has been identified to create an appropriate mix of uses and employment opportunities within the site;

	• The Councils have been liaising with Cambridge Water, Anglian Water, the Environment Agency and other stakeholders through the Water Scarcity Group. The policy identifies that conditions are likely to be necessary to limit first occupations of new dwellings until after the Grafham Transfer water supply intervention becomes operational or where alternative headroom is secured, which is consistent with other sites across the Local Plan. The policy requires a foul drainage strategy and site-specific Flood Risk Assessment to be prepared by the applicant in line with the Climate and Sustainability Innovation Delivery Plan. • The Managing Water, Carbon and Finite Resource (June 2026) evidence states that the landowners are committed to ensuring any water discharged to ground or surface water will only be released once it meets stringent regulator-approved quality standards, thereby safeguarding the River Granta and its sensitive chalk stream ecology; • The policy as well as other policies of the plan identify how development will need to identify and mitigate the risk of flooding both within the site and the wider area; and • Given the extensive evidence base that has been prepared to support the policy, it is not proposed to amend the policy in relation to the site boundary, the quantum of development or proposed land uses.
4.17	**Existing new settlements** **Policy S/WNT Waterbeach New Town, Policy S/BA Bourn Airfield New Village and Policy S/NST Northstowe New Town** Summary of the main issues raised relating to these policies: • Concern from the landowners/promoters that the policies sought to introduce additional policy requirements that are not consistent with the approved planning applications, notably the requirements for Gypsy and Traveller pitches and specialist accommodation. They were also concerned about the rigidity of the policy, the quantums of development proposed and the differences between the

approved outline applications and the spatial frameworks set out in the Local Plan;

- Some support for the proposed Strategic Enhancement Areas for these sites from a range of stakeholders but some wording amendments suggested to address matters relating to ecology;
- For Policy S/WNT Waterbeach New Town, there were comments made regarding the retention of the existing Waterbeach railway station as well as concerns about the proposed wastewater strategy.

Assessment

Officers' assessment of the main issues raised is as follows:

- Officers have reviewed the representations received and consider that these policies provide a sound approach, justified by an appropriate and proportionate evidence base;
- The provision of Gypsy and Traveller as well as specialist accommodation is to ensure that the Local Plan meets its housing needs for the plan period. This approach is a continuation of the existing approach established by the adopted Local Plans and confirmed through conditions attached to the existing planning permissions for these sites. Therefore, the proposed policy approach remains unchanged;
- The policies have been prepared to create a policy position for future planning applications where these are required and reflect current needs, the councils' ambitions and other material circumstances. It is therefore justified that the proposed policies are not fully aligned with the existing planning permissions for these sites. Nevertheless, the policies are considered to be sufficiently flexible to take account of future needs and market conditions;
- Where there are minor factual amendments between the outline planning permissions and the spatial frameworks for the sites that are not considered soundness issues, then these will be discussed through the course of the Examination at the discretion of the Inspector;

	• The policies currently address ecological requirements, and it is not considered necessary to add further detail on this in relation to the Strategic Enhancement Areas; and • The relocation of Waterbeach Station is being progressed by the Greater Cambridge Partnership and is subject to its own planning processes outside of the Local Plan, whilst the policy has been prepared on the evidence available at the present time in relation to the wastewater strategy for the site, as set out by Anglian Water as the responsible body.
4.18	**Rural southern cluster** Summary of the main issues raised relating to these policies: • Concerns regarding the cumulative impacts of growth in the area, including on transport and congestion; • Policy S/RSC/WGC: Wellcome Genome Campus - Expansion Land, Hinxton and Policy S/AMC/WGC: Wellcome Genome Campus, Hinxton Area of Major Change – comments noted that the policy is overly prescriptive and concerns about landscape mitigation measures; • Policy S/RSC/BRC: Babraham Research Campus and Policy S/AMC/GP: Granta Park Area of Major Change – refinements sought around site mitigation measures, and the management of landscape impacts; • Policy S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston – Policy needs to address active travel connections, and to secure protection and access to the open space on the site. There were also objections from the landowner regarding the policy approach to protecting the Scheduled Monument and its setting; • Policy S/AMC/WHD: Whittlesford Parkway Station Area, Whittlesford Bridge Area of Major Change – Provide greater clarity about how station enhancements will be secured; • Policy S/AMC/IWM: Imperial War Museum, Duxford (inc. AvTech 1) Area of Major Change – There was a request to recognise the existing masterplan that had been prepared for the site, and calls for both more flexibility and greater

	specificity in the policy. Concerns about the transport impacts of development proposals were also raised; and • Site promoters identify alternative sites, or identify that their sites should have been allocated instead of those included in the plan. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that these policies provide a sound approach, justified by an appropriate and proportionate evidence base. The policies for the southern business parks and Policy S/AMC/IWM: Imperial War Museum, Duxford (inc. AvTech 1) Area of Major Change provide appropriate policy frameworks to support their continued evolution; • The plan includes policies seeking measures to deliver appropriate connectivity from new developments, which will ensure transport issues are appropriately considered at the planning application stage. Despite planning applications coming forward on these sites, the wording of the policy is designed to set a standard for any future development or resubmission of applications to set out the constraints and mitigations that should be managed onsite; and • For Policy S/RSC/FSS: Former Spicers Site, Sawston Business Park, Sawston, officers have considered heritage issues through engagement with Historic England.
4.19	**Rest of rural area** Summary of the main issues raised relating to these policies: • Policy S/RRA/SHF: Land north of A1307, Bar Hill (Slate Hall Farm) – objections raise concerns regarding the environmental impacts of the site, including on landscape, flood risk, loss of agricultural land, and the cumulative impact with other sites, including transport impacts. The mix and scale of units was also raised in comments, seeking greater flexibility;

	• Policy S/RRA/SCS: Land to the South of Cambridge Services, A14 – the promoter highlights the need for lorry parking, and seeks a number of policy amendments. Comments also noted that transport impacts need to be resolved; • Policy S/RRA/ML: The Moor, Moor Lane, Melbourn – an objection that the site not well related to Meldreth Station and that there is known flood risk associated with this site; • Policy S/AMC/PH: Papworth Hospital, Papworth Everard Area of Major Change – should have greater flexibility to allow residential uses. • A range of comments received on the other allocations seeking policy amendments or greater flexibility. • Site promoters identify alternative sites, or identify that their sites should have been allocated instead of those included in the plan; and • Policy S/AMC/GT: Optimisation of Gypsy and Traveller sites – Objections noted that the policy needs to be clearer on what is being sought, why only Smithy Fen and Chesterton Fen have been identified and no other sites, and the need for stronger mitigation measures. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that these policies provide a sound approach, justified by an appropriate and proportionate evidence base; • The policy wording for the Rest of Rural Area allocations is site specific to ensure development proposals address on-site and local impacts and optimise the efficient use of land. Officers do not consider it necessary or appropriate to refine the policies or provide additional flexibility; • Transport, ecology, flooding and other detailed technical matters were considered during plan preparation, and mitigation measures identified where appropriate, as set out in the allocation policies; • Policy S/RRA/SCS: Land to the South of Cambridge Services and Policy S/RRA/SHF: Land north of A1307, Bar Hill (Slate Hall Farm) are proposed to

	meet the identified local need for B2 and B8 development. This location is appropriate for these uses due to the connection to the Strategic Road Network and proximity to Cambridge and Northstowe (in the case of Policy S/RRA/SHF). The policies set requirements regarding transport mitigation, informed by engagement with the transport authorities; • Omission sites have been considered as part of the Development Strategy of the Local Plan; and • The purpose of Policy S/AMC/GT: Optimisation of Gypsy and Traveller sites is to reconfigure sites to provide an improvement in health, safety and living conditions for Gypsy and Travellers and to make pitches available for those meeting the definition of Gypsy and Travellers. It applies to all sites of half a hectare and not just Chesterton Fen Road (Milton)and Smithy Fen (Cottenham). The Local Plan also identifies that Gypsy and Traveller accommodation must also be provided on strategic housing allocations. The Local Plan should also be read as a whole, and therefore other mitigation measures are already addressed by other policies in the plan and not repeated in this policy.
4.20	**Climate change** Summary of the main issues raised relating to the Climate Change policies: • Broad support for the policies and the ambitions of the chapter; • Comments suggesting the Climate Change chapter's policies depart from the plan-making policies in the NPPF (December 2026); • Policy CC/SD: Sustainable development and the climate emergency – Concerns that sustainability statement requirements are either excessive and exceed national requirements, or they do not go far enough and should make reference to the natural environment and sustainable transport; • Policy CC/DC: Designing for a changing climate – Broadly supported but some comments consider the requirements are unclear, not sufficiently flexible, and go beyond national policy requirements; • Policy CC/NZ: Net zero carbon new buildings – Concerns regarding flexibility, impact on viability, policy justification, and that the policy duplicates or departs from national standards;

	• Policy CC/WE: Water efficiency in new developments - Support for approach, including from the water companies and Environment Agency, but objections from some developers, particularly to the higher standard for larger developments which would require water recycling measures; • Policy CC/IW: Integrated water management, sustainable drainage and water quality - Support for approach, but also concern from some developers that it is putting responsibility on developers to demonstrate wastewater capacity; • Policy CC/RE Renewable Energy - Suggestions that mitigation requirements should be strengthened; and • Policy CC/CE: Supporting a circular economy and sustainable resource use – concerns regarding excessive information requirements, and that presumption against demolition risks preventing sustainable redevelopment. **Assessment** Officers have reviewed the representations received and consider that the Climate Change policies provide a sound approach, justified by an appropriate and proportionate evidence base. Officers' assessments of the main issues raised relating to the Climate Change policies are as follows: • The Local Plan has been prepared under the legacy system (2012 regulations) and is therefore being assessed at Examination for compliance with the NPPF 2024. It is considered that the climate change policies provide a sound approach, justified by an appropriate and proportionate evidence base. Policies can also be justified against the NPPF 2026; • Local plans should actively contribute to the management and mitigation of the impacts of climate change. Sustainability Statements are an effective method of presenting and securing the information needed to demonstrate a proposal's compliance with the Development Plan; • It is unnecessary for the Local Plan to repeat requirements across policies and chapters. Instead, Policy CC/SD makes reference to the Sustainability Checklist that applicants should use to ensure that their planning applications meet planning validation requirements;

	• Policy CC/DC is focused on reducing overheating risk in new buildings through the prioritisation of design-led approaches to reducing overheating risk. The approach outlined is already applied to developments across Greater Cambridge; • The requirements of Policy CC/NZ have been thoroughly tested, as set out in the Climate Change Topic Paper, and the requirements' costs have compared to compliance with Part L of the Building Regulations. The evidence demonstrates that Policy CC/NZ is technically feasible and viable; • Robust evidence and engagement with water companies and the Water Scarcity Group has informed Policy CC/WE. Evidence has shown that community-scale reuse is more cost effective and could be implemented in addition to water efficient fixtures and fittings, which has informed the Plan's water efficiency standards; • Policy CC/IW's requirements for applicants to demonstrate adequate wastewater infrastructure capacity prior to occupation provides a safeguard to protect the environment. It does not place a responsibility on a developer to deliver infrastructure as this is the statutory function of water companies who must produce a Drainage and Wastewater Management Plan looking at long-term future infrastructure needs; • Policy CC/RE will be applied alongside all other relevant requirements of the Development Plan – it would be ineffective for the policy to repeat requirements set out in other local and national planning policies. • The Local Plan's evidence sets out the role that managing embodied carbon through material / structural reuse and repurposing will play in meeting statutory climate objectives. Circular Economy Statements will provide decision makers with information on embodied carbon management in new development; and • Policy CC/CE's approach to demolition does not seek to inhibit sustainable redevelopment – wider economic, environmental and social benefits of development proposals will still be important considerations for planning decision making and can be used to justify that demolition would be the most appropriate pathway for a particular site's redevelopment. The use of circular economy principles ensures that materials, building elements and buildings are re-used and recycled onsite or offsite to reduce embodied carbon emissions.

4.21	**Biodiversity and green spaces** Summary of the main issues raised relating to these policies: • Policy BG/BG: Biodiversity and geodiversity - Support for the 20% biodiversity net gain target, but also objections on the basis that it goes beyond the national 10% requirement, would impact on viability, and had not been justified. Objections to the onsite requirements. It should have greater specificity regarding monitoring and enforcement; • Policy BG/GI: Green infrastructure - Support for the Green Infrastructure policy ambitions. Concerns regarding the impact on viability, and that it should have allocated more specific green infrastructure sites rather than relying on securing funding to ensure the Green Infrastructure initiatives are delivered. It should do more to protect public rights of way and equestrian routes, • Policy BG/UGF: Urban Greening Factor - The use of the urban greening factor was supported by some, but concerns were also raised about the impact on viability, whether it duplicated other standards like biodiversity net gain, and how it would be enforced. • Policy BG/TC: Tree canopy cover and the tree population - Whether the plan was specific enough on how tree canopy cover would be measured and enhanced. Some considered the policy needed greater flexibility, while other comments consider that the requirements need to be strengthened. • Policy BG/RC: River corridors - Support for the policy on river corridors and protection of chalk streams. Views ranged from seeking strengthening and clarifying the role of river corridors, through to seeking greater flexibility. • Policy BG/PO: Protecting open spaces - generally supported, but some comments consider it should be strengthened. • Policy BG/EO: Providing and enhancing open spaces - standards too high, namely for accessible open space, which will impact on deliverability and viability, and standards not justified. Objection to requirements being placed on employment developments.

	Assessment Officers have reviewed the representations received and consider that the Biodiversity and Green spaces policies provide a sound approach, justified by an appropriate and proportionate evidence base. Officers' assessments of the main issues raised relating to the biodiversity and green spaces policies are as follows: • The Councils have provided robust justification (in the Biodiversity and Green Spaces Topic Paper) for the policy approach for 20% BNG for major development and 10% for minor development in Greater Cambridge, through evidence, analysis of local data and reasoned justification of the implementation of the policy in practice. The Councils have also appropriately tested the viability of seeking 20% BNG on site and all the green infrastructure standards included within this chapter, alongside other policy requirements and developer obligations. It is therefore considered to be fully justified and deliverable (noting the requirements of NPPF 2026); • The approach to green infrastructure delivery is set out in various Local Plan policies, including site-specific allocations that identify measures to support relevant green infrastructure initiatives, such as Policy BG/EO. A range of policies across the Plan protect and support public rights of way and equestrian routes. ; • The green infrastructure standards have been reviewed acknowledging the potential for overlapping requirements, hence the removal of the tree canopy cover standard to have a Biodiversity Net Gain requirements and Urban Greening Factor, which are much more standard metrics and calculations for increasing greening. The urban greening factor does not duplicate the Biodiversity Net Gain metric, the two cover some of the same surface cover types, but different planting is rewarded in each metric and therefore using the two simultaneously ensures even in more urban areas greening is delivered and secured for the lifespan of a development; • Tree policy requirements are mainly qualitative, with support for quantitative future tree retention provided by BNG and UGF requirements, which have nationally set measurement approaches;

	• Policy BG/PO provides robust protection for open spaces that meet the policy criteria, supported by detailed evidence; and • The open space standards are based on robust local evidence in accordance with national guidance, including the requirement for relevant commercial space to provide open space to meet the needs of employees. The accessible greenspace standard has been designed to create new spaces to manage the impacts of recreational pressure.
4.22	**Wellbeing and social inclusion** Summary of the main issues raised relating to the Wellbeing and Social Inclusion policies: • Policy WS/HD: Creating healthy new developments – Broadly supported, but some concern that policy would need to be applied flexibly, and challenge to the thresholds for when health impact assessments are required; • Policy WS/NC: Meeting the needs of new and growing communities - Objection to the assessment requirements placed on developers, and to some of the standards which it includes, including to the requirements for community and sports provision from large commercial developments; • Policy WS/IO: Creating inclusive employment and business opportunities through new developments - supported in principle but calls for clarification regarding implementation and greater flexibility at both the construction and operational phases; • Policy WS/HS: Pollution, health and safety - some comments that it was overly prescriptive, particularly in relation to light pollution and air quality, and other comments saying it did not go far enough on setting air quality requirements. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that the Wellbeing and social inclusion provide a sound approach, justified by an

	appropriate and proportionate evidence base. The plan sets an appropriate framework for seeking to deliver healthy places. • It is important that the needs of new communities are fully explored and responded to at the application stage, and the policies sets standards justified by evidence, and information requirements that are necessary to demonstrate development is sustainable.
4.23	**Great places** Main issues raised relating to the Great Places policies comprise: • Broad support for the policies but some comments about duplication between policies in this chapter; • Policy GP/HD: Housing density – calls for flexibility to be able to respond to specific site circumstances, to recognise the need for differing levels of parking in different locations, and to changes to national policy regarding development near railway stations; • Policy GP/ST: Skyline and tall buildings – comments that height limits should be applied more robustly, but also views that the policy needs to be applied flexibly to recognise a changing skyline; • Policy GP/QP: Establishing high-quality landscape and public realm – Comments that public art requirements should be applied flexibly, the policy should do more to support active travel, and meet the needs of equestrians; • Policy GP/LC: Protection, conservation and enhancement of landscape character – some comments argue policy should be strengthened around requiring developments to consider local landscape character, other comments consider the policy goes beyond national policy as that focuses on valued landscapes. Comments seek removal of some important countryside frontages and the addition of others; • Policy GP/HE: Historic environment – Historic England welcome the positive strategy for the historic environment, but other comments consider the plan does not provide the positive heritage strategy which recognises the international heritage significance of Cambridge.

Assessment

Officers' assessment of the main issues raised is as follows:

- Officers have reviewed the representations received and consider that the Great Places policies provide a sound approach, justified by an appropriate and proportionate evidence base;
- The suite of policies address matters relating to the built, including historic, and natural environment and reflect local priorities. They will be applied on a case by case basis depending on the nature of the development proposal but nevertheless set clear requirements and expectations for high design standards across Greater Cambridge;
- Policy GP/HD: Housing density identifies that in highly sustainable locations, a reduction in car parking provision may be acceptable, which is broadly consistent with the comments received;
- Policy GP/ST: Skyline and tall buildings, in combination with Appendix H of the plan, sets out clear and consistent requirements for taller building proposals. This will ensure a consistent approach is taken to designing and assessing schemes of this nature whilst greater consideration of impacts will be necessary in sensitive locations;
- The councils have reviewed Important Countryside Frontages as part of the preparation of the Plan and the approach taken to identify these designations is considered to be robust. Additionally, Policy GP/LC: follows a landscape character approach to ensure that new developments respect local landscape character and features;
- The preservation and enhancement of Greater Cambridge's historic environment has been positioned as a central pillar of the Local Plan's wider development strategy. Policy GP/HE provides a strategic-level framework that outlines how the various heritage assets and systems that embody Greater Cambridge's wider historic environment will need to be mobilised to balance the growth of Greater Cambridge's world-renowned industries with the preservation of Greater Cambridge's historic character and its globally recognised landmarks; and

	• Some of the comments relating to public rights of way and connectivity are addressed by other policies in the plan and are therefore not repeated.
4.24	**Jobs** Main issues raised relating to the Jobs policies comprise: • Policy J/NE: New employment development proposals - The plan should offer greater support to meeting unmet regional needs for warehousing and logistics; • Policy J/RE: Supporting the rural economy - Plan should provide more support for rural equestrian and other land-based businesses; • Policy J/AL: Protecting the best agricultural land - Views that the plan is both overly restrictive and not restrictive enough on the use of agricultural land to meet development needs; • Policy J/AW: Affordable workspace and creative industries - Objections to the policy requirements, including views that it is not justified in the Cambridge context, the policy requirements are too high or not viable, it is not appropriate on all sites, it should exclude some types of use, and it should be applied more flexibly; • Policy J/RC: Retail and other complementary town centre uses - Should be more flexible on requirements related to loss of retail; and • Policy J/VA: Visitor accommodation, attractions and facilities - Plan should be more flexible regarding the loss of visitor accommodation sites. A more comprehensive tourism strategy is needed. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that the Jobs policies provide a sound approach, justified by an appropriate and proportionate evidence base; • The approach to regional logistics was refined in the proposed submission plan to recognise that regional need would be best assessed at the county level

	through the upcoming Cambridgeshire & Peterborough Combined Authority Spatial Development Strategy; and • Requiring an element of affordable workspace as part of major employment proposals is justified in the context of the Cambridge economy, and the policy has been informed by a detailed evidence study which accompanied the proposed submission local plan. The requirements were also tested through the Local Plan Viability Assessment.
4.25	**Homes** Summary of Main issues raised relating to the Homes policies: • General support on a range of the housing policies, including for delivering affordable housing; • Policy H/AH: Affordable housing – Some comments consider that requirements should be strengthened, such as by increasing requirements for affordable rent tenures. Other comments seek greater flexibility to allow for developments to respond to a variety of circumstances, including local demand, site-specific constraints, and viability; • Policy H/ES: Exception sites for affordable housing – Broad support for the approach, comments on allowance for market homes responding to viability, eligibility criteria, and objection to the requirement to name Registered Providers in S106 agreements; • Policy H/HM: Housing mix – comments objecting to the policy seek greater flexibility; • Policy H/SS: Residential space standards and accessible homes - Concerns that requirements for accessible and adaptable homes standards and external amenity space standards are overly onerous on developers; • Policy H/SH: Specialist housing – Representor considers that more specificity needed in relation to accommodation for disabled adults, particularly a delivery mechanism to ensure that this type of accommodation is provided; • Policy H/CB: Self and Custom Build homes - Objections to requirement for provision, and requests that the number of custom and self build plots required

	on a single development should be capped, and that unsold self and custom build plots should not be required to be transferred to a Registered Provider; • Policy H/BR: Build to Rent homes, Concerns raised about impacts of harmful concentration and need to be responsive to local housing need. • Policy H/CO: Co-living Similar concerns were raised about harmful concentrations, and querying the rationale for the threshold for co-living development; • Policy H/MO: Houses in Multiple Occupation (HMOs) – A specific definition of harmful concentration or over concentration is needed. Representations considered that policy should impose a 10% limit on HMOs in a defined area, similar to the approach taken in a number of other cities. Greater clarity was also needed on how the policy would be applied; and • Policy H/GT: Gypsy and Traveller pitches and Travelling Showpeople plots - Need to safeguard existing traveller sites and consider all sources of pitch and plot supply in meeting our identified needs. Request to meet some of Uttlesford District Council's (UDC) un-met need for traveller sites. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that the Homes policies provide a sound approach, justified by an appropriate and proportionate evidence base. The Local Plan seeks to deliver its strategic priority for homes, which is to plan for enough housing to meet needs, including significant quantities of housing that is affordable and providing different kinds of homes to suit diverse communities; • There is sufficient flexibility within the policies to account for a variety of circumstances, and applicants have the ability to provide evidence as part of the planning application process to demonstrate that a material consideration(s) exists to deviate from the policy for their proposal; • Given there is a substantial overall housing need in Greater Cambridge, co-living developments should not compromise the delivery of self-contained homes, and

	therefore the number of units within a Co-living development must be evidenced by need for this form of development in Greater Cambridge; • With respect to harmful concentration of Built to Rent and Co-Living, the policy criteria provides guidance on how these issues should be considered; • Policies regarding Houses in Multiple Occupation (HMOs) respond to evidence gathered to inform the Local Plan, and seek to ensure that proposals are of a suitable quality, amenity impacts are managed, and requiring appropriate management arrangements to be demonstrated. Whilst some local planning authorities have planning policies restricting HMOs where the concentration goes above a certain threshold, this would restrict HMOs from areas where they may be suitable, and could have unintended consequences regarding knock on impacts for other areas, and on the affordability of accommodation. Separate from the Local Plan process, a non-immediate Article 4 is being prepared which would mean small HMOs require planning permission and would be considered using the proposed policies; and • Permanent Gypsy and Traveller pitches and Travelling Showpeople plots are safeguarded in Policy S/DS, and the Councils have considered all sources of supply in identifying how the accommodation needs of travellers can be met within Greater Cambridge. It is not practicable for the Councils to address UDC's un-met need for traveller sites at this late stage in the plan-making process. In addition, UDC have not submitted evidence as to why the need cannot be met in their district, and have not yet considered whether they can meet the identified need within their own district through a review of their development plan.
4.26	**Infrastructure** Summary of the main issues raised relating to the Infrastructure policies: • Policy I/ST: Sustainable transport and connectivity - Support for strong objectives and policies around active travel, public transport and sustainable movement, and comments identified the need for continued cooperation with transport bodies and neighbouring authorities. Some comments seek to strengthen the policy requirements to support delivery and funding or public transport and active travel measures. The effectiveness of trip budgets was also challenged.

	Comments identify other transport infrastructure that should be identified in the plan; • Policy I/CV: Cycle and vehicle parking – Support for cycle provision, with detailed comments on how the policy could be amended to better achieve this. Some respondents considered car parking standards should be more specific or set as minimum standards, as there is a risk it could lead to inadequate provision. Others considered there should be more flexibility in the policy. • Policy I/SI: Safeguarding important infrastructure – support for safeguarding important infrastructure from a number of providers, who also noted their safeguarded area may need to be updated as schemes develop; • Policy I/EI: Energy infrastructure masterplanning – Concerns about the importance of power infrastructure, and developers highlight statutory responsibilities of National Grid and DNOs; and • Policy I/ID: Infrastructure and delivery – Representors highlight the need for significant infrastructure investment to deliver the strategy, but there was objection from some developers regarding impact on viability and the cumulative burden of standards set by the plan alongside infrastructure requirements. Comments expressed concern about lack of funding for infrastructure to support growth, and also about the reliance on third parties to deliver necessary infrastructure, including in relation to water infrastructure. There was a need for greater clarity around transport infrastructure delivery, particularly south of Cambridge. Timely delivery of infrastructure, and the need to monitor its delivery were also raised. Some infrastructure providers, such as emergency services, consider that their infrastructure needs have not been adequately reflected. Highways England raise issues around impacts on the strategic road network that need further assessment. **Assessment** Officers' assessment of the main issues raised is as follows: • Officers have reviewed the representations received and consider that the infrastructure policies provide a sound approach, justified by an appropriate and proportionate evidence base;

	• Policies require development to be designed through a vision-led approach, around the principles of walkable neighbourhoods to maximise accessibility by sustainable modes. The transport measures set out, including trip budgets, enable proposals to respond effectively to site specific circumstances and are supported by the relevant local highways and transport authorities. The policy on car parking delivers appropriate guidance whilst retaining a degree of flexibility to respond to site specific circumstances; • The Local Plan is accompanied by an Infrastructure Delivery Plan, which provides a comprehensive schedule of critical, essential and place-making infrastructure, anticipated costs, funding sources, responsible delivery bodies and timescales. The IDP is a live document and is intended to be a tool to manage the delivery of infrastructure alongside growth and will be reviewed and updated periodically. The plan is reliant on strategic infrastructure that will help assess water supply needs. However, there is evidence that this infrastructure can be delivered to enable growth to come forward as the local plan anticipates; and • The Plan has also been subject to a viability assessment, and the policy requirements of the plan are considered to be viable.
4.27	**Appendices to the Plan** A number of representations were also made against the Appendices of the Proposed Submission Local Plan. Broadly, the comments relate to matters that have been addressed in earlier sections of this report, including the proposed housing trajectory and the application of Policy GP/ST: Skyline and tall buildings in relation to Appendix H.
4.28	**Sustainability Appraisal** Summary of the main issues raised relating to the Sustainability Appraisal (SA) of the Local Plan: • Concerns that the SA has failed to consider higher growth level alternatives; • Comments suggesting the SA should give further consideration to the social and economic implications of different levels of growth within the villages;

	• Comments suggesting that a site should be allocated because it has scored positively in the HELAA and the SA; • Comments noting that sites have been tested and allocated despite negative assessment outcomes in the HELAA; and • Comments suggesting that the SA should be updated to appraise various scenarios of delay to large sites, account for market absorption rates and model the impact that would have on the Local Plan delivering against objectives. **Assessment** Officers have reviewed the representations received and consider that the Sustainability Appraisal provides a proportionate and sound assessment of the Local Plan. The officers' assessments of the main issues raised relating to the Sustainability Appraisal are as follows: • The reasons for discounting the minimum and maximum growth scenarios, selecting the preferred growth level, and choosing the preferred spatial strategy are set out in the SA. In relation to the appraisal of options that would achieve higher numbers of jobs and level of homes, this approach was rejected based on evidence, as it is not considered by the Councils to be the most likely future scenario. The Councils do not consider that it represents Greater Cambridge's objectively assessed need and it would therefore not be a reasonable alternative • Planning practice guidance states that reasonable alternatives should be realistic options and should be sufficiently distinct to highlight the different sustainability implications so that meaningful comparisons can be made. The SA has assessed a range of reasonable alternatives throughout plan preparation, including spatial distribution and site options at village locations. • Whilst positive outcomes in the SA are significant factors in the decision to allocate sites, allocation decisions have also been guided by the Councils' strategic objectives, the evidence of needs across Greater Cambridge, and wider infrastructure and constraints testing; and • The SA considers the likely sustainability effects of the proposed strategy and reasonable alternatives at a strategic level. Detailed delivery risks and

	infrastructure timing assumptions are considered through the wider evidence base supporting the Plan.
4.29	**Habitat Regulation Assessment (HRA)** Summary of the main issues raised relating to the Habitat Regulation Assessment of the Local Plan: • The Appropriate Assessment for the Eversden and Wimpole Woods Special Area of Conservation (SAC) fails to address the in-combination effects of the housing development in the Local Plan with East West Rail (EWR) on the SAC's barbastelle bat colony and does not meet legal requirements; The Local Plan should recognise which sites may have particular sensitivities to EWR in-combination effects; • Natural England consider that wording about residual in-combination effects and mitigation for these should be included before they can agree with the conclusion of no adverse effect on integrity on Eversden and Wimpole Woods SAC. Additional consideration of water issues is also needed. Natural England anticipate these HRA matters will be able to be resolved and believe the Plan itself to be sound; • The HRA needs to include air quality assessment identified as being required in the HRA accompanying the Regulation 19 Local Plan; • The HRA must not rely on surveys or mitigation deferred to at the application stage; • The HRA must consider other in-combination effects relating to rail freight and traffic associated with proposals at Cambourne; • The HRA should be updated to consider impacts on Hardwick Wood in relation to barbastelle bats and the shared foraging area with the SAC; • Legal duty on competent authorities to ensure plans will not adversely affect European protected sites and sensitive watercourses. Unsustainable water abstraction risks breaching these statutory environmental limits unless non-abstractive supply solutions are guaranteed prior to occupation; and

	• The safeguards for environmental protection are not sufficiently policed by the council who should outsource the outcomes of the policy to a more neutral observer. **Assessment** Officers have reviewed the representations received. The updated Habitats Regulations Assessment at (Appendix D) has been amended to respond to representations made. Officers consider that with these amendments, the Habitats Regulations Assessment provides a legally compliant assessment of the Local Plan: • Further consideration and assessment of residual in-combination effects in relation to EWR have been added to the Appropriate Assessment of the HRA. This is based upon the information published so far by the promoter of the EWR scheme which demonstrates that they are aware of the potential impact on Eversden and Wimpole Woods SAC and its barbastelle bat colony and intend that this will be fully assessed (including through its own HRA) and mitigated as part of that scheme. The HRA concludes no residual in-combination effects from the Local Plan or East West Rail associated with physical damage or loss of functionally linked habitat and/or non-physical disturbance to bats using functionally linked land; • Although the policies in the Reg.19 Local Plan are considered sufficient to achieve collaboration and joined up design between the mitigation for the EWR scheme and future applications associated with the relevant allocations within the Local Plan, given Natural England's representations on this topic, the Councils are open to making modifications to the Local Plan during the Examination stage to address those representations. The HRA concludes no residual in-combination effects from the Local Plan or East West Rail associated with physical damage or loss of functionally linked habitat and/or non-physical disturbance to bats using functionally linked land; • As described below, the HRA has been updated to incorporate the findings of an air quality assessment which showed that adverse effects on integrity have been ruled out;

	• The HRA is a strategic document and more detailed survey work will take place at the more detailed planning application stage; • Work supporting the EWR scheme indicates that the current proposals would allow for up to two new freight services per day in each direction from Felixstowe via Cambridge through to Oxford and beyond, but decisions about freight services are outside of the scheme's scope, and there is no publicly available detail on this issue to assess. The unconfirmed increase in freight on the Newmarket rail line has not been assessed in the HRA as the HRA only assesses committed or reasonably certain plans or projects. There is no certainty about an increase in rail freight and there are no applications, permissions or licenses to consider; • With regards to development at Cambourne, the Cambridge to Cambourne busway and future East West Rail station in Cambourne should reduce future car dependency. These schemes have been accounted for in transport modelling supporting the Local Plan, which informed where air quality assessment should be carried out in line with Natural England's Standard Advice for Air Quality Impacts for Local Plans; • Mitigation measures proposed to protect the foraging areas for bats of the SAC will also help to protect bats from other maternity colonies such as in Hardwick Wood. The HRA concluded that recreational pressure from the Local Plan could be ruled out on the basis of safeguards in policies in the Local Plan; • The HRA considers water quantity and found that adverse effects on integrity were ruled out because of legislative safeguards and additional measures in policies in the Local Plan; and • The same compliance monitoring and enforcement mechanisms apply to all developments within Greater Cambridge.
4.30	**Updated and additional evidence base documents** The Background documents to this report include a list of the evidence and background documents that have informed the local plan. Further updates will continue through the examination process where necessary. Important additions at this stage include:

	Final Greater Cambridge Transport Strategy (GCTS): Following publication of a draft GCTS in summer 2026 supporting the Proposed Submission Local Plan consultation, on 4 November 2026 the Cambridgeshire and Peterborough Combined Authority Transport Committee recommended the final GCTS for approval by the Combined Authority Board on 25 November 2026. Further to the draft GCTS, the final version is supported by modelling and connectivity analysis which demonstrates that the package of Strategy interventions can provide the necessary enhanced connectivity in the area, including within Cambridge, to enable delivery of the development included within the Local Plan. In addition, the Capital Delivery Programme within the GCTS provides additional clarity regarding delivery of interventions, particularly for those needed within the earlier years of the Plan. As such, the final GCTS fulfils its role in supporting a sound Greater Cambridge Local Plan, alongside the suite of other Local Plan transport evidence. Updated Habitats Regulations Assessment (HRA): As detailed earlier in this report, the HRA has been updated to incorporate the findings of an additional air quality assessment, and to respond, where appropriate, to comments received on the Regulation 19 version of the HRA. The conclusions have been updated to reflect the further work referred to above. The HRA concludes that there will be no adverse effects on the integrity of any of the habitats sites considered.
5.	**Corporate plan**
5.1	The Local Plan is a key corporate priority. Having an up-to-date Local Plan is an important element to meeting housing and employment land supply requirements. Climate change is one of the key themes driving the Local Plan. Relative sustainability of different locations has informed the development strategy. Transport is the biggest generator of carbon from new development, and the development strategy principles focus development where there are opportunities for travel by active modes or public transport. The plan would require development standards above normal national standards on a number of issues.

	Policies seek to protect and enhance biodiversity and support resilience to climate change. The plan has been subject to a detailed Sustainability Appraisal to consider the impact of policies and proposals. It has also been informed by evidence including a Net Zero Carbon Study. A range of policies focus on supporting the creation of healthy, active and happy communities, identifying the infrastructure and facilities they will need and how they should be designed to support healthy living and good quality of life for all. The Sustainability Appraisal includes a Health Impact Assessment to determine the impacts of the Local Plan on people's health and well-being. Policies in the plan were also informed by a review of the findings and recommendations of the Healthy Places Cambridgeshire Joint Strategic Needs Assessment. The Local Plan has been informed by the Greater Cambridge Housing Strategy, and a suite of evidence exploring different aspects of housing need and what needs to be planned for. Policies are proposed to address needs for affordable housing, the mix of homes, and the need for specialist housing, including for older people and sites for Gypsies and Travellers. The Local Plan is accompanied evidence including an Infrastructure Delivery Plan and a Viability Assessment. Policies will require new development to contribute towards delivery of new infrastructure in response to the needs that it generates. By providing a long-term vision for the area, it allows the Councils to plan ahead for where development will be taking place in the future.
6.	**Consultation, engagement and communication**
6.1	A Local Plan is accompanied by a Statement of Consultation at each stage in its preparation to set out what consultation has taken place in preparing the next version of the plan. The Regulation 22 Statement of Consultation supporting the Proposed Submission Greater Cambridge Local Plan is Appendix F to this report. It sets out the stages of consultation that were carried out at the Regulation 18 Plan Preparation stage between 2019 and 2016, including who was consulted and how, the main issues raised in representations, and how those

	representations were taken into account. It then provides an overview of the regulation 19 consultation, and identifies the main issues raised in representations.
7.	**Anticipated outcomes, benefits or impact**
7.1	Cambridge City Council and South Cambridgeshire District Council are preparing a joint Greater Cambridge Local Plan under section 28 of the Planning and Compulsory Purchase Act 2004. This Proposed Submission Local Plan marks the next stage in the plan making process. The plan has been informed by consideration a wide range of issues including feedback from previous rounds of consultation, national planning policy, and the Local Plan evidence base. To enable submission of the Local Plan to meet the deadline set by the government for local plans under the current plan making system it will be necessary for the Plan to be submitted in December 2026.
8.	**Implications**
8.1	**Relevant risks**
	The Local Plan is a key corporate priority. Having an up-to-date Local Plan is an important element to meeting housing land supply requirements, so the delivery of the plan against the timetable will continue to be monitored. The Council's Strategic Risk Register currently contains risks such as the ability to deliver the Local Plan due to limitations on water, sewage and utilities. These are areas where external stakeholders need to deliver if growth needs are to be met. It also contains other risks that relate closely to the Local Plan, including some where the development of the Local Plan is an important mitigation activity. This includes risks relating to the delivery (with partners) of key infrastructure such as transport. These risks will continue to be monitored and updated to account for the latest developments as the Local Plan process progresses.
	Local Government Reorganisation (LGR)

8.2	Having an up-to-date plan in place will be important to any future Local Planning Authority arrangements.
	Financial Implications
8.3	Currently the Local Plan is funded by both Cambridge City Council and South Cambridgeshire District Council equally. Both Councils have been able to build up a reserve to fund potential future overspends against the annual budget reflecting the nature of the local plan process that expenditure varies depending on the stage. In years where spending is above the annual budget it is envisaged that it would be funded by those reserves, and we would be limited by the amount available in reserves before becoming a pressure for the councils to mitigate.
	Legal Implications
8.4	The legal implications of preparing the statutory Local Plan have been considered in the writing of this report.
	Equalities and socio-economic Implications
8.5	The Proposed Submission Local Plan has been subject to an Equalities Impact Assessment (see Appendix E). The EqIA has been updated since the previous consultation concluded in August 2026 to reflect the submission stage and to address any comments received during the consultation.
	Net Zero Carbon, Climate Change and Environmental implications
8.6	Climate change is one of the key themes driving the Local Plan. Policies proposed in the Local Plan would seek to reduce emissions from buildings including embodied and whole life carbon using whole life cycle carbon assessments and operational carbon using energy efficiency targets. Relative sustainability of different locations has informed the development strategy. Transport is the biggest generator of carbon from new development, and the development strategy principles proposed seeks to focus development where

	there are opportunities for travel by active modes or public transport. Policies in the Proposed Submission Local Plan would seek to require development standards above normal national standards on a number of issues. The plan has been subject to a detailed Sustainability Appraisal to consider the impact of policies and proposals. It has also been informed by evidence including a Net Zero Carbon Study. The plan proposes policies for climate mitigation and adaptation, including policies on overheating and managing heat risk, requirements for biodiversity net gain, urban greening factor and protection for trees, as well as water management and innovative water management to respond to current and future climate challenges.
	Procurement Implications
8.7	N/A
	Community Safety Implications
8.8	Health and wellbeing is a major theme for the local plan. A range of policies focus on supporting the creation of healthy communities, identifying the infrastructure and facilities they will need and how they should be designed to support healthy living. Design polices also address safety.
9.	**Background documents** Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
9.1	A full list of Background Papers in relation to the report is included as Appendix G, which includes: • The Proposed Submission Local Plan and Policies Maps, • Key Supporting Documents for the Proposed Submission Local Plan and from previous stages of plan making;

- Supporting Topic Papers;
- Evidence Base and Other Supporting Documents; and
- Other Adopted Development Plan Documents.

Documents from previous stages:

The Greater Cambridge Local Plan Proposed Submission Stage 2026

- Responses received to the Proposed Submission Local Plan consultation can be viewed in full at Proposed Submission Greater Cambridge Local Plan | Greater Cambridge Shared Planning.

The Greater Cambridge Local Plan Draft Plan Stage 2025

- Responses received to the Draft Local Plan consultation can be viewed in full on the Draft Local Plan consultation page.

The Greater Cambridge Local Plan First Proposals Stage 2021

- Responses received to the First Proposals consultation can be viewed in full on the First Proposals website. We also asked for comments using an anonymous quick questionnaire, results are in the form of a spreadsheet, and drawn out some of the key results in our report on the consultation. Call for sites submissions can be found on the Call for Sites page. The documents and evidence library from that stage is available at Greater Cambridge Local Plan – First Proposals document library, November 2021

The Greater Cambridge Local Plan Development Strategy Update Stage 2023

- Documents published include a Development Strategy Update, Topic Paper, Sustainability Appraisal and consultation statement. The documents from that stage are available at Greater Cambridge Local Plan - Development Strategy Update document library, January 2023

The Greater Cambridge Local Plan Updates following First Proposals

- Greater Cambridge Local Plan: updates following First Proposals | Greater Cambridge Shared Planning

	The North East Cambridge Area Action Plan • Documents related to the North East Cambridge Area Action Plan can be viewed on at the following website: North East Cambridge Area Action Plan. The Draft Proposed Submission Document Library includes the Proposed Submission North East Cambridge Area Action Plan Regulation 19 November 2021, supporting documents and evidence base. **Meetings of the Joint Planning Advisory Group** • Agendas minutes and recordings of meetings can be viewed on the South Cambridgeshire District Council website for meetings after 2021, and on the Cambridge City Council website for meetings in 2021 and earlier. **Committee meetings considering the Local Plan** • Meetings of South Cambridgeshire Cabinet: Committee details - Cabinet • Meetings of South Cambridgeshire Overview and Scrutiny Committee: Browse meetings - Scrutiny and Overview Committee • Meetings of Cambridge Performance, Assets and Strategy Overview and Scrutiny Committee (for meetings from June 2025): Browse meetings - Performance, Assets and Strategy Overview and Scrutiny Committee - Cambridge Council • Meetings of Cambridge Planning and Transport Scrutiny Committee (for meetings between 2020 and May 2025): Committee details - Planning and Transport Scrutiny Committee - Cambridge Council
10.	**Appendices**
10.1	All appendices can be found in the Cabinet Pack: Cabinet and Council Pack | Greater Cambridge Shared Planning. These are: • Appendix A - Proposed Submission Greater Cambridge Local Plan (Regulation 19) • Appendix B - Proposed Submission Policies Map (and 103 inset maps listed individually in the Cabinet Pack link)

	• Appendix C - Sustainability Appraisal (with non-technical appraisal and seven appendices listed in the Cabinet Pack link) • Appendix D - Habitats Regulations Assessment • Appendix D - Appendix F of the Habitats Regulations Assessment: Habitats Regulations Assessment (Appendix F) • Appendix D - Appendix F, Annex 1 of the Habitats Regulations Assessment: Habitats Regulations Assessment (Appendix F, Annex 1) • Appendix E - Equalities Impact Assessment • Appendix F - Greater Cambridge Local Plan Regulation 22 Statement of Consultation • Appendix F - Appendix 1: Statement of Consultation for Proposed Submission North East Cambridge Area Action Plan • Appendix F - Appendix 2: Report on workshops held in summer 2019 • Appendix F - Appendix 3: Sustainability Appraisal Scoping Report – Statutory Consultee Comments • Appendix F - Appendix 4: Report on the First Conversation consultation 2020 • Appendix F - Appendix 5: Report on Autumn 2020 stakeholder workshops • Appendix F - Appendix 6: Report on the First Proposals Consultation published in 2022 • Appendix F - Appendix 7: Representations received on First Proposals consultation 2021 • Appendix F - Appendix 8: Greater Cambridge Local Plan Consultation Statement – Development Strategy Update • Appendix F - Appendix 9: Responses to First Proposals Representations • Appendix F - Appendix 10: Draft Local Plan Consultation Background Documents • Appendix F - Appendix 11: Greater Cambridge Local Plan: Proposed Submission Local Plan Consultation Statement (August 2026) • Appendix F - Appendix 12: Regulation 19 - Additional Information (August 2026) • Appendix F - Appendix 13: Regulation 19 Representation Summaries and Responses (November 2026) • Appendix G - Background Documents List (including weblinks to previous documents)

	To inspect the background papers or if you have a query on the report please contact: Jonathan Dixon, Planning Policy Manager, Telephone: (01954) 713194, email: Jonathan.Dixon@greatercambridgeplanning.org

Cabinet
16 November 2026
5.00pm – 8.00pm

Present: Councillors Thornburrow (Chair), Moore (Vice-Chair), Bird, Gawthrope Wood, Nestor, Smart and Todd-Jones

Councillors in attendance:
Councillors Bennett, Bick, Davison, Grimwood, Nicmanis, Tong and Young

Councillors in attendance virtually:
Councillors Clough and Flaubert.

Officers Present:
Chief Executive: Robert Pollock
Chief Financial Officer: Jody Etherington
Communities Director: Sam Scharf
Director of Economy & Place: Lynne Miles
Assistant Director, Development: Ben Binns
Assistant Director, Public Realm and Environment: Alistair Wilson
Head of Governance & Democracy (Deputy Monitoring Officer): Dan Kalley
Recreational Development Manager: Ian Ross
Strategic Resettlement and Community Equity Lead: Keryn Jalli
Equity & Community Power Manager: Helen Crowther
Deputy Democratic Services Manager: Claire Tunnicliffe
Democratic Services Officer: Matt Hussey

RECOMMENDATION TO COUNCIL

Civic Quarter Report

Recommendations of the Cabinet, which met on 16 November 2026, are outlined below:

Cabinet **resolved unanimously** to approve the following recommendations on to Full Council.

Accordingly, Council is recommended to:

i. Approve new capital expenditure of £86.880 million to deliver Option 1, to secure the long-term future of the Guildhall, Corn Exchange, Market Square and associated public realm.

ii. To increase capital expenditure by an additional £2.5 million to include Enerphit standard as part of attaining Net Operational Zero for the Guildhall increasing the capital expenditure for Option 1 to £89.380 million.

iii. To delegate authority to the s151 Officer to carry out technical virements between capital and revenue budgets in respect of costs which form part of the project but cannot be capitalised under accounting regulations (for example support to market traders).

CIVIC QUARTER PROJECT

To: Cabinet

Monday 16th November 2026

Report by: Benedict Binns, Assistant Director, Development
Tel: 01223 450000 Email: ben.binns@cambridge.gov.uk

Wards affected:
Market

Director Approval: Director Lynne Miles confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet for decision.

1	**Key Recommendations**
1.1	**Cabinet to note:** I. The recommendation of the Director of Economy and Place, on the balance of all considerations – financial, civic, strategic, placemaking – is to proceed with Option 1 (full civic quarter scheme, including value engineering). This secures the public benefits - civic function, revenue potential and placemaking for coming generations. This does not preclude any future council deciding to let out a greater or smaller proportion of the commercial space of the Guildhall at any future time as an operational or financial decision. II. Option 3 remains a plausible option: to delay a decision on the Guildhall for a few years, should members prefer to pass the decision to a future unitary authority. This allows the potential for greater certainty relating to space requirements post Local Government Reform. However, it increases the risk of construction inflation and further deterioration of the building condition making the project unaffordable, there would continue to be spend on maintaining two buildings rather than one in the interim, and in all likelihood further technical spend would be required on design updates and a new planning submission (current permission expires in 2029). For that reason, it is not the recommended option. III. The s151 assessment of these recommendations as set out below. IV. The progress of the Civic Quarter project with planning permission for the Guildhall, Corn Exchange and the Market Square and public realm proposals; the planning submission of the temporary market; the finalisation of financial modelling, business plans, cost plans and value engineering work; and the development of decant and HR plans. V. That the decision about the Civic Quarter project is for the Cabinet as the Council's Executive to make. However, the budget required to progress any of the four options would need to be approved by Full Council.

1.2	**Cabinet is recommended to:** VI. **Proceed with the full Civic Quarter Project incorporating the identified value engineering measures (option 1)**, as the preferred approach to securing the future of the Guildhall, Corn Exchange, Market Square and associated public realm. VII. Delegate to the s151 Officer the design and implementation of effective and frequent capital monitoring arrangements to mitigate the risk of potential capital overspends as outlined in section 4.12-4.15 VIII. Delegate authority to the s151 Officer and Director of Economy & Place for the sale or lease of Mandela House, and potentially other assets identified through review in conjunction with the relevant cabinet member IX. Delegate authority to the Assistant Director of Development in consultation with the Leader, Cabinet Member for Finance and Ops Spokes for material changes to technical design, procurement, decant planning, stakeholder engagement and all associated preparations necessary for delivery of the approved programme, noting an anticipated start on site in early 2027 and subject to the approved total project budget. X. Delegate authority to the Assistant Director of Development and s151 Officer in consultation with Member for Finance and Ops Spokes to enter into contracts with SRM subject to the approved total project budget.

1.3	**Cabinet to note the S151 assessment of recommendations:** Financial modelling of all four options has been undertaken by our external consultants and challenged and verified by the council's Finance team. The modelling shows that option 1 can be accommodated within the council's current approved Medium-Term Financial Strategy, but only by allocating income from the Park Street redevelopment that would otherwise be available to support the wider General Fund. Furthermore, this assessment is based upon a number of significant modelling assumptions. The key financial risks associated with the project are: capital cost overruns; higher than assumed interest rates at the point of initial borrowing or future refinancing; lower than anticipated rental income from commercial space at the Guildhall; and lower than anticipated income from the Corn Exchange. Should any or all of these risks crystallise, the council may need to seek additional General Fund savings in the future to cover any losses. If option 1 is approved by Full Council, the following mitigating actions are strongly recommended: - XI. the creation of a Civic Quarter revenue contingency reserve to cover early year planned losses and provide a buffer against any changes in assumptions, as set out at paragraph 5.4 XII. a bespoke capital project monitoring process to reduce the risk of unplanned capital overruns and allow early mitigating action to be taken, as set out at paragraphs 4.12-4.15

1.4	**Cabinet is recommended to put the following recommendations to Council**: Council is recommended to approve new capital expenditure of £86.880 million to deliver Option 1, to secure the long-term future of the Guildhall, Corn Exchange, Market Square and associated public realm. Council is recommended to delegate authority to the s151 Officer to carry out technical virements between capital and revenue budgets in respect of costs which form part of the project but cannot be capitalised under accounting regulations (for example support to market traders).
2	**Executive Summary**
2.1	The Civic Quarter is the historic heart of Cambridge. For centuries it has been the place where the city's civic, commercial and cultural life has come together. The Market Square has hosted trading activity since the Middle Ages, the Guildhall site has served as a centre of local government for approximately 800 years, and the Corn Exchange – the largest music venue in the East of England - has been a focal point for entertainment, culture and community life for more than 150 years. Together these grade 2 listed assets form one of the most important collections of civic heritage buildings and spaces in the city.

2.2	Whilst these assets remain highly valued, they require significant investment if they are to continue serving the city safely and effectively. The key issues are: I. The **Guildhall** requires investment to protect it from further deterioration, to meet health and safety and compliance standards, to reduce energy bills and to make it accessible. To make it the **people's Guildhall** where the building is a welcoming place for the public, businesses and community groups to use the proposed café, customer service centre, public toilets, rentable desk spaces and the halls to celebrate weddings or civil partnerships or for meetings or for conferences. II. The **Corn Exchange** requires investment so that it can continue to operate: replacement of the roof, improved ventilation, increased accessibility, reduced energy bills and to make the venue more attractive for performers and customers in order to remain competitive and financially sustainable as a leading regional music and cultural venue. III. The **Market and Public Realm** require significant improvements to make them more pedestrian friendly, to address accessibility issues, replace ageing infrastructure and welfare facilities for traders, and to make sure the market can thrive for the next fifty years.

2.3	The Guildhall faces significant challenges due to a lack of investment. There are Health and Safety and compliance issues due to various building failures and risks which without action will worsen. The council is able to mitigate these challenges for the remaining events taking place in the Guildhall this year, but long term this option is unsustainable. The failures and risks highlighted in Appendix 3 are a result of the project team getting to know the building through undertaking surveys (see Appendix 16) and working in the building. They include: I. water damage due to leaks in various parts of the building II. corrosion to heating pipework which is now leaking and compromised III. Risk of “Regent’s Street disease” - so named due to this being a prevalent issue on buildings of this age and construction style. It is the corrosion of the steel frame causing expansion which could lead to a fracturing of the masonry. IV. falling masonry from the external façade. V. in parts of the building a significant risk that the internal render and ceiling finishes will fall apart. VI. Electrics, lift and fire alarm are not compliant. VII. Air systems that likely do to conform to current standards around fire compartmentation and maintenance. VIII. A damaged roof and risk of water ingress into the roof space above the chamber which already has a risk of ceiling collapse. IX. If no refurbishment is to take place, then there is a recommendation to extend the inspection and maintenance regime for the ceilings in the large and small hall, as well as the chamber and office areas where water staining is present. **For the Guildhall to remain open investment is needed to make it watertight and compliant.**

2.4	Further investment will be required to make the building the people's Guildhall and open to the public by bringing unused parts back into use. This will require ensuring it: I. is accessible and fit for purpose for wheelchair users II. provides a welcoming heart to the public with a customer service centre, café, and public toilets III. has flexible and modern office space, meeting rooms and chamber with up-to-date technology for members, council staff, businesses and community groups IV. is compliant with legislation to meet energy and carbon standards, then if affordable the council's net zero policies and climate change strategy V. has lower operational and maintenance costs VI. can be leased to commercial tenants to generate income for the council VII. can provide, in conjunction with the Corn Exchange, the largest conference venue in the city generating income but also allowing the opportunity for the public to celebrate weddings or civil partnerships or for local groups to use the chamber and halls for community meetings etc when not in use by council.
2.5	The Corn Exchange requires investment to remain competitive and financially sustainable as a leading regional cultural and music venue. It requires investment for a new roof, improvements to accessibility, sustainability, front of house, back of house (which would attract a wider variety of high calibre performers), an enhanced food and beverage offering, improved acoustics and better temperature control. Investment in these areas will improve the experience and comfort of performers and audiences and generate increased income.

2.6	The Market and Public Realm in the immediate area requires significant improvements to address accessibility issues, ageing infrastructure including poor electricity and water supply, a lack of storage and significant anti-social behaviour. Current welfare provisions for traders such as toilets, lockers and other ancillary services are poor and need investment if the council is to retain current traders and attract new traders to ensure the market continues to thrive. Investment will also respond to the changing needs of traders and visitors.
2.7	Without investment in these three assets, the council and a future unitary council will continue to face high and rising maintenance liabilities and compliance costs, whilst opportunities to improve operational performance and income generation will be lost. Following further design and technical surveys officers remain satisfied that the minimum estimated spending required to ensure all three assets are compliant with current and future legislation is still around £60m. That figure was first reported to the Performance, Assets and Strategy Overview and Scrutiny Committee and subsequently to Cabinet in October 2025.
2.8	Since Cabinet last considered the Civic Quarter project in October 2025, Local Government Reorganisation (LGR) has continued to be an important factor in shaping future decisions. Though currently paused, the creation of a future unitary authority introduces uncertainty regarding future accommodation requirements and the long-term use of civic buildings. However, LGR does not remove the need to make decisions regarding these assets. The Guildhall, Corn Exchange and Public Realm will continue to require investment, maintenance and management irrespective of future governance arrangements. The challenge for the council is therefore not whether action is required, but how best to invest in these assets whilst retaining sufficient flexibility for a future unitary authority. Should a decision be taken to sell the Guildhall, it should not be assumed that a quick sale would be inevitable. The council or a future unitary would still be responsible for its upkeep as a listed building until such a time as it was sold.
2.9	The Civic Quarter project has now reached a point where Members are being asked to approve a capital budget to proceed with a start on site. Planning and Listed Building Consent has been secured for the Guildhall, Corn Exchange and the Public Realm. Detailed business planning and financial modelling have been completed and reviewed by the s151 Officer.

2.10	The options set out within this report reflect different approaches to balancing financial considerations (capital costs, debt financing, operational expenditure costs, income generation and disposal values) and public benefits (to the city, staff, members, residents and visitors as well as the city's business) and the flexibility and role of the Guildhall in future.
2.11	At its core, the Civic Quarter project is about securing the long-term future of assets that play a central role in the life and identity of the City Cambridge. The decisions before the Cabinet are not just about commercial investment decisions about council assets and assessing a commercial return on investment. They are also about what public benefits of improving these assets for a rapidly growing city-region which is expected to reach a population of over 400,000 by 2040.
2.12	That population growth will also create challenges for housing, infrastructure and inequality. There is a strong public benefit case for maintaining an historic civic centre in Cambridge and investing in the public realm as well as the market and cultural offer to ensure that these assets continue to serve residents, businesses and visitors for generations to come.
2.13	At the same time, with an LGR decision likely to be made in the coming months about the creation of a Greater Cambridge unitary authority, there is a balance on what decisions can be made now and what may need to be made by a future authority. With at least one urban city district and at least one predominantly rural district to form a unitary council members will need to consider how much space a growing city - whether the Guildhall or Mandela House - is needed for civic, democratic, office, customer service or commercial purposes.
3	**How the current proposals have been shaped**
3.1	The options set out below are the product of several years of debate, and cumulative decision by the Council and its members. At successive stages, Members have tested the same underlying question for all three assets, particularly the Guildhall — how investment in these assets should be balanced between their public benefits and financial return? The position that has been reached reflects the outcome of those discussions.
3.2	There have been various restoration plans for the Grade II listed Guildhall over the last 30 years. During that period only basic maintenance and minor upgrades have taken place. From 2000 to 2021 those costs were approximately £3m to £4m in today's prices.

3.3	For most of that period Cambridge City Council operated from four city centre locations - Lion House, Hobson House, Mandela House and the Guildhall. We now have one main administrative building: Mandela House. Apart from a handful of staff the Guildhall has been unoccupied as a council office space since March 2020, although the Chamber and Halls have been in regular use for democratic meetings and events. Allia Future Business Centre took a meanwhile lease from Aug 2022 to September 2026 for some of the available commercial space, the rest has not been considered usable during that period.
3.4	In 1996, plans to resurface and improve the market stalled. They were revived following a 2016 report by Cambridge Past Present and Future calling for investment and the Council earmarked funds to explore options in 2017.
3.5	The Civic Quarter project emerged from pandemic recovery plans to revive the city centre and consolidate the Council's office and civic space to reduce costs. It responded to new working patterns, a review of the council's capital assets including the Corn Exchange, as well as a vision for the market agreed in 2022.
3.6	The 2022 Market proposals were developed then paused after not gaining the support of traders. That same year Members agreed to retain the Guildhall rather than pursue disposal. This decision was not unanimous: some members argued for a financial return to the council believing that the Guildhall could command a significant disposal value. The majority view held that public benefits of retaining the Guildhall, while difficult to quantify, were real and significant. There was also a recognition that the timing of any disposal could not be certain and that a new out of city centre location may result in the council being isolated from its residents.
3.7	Since January 2024, when the 'Civic Quarter' name was first used, 26 formal meetings have decided, considered or noted the project – see Appendix 5. This includes meetings where the project's funding or its planning was itself a decision or agenda item. Other meetings referred to or noted the project within a wider item, such as a budget, climate or work programme report.
3.8	At these meetings, members have debated the trade-offs between financial return and public benefits. Consideration of hotel use for part of the Guildhall in 2024 was not carried forward into the planning submission in favour of a more flexible office space that could be leased to private tenants. It resurfaced again ahead of the October 2025 Full Council decision, when Members required officers to demonstrate that financial returns on the Guildhall and Corn Exchange investment could be strengthened before a final commitment - a requirement that officers have facilitated and set out later in this report.

3.9	To assist Member decision making, throughout this process the council has appointed specialist consultants to provide independent asset management reports, red book valuations, designs, refurbishment costs and business plans. This work has been supported by extensive engagement with residents, businesses, traders, accessibility groups, heritage bodies, cultural organisations, colleges, Cambridge University and our own staff. Since 2024 there have been two public consultations on the Civic Quarter designs. The consultations generated 1298 responses making it one of the largest engagements the council has ever seen. There was strong support for transforming the Guildhall into a more open, inclusive civic space. For the market improved seating and shelter, cleanliness, and accessibility improvements were widely supported, including better surfacing and improved wheelchair access. And for the Corn Exchange, there was strong support for proposed improvements to comfort, accessibility, and visitor experience.
4	**Financial backdrop**
4.1	The last Medium-Term Financial Strategy (MTFS) approved by Full Council in February 2026 noted a five-year budget gap in the General Fund of £1.4 million. In addition, there is limited headroom in unallocated reserves, and much of this is likely to be needed to support local government reorganisation. It is therefore important that the Civic Quarter project does not unnecessarily add to the pressure on the General Fund over the long-term, as this would risk impacting other council services.
4.2	Since the project was last appraised in October 2025, borrowing costs have risen significantly, largely driven by global macroeconomic conditions. Gilt rates are now at an almost 30-year high. This will have a significant impact upon the project given that it is anticipated to require up to £60 million of new external borrowing.
4.3	In addition, there has been significant capital cost inflation due to external factors that have impacted global supply chains and added to inflationary pressures. At Cabinet in October 2025, the estimated budget for all costs (design, build, decant, consultant and other on costs) was £92m and Council asked Cabinet to pursue value engineering on the project.
4.4	However, with further design refinement more detailed costs were produced in August 2026 which came to £109.4m: £97.5m for remaining work and £11.9m already spent or committed. Tensions in the middle east and Ukraine have been key drivers for higher costs.

4.5	The project team have undertaken a review of costs and identified a number of value engineering (VE) options. Most of that work has focused on the Guildhall, as the most expensive component. A complete breakdown of the design and consultant fees, on costs as well as build costs is provided in Appendix 6
4.6	The VE changes are listed in full in Appendix 7 and the recommended options are summarised in the table below. Two items (in bold) will require further advice to clarify whether there are potential planning implications.

VE items	MARKET	CORN EXCHANGE	GUILDHALL
Changes and omissions of scope to fountain and public art	-£ 125,000.00		
Parsons court building reduced scope (court itself is not part of the VE)		-£ 1,000,000.00	
Only improve the toilet facility to the rear of the Main building		-£ 450,000.00	
Main Stage Lift - Repair in lieu of replace		-£ 250,000.00	
Change in acoustic spec		-£ 125,000.00	
Other		-£ 102,500.00	
Reduce extent of façade cleaning		-£ 478,000.00	
Other smaller items			-£ 1,175,000.00
Reduce the external stone façade cleaning scope, focus on structural and key repairs and one cleaning system.			-£ 637,220.00
Omit Enerphit Insulation provide Part L Building Regs compliance			**-£ 2,500,000.00**
Change in spec of Floor finishes, lighting, AV system,			-£ 1,230,000.00
Omission of 4th floor extension			**-£ 1,750,000.00**
Atrium savings			-£ 680,000.00
Savings on lift scopes			-£ 777,600.00
Repair Large Hall Roof in lieu of replace			-£ 456,560.00
	-£ 125,000.00	**-£ 2,405,500.00**	**-£ 9,206,380.00**
		Total	**-£ 11,736,880.00**
Other savings			
Savings from market decant			-£ 145,000.00
Reduced contractor fees			- £ 700,000.00
Reduction in fees and on costs			-£ 1,078,000.00
Total Savings			**-£13,659,880.00**

4.7	In addition to the £11.7m VE savings outlined above, there is a reduction in contractor fees of £0.7m and overall fee and on-cost reductions amount to approximately £1.08m compared with the previous budget position. There is also a reduction in the decanted market budget of c.£0.145m which is mainly from professional fees. This accounts for the £13.7m savings the project team have identified. The project team therefore recommend £13.7m of VE bringing the total budget down 12% to £95.7m. The budget for the remaining work, including construction, is £83.9m, down from £97.5m.
4.8	Removing the Enerphit (passivhaus certification for retrofit – essentially a very low energy performance standard) specification, and instead opting for part L compliance, saves an estimated £2.5 million in capital costs. The council would still have a fully compliant building, with a significant improvement in the current energy efficiency of the building, and a potential opportunity to net zero in the longer-term should the development of a district heat network go ahead.
4.9	The table below highlights VE suggestions that were not taken forward and are not part of the £13.7m saving.
4.10	Further opportunities during technical design

Excluded	Saving	Reasons for exclusion
Omit Rainwater Harvesting provision	-£ 4,500.00	Very little gain at expense of loss of sustainability improvements
Omit Dais Lift in Council Chamber	-£ 140,000.00	Would exclude any future leader, mayor or committee chair using a wheelchair
Commercial Office Space to be delivered to CAT A Shell & Core (S&C) Specification	-£ 2,742,337.50	Rental income significantly reduced. No demand for shell and core in Cambridge
Extension of S&C specification to Level 2	-£ 250,000.00	As above
Omit cycle store to basement & lift. Stair 7 to be retained without adaptation	-£ 156,000.00	Planning risk too great for scale of cost saving
	-£ 3,292,837.50	

4.11	If there is approval to proceed, there will be opportunities to explore layouts within the Guildhall during the technical design period to refine the layout of the council and commercial space in relation to option 1. The project team will continue to explore opportunities to increasing commercial income whilst balancing planning risk and the needs for the appropriate amount of council desk space and meeting rooms. For example, there is the potential to move 54 council office desk spaces from the second floor of the Guildhall so that the entire floor could be rented out. This may increase rental income by £0.15m per annum. The Chief Executive believes this is a reasonable option to work up in light of higher borrowing and construction costs. Initial investigations suggest it could be delivered in a way that is consistent with commitments made in relation to the provision of high-quality staff accommodation. Choices about the most efficient balance of uses within the building will be open to make at any time in future should a future council wish to make greater or lesser own use of the space.
4.12	**Financial monitoring**
4.13	It has been proposed by the Chief Finance Officer that, due to the size of the project, the usual capital overspend tolerance should not apply. Instead, a bespoke capital monitoring process should be established.
4.14	There will be a monthly monitoring meeting to include: • Director of Sir Robert McAlpine (Contractor) • Director of Calford Seaden (Council's Employers Agent and Cost Consultant) • Assistant Director of Development • Chief Finance Officer
4.15	In addition, monthly reports on costs, programme delivery and risks will be considered regularly by the Member's Strategic Steering Group. This group would be made up of representatives of the main parties reflecting the make-up of the council. The monthly monitoring reports would also be scrutinised internally by senior officers attending the Development Board, including the Chief Executive.
5	**The four options**
5.1	The four options require Members to balance financial and public benefits. As stated at 3.1, the full CQ project cost is estimated at £95.7m and requires significant borrowing over a 30-year period. All four options assume the Public Realm and Corn Exchange proceed; they differ in what happens to the Guildhall.

5.2	When considering the options below, it is more important to consider the underlying financial position rather than just the total project cost. Members are asked to consider the impact of the financial position (capital costs, debt financing, OpEx costs, income generation and disposal values) over time and what pressure the Civic Quarter project places on the City Council balance sheet and General Fund. In addition, as a new unitary authority will inherit the City Council's assets and liabilities, the medium-term implications of all the options for that authority need to be considered. The Cabinet will need to review the s151 Officer's advice in Appendix 4 when considering a decision and take account of the overall financial and public benefits the different options could deliver over the long term.
5.3	In addition, because the Guildhall's future may be entangled with decisions that may sit with a shadow and future unitary authority, this report is explicit throughout about which decisions rest with this council and which do not. Cabinet are asked to determine the preferred approach; where an option leaves a subsequent decision to a successor authority, that is made clear rather than presented as resolved.
5.4	Given the financial challenges associated with the project, it is proposed that the project is supported through the use of additional income currently being generated from the Park Street hotel. Whilst the current MTFS includes budgeted income of £1.9 million, the hotel has now been let on a 30-year lease at an annual income of £3.8 million. It is proposed that the excess £1.9 million in relation to 2026/27 and 2027/28 are put into an earmarked reserve to act as a cushion to absorb any early year losses associated with the Civic Quarter assets and also to provide contingency against future fluctuations in income. It is also proposed that 50% of the excess income from 2028/29 continues to support the Civic Quarter assets for a further 15 years, with the remainder supporting General Fund savings requirements. Based on the existing MTFS the Council's year five savings target would reduce from £1.4m to around £0.5m. The impact would need to be updated as part of the 2026/27 budget setting cycle.

6	**Option 1 —Full CQ Scheme with Value Engineering.** Proceed with refurbishment of all assets. Compared to previous versions of the scheme considered by Full Council, the Guildhall's scope is reduced and excludes 4th floor and EnerPhit. The three assets are transformed creating a new vibrant, modernised city centre in keeping with the needs of residents, visitors, and the global reputation of the city. **General Fund impact over 30 years (current prices): -£8.5 million** This is the expected net cost to the General Fund of the project over 30 years based upon the assumptions used. Note that this is not spread evenly – there are more significant losses in the early years followed by surpluses later on. It is proposed that these losses can be covered through the application of additional income from the Park Street redevelopment, and more information is set out at Appendix 4.
6.1	Work starts in earnest in January 2027 and takes two to three years to complete. The Guildhall itself is settled under this option - it is restored, occupied and maintained. Civic functions are suitable for a new unitary and there is working space for up to 150 staff. This amount of space would be sufficient for the City Council if LGR did not proceed. There is Capital and OpEx cost certainty for the current and any new council. The final decision on the amount of space leased to private tenants in the Guildhall (vs that occupied by Council staff) would be taken by a unitary authority.
6.2	**Financial assessment**

6.3	The base-case scenario for option 1 can be accommodated within the proposed funding and reserve strategy, but only by allocating Park Street income that would otherwise be available to support the wider General Fund. This is a material financial commitment, and therefore this option is not entirely self-financing. In addition, future cashflows are at risk from changes in assumptions, particularly in relation to commercial rent at the Guildhall and income from the Corn Exchange, and whilst it may be possible to mitigate this risk to some extent through the holding of reserves, there will remain a risk that future pressures may require savings to be made from elsewhere in the General Fund. Further detail is set out in the Chief Finance Officer's advice at **Appendix 4**.
6.4	**Public Benefit Impacts**
6.5	**The city:** A transformed Civic Quarter, in keeping with Cambridge's standing as a globally recognised university city and Europe's leading science and technology cluster. There will be significant improvements to the public realm with a shared civic surface that is accessible to people with mobility issues or using pushchairs and supports public events, higher footfall and evening congregation; a new Market Square with up-to-date electrics and water supply, with a mix of permanent, semi-permanent and demountable stalls, designed to reduce antisocial behaviour. The Guildhall will be open and accessible to the public with a public café and new toilets. The main halls will be transformed for weddings, functions, music and theatre with catering provision — which together with the Corn Exchange will create the largest conferencing capacity in central Cambridge. A revived Corn Exchange acts as the catalyst for a renewed arts and culture scene in Cambridge drawing on its roots which saw it at the forefront of the changing trends in the UK's music scene.
6.6	**Council staff:** Staff will have up to three years working from Mandela House during construction. Afterwards, working space in the Guildhall for around 150 staff, used on and off alongside other locations which make up the new authority. Once staff move, Mandela House will cease to operate as a council building and is sold or leased; the Guildhall becomes the only central Cambridge council office, with a small customer services centre. The majority of the Guildhall is let as Grade A office space.

6.7	**Councillors:** The new Guildhall will provide meeting and civic space suitable for a new unitary council, with an accessible and multifunctional chamber. The Guildhall could form part of the new authority's estate: a main base at Cambourne, the Guildhall as the central Cambridge presence, and potentially satellite touchdown space at community centres and libraries as well as the north Cambridge operational hub, and other locations it may choose to develop.
6.8	**Residents and visitors:** The market square is projected to take 12 months, with the Corn Exchange 18 months and the Guildhall 24 months. The Public realm works will follow. There will be two years of disruption in the heart of the city, followed by a public realm, civic building and cultural venue that are genuinely accessible for the first time and more in keeping with the city's international reputation, scale of planned growth, and strong visitor economy. A small customer services centre remains in the centre.
6.9	**City centre businesses:** Market traders decant temporarily close by with a support package; the Corn Exchange closes and reopens improved in 18 months; the Guildhall's upper floors come to market as Grade A office space in 24 months. Surrounding businesses absorb two of construction activity but benefit longer term from increased footfall and consumer spending.
6.10	**Cost of including EnerPhit and impact on finances.** Appendix 4 states: *Reinstating the Enerphit specification would increase capital costs (and therefore the borrowing requirement) by £2.5 million under options 1 and 2, but with associated savings in utility costs. In option 1, the net cost over 30 years is estimated at £1.8 million. In option 2, since the majority of the energy cost savings would accrue to commercial tenants (with little or no opportunity to increase rents as a result), the net cost over 30 years would be around £3.8 million. Both of these figures take into account additional financing costs.*

7	**Option 2 — Refurbish but rent out.** Proceed with refurbishment of all three assets and rent out the Guildhall, retaining only the chamber and halls for civic use with the rest of the space leased to commercial tenants. The council retains the freehold. This would be the same overall cost as option 1. **General Fund impact over 30 years (current prices): +£0.4 million** This is the expected net benefit to the General Fund of the project over 30 years based upon the assumptions used. Note that this is not spread evenly – there are significant losses in the early years followed by surpluses later on. It is proposed that the early losses can be covered through the application of additional income from the Park Street redevelopment, and more information is set out at Appendix 4.
7.1	Work starts in earnest in January 2027 and takes two to three years to complete. As Option 1 in every respect except the Guildhall's occupation. The council retains Mandela House as its principal operational base in the city and rents out the Guildhall. It retains the Halls and Chamber (only) for civic use. The Guildhall itself is settled under this option - it is restored, occupied and maintained. The council retains civic use of the Guildhall, and the halls will be available for conferencing. Mandela House is deferred rather than resolved: decisions on its eventual decant, and the choice to sell or upgrade, pass to the new authority. There is likely to be significant investment required to maintain the building in future given its poor condition.
7.2	**Financial assessment**

7.3	The base-case scenario for option 2 can be accommodated within the proposed funding and reserve strategy, but only by allocating Park Street income that would otherwise be available to support the wider General Fund. This is a material financial commitment, and therefore this option is not entirely self-financing. In addition, future cashflows are at risk from changes in assumptions, particularly in relation to commercial rent at the Guildhall and income from the Corn Exchange, and whilst it may be possible to mitigate this risk to some extent through the holding of reserves, there will remain a risk that future pressures may require savings to be made from elsewhere in the General Fund. Option 2 is more financially favourable than option 1 but also comes with more exposure to risk around the office rental market. However, this does provide some assurance around potential flexible use of the Guildhall should circumstances change in the future, e.g. if option 1 were selected but council accommodation was no longer required following local government reorganisation, conversion to commercial space is likely to remain a viable option. Further detail is set out in the Chief Finance Officer's advice at **Appendix 4**.
7.4	Public Benefit Impacts
7.5	**The city:** From the outside the building is restored exactly as in Option 1. From the inside it is a different proposition: the Guildhall would only partially be open to the public. The chamber and halls would remain under the council's control; however, the ground floor space and the café would likely form part of the commercial lease rather than a public offer. The city gains a restored heritage building, with the council retaining a civic space but there will be no space for staff or access by the general public outside of event attendance.
7.6	**Council staff:** Mandela House is retained as the main touchdown office space; there is no move into the Guildhall. Mandela House will at some point between 2030 and 2035 require upgrading to be compliant and therefore will mean staff decanting. This option defers rather than resolves that question and there are high OpEx costs. The new unitary authority would face an early choice whether to sell or invest to upgrade. Section 12 considers high level estimates for renting and reprovision elsewhere.

7.7	**Councillors:** Although the council retains the freehold most of the building is leased to commercial tenants, excluding conferencing facilities – the halls, and use of the civic chamber, meeting rooms may or may not be possible and would depend on agreement with whoever holds the lease. Alternative meeting venues could be found in the city centre if capacity at Mandela is restricted, a future main base at Cambourne, and use of community centres for meetings will be needed.
7.8	**Residents and visitors:** The full benefits of the transformed Public Realm and Corn Exchange are still delivered. What is lost is the integration: the market would no longer sit within a contiguous civic space, with the Guildhall and its civic functions open onto it. The public realm improves; the civic heart does not open up. Council services continue from Mandela House until a future decision is taken.
7.9	**City centre businesses:** As Option 1, with a larger volume of Grade A office space entering the market driving footfall and custom.
8	**Option 3 — Kick the Can** Proceed with Corn Exchange and Public Realm only; defer the Guildhall **General Fund impact over 30 years (current prices): +£5.5 million** This is the expected net benefit to the General Fund of the project over 30 years based upon the assumptions used. However, in this case it is important to note that this is a temporary solution – the model is unlikely to be sustainable for 30 years without significant further investment in the Guildhall, Mandela House, or both. Again, there are losses in the early years, and it is proposed that these can be covered through the application of additional income from the Park Street redevelopment. More information is set out at Appendix 4.

8.1	Work on Corn Exchange and public realm starts in earnest in January 2027 and takes 12 months for the market and 18 months for the Corn Exchange to complete. The Guildhall decision is likely passed to the new unitary authority. It is very likely that a decision would need to be taken before anticipated elections in 2033 or 2034 – though this is subject to the outcome of the government's 'pause and review'. This option leaves the Guildhall unresolved. It does not settle the Guildhall - it postpones it. It assumes low to no rental income with commercial tenants paying for any upgrades to spaces. There is a risk that the chamber will remain at risk and out of action between now and any unitary authority's decision – see **Appendix 3**. Whether it is refurbished, let, sold or left as it is, and on what timetable, and whether to dispose, refurb and decant Mandela House in the future will still need resolving. **Those decisions will be taken by the unitary authority.** There will be a small increase in construction costs for the Corn Exchange and Public Realm as there are fewer economy of scale benefits. A new planning submission would need to be made for any future Guildhall redevelopment plans as the current one will expire which may cost upwards of £3 million. The capital costs of any future Guildhall redevelopment will also be higher with build cost inflation and deterioration of its condition, and in the interim both this council and any successor council will be required to pay the OpEx costs of two poor quality buildings (Guildhall and Mandela). That uncertainty is not confined to the building. If works do eventually proceed, led by the council or a third party, they would bring a further period of construction into the middle of a city centre that has only recently emerged from it — with renewed disruption to the Market Square and potentially to access to the Corn Exchange. The city would face a second round of upheaval at an unknown future date, having already absorbed the first.
8.2	**Financial assessment**

8.3	Option 3 is affordable for the council on the basis modelled but should be seen as a short-term solution pending a further decision on the Guildhall at a later date. Initial indications are that around £14 million of capital expenditure would be available for a revenue-neutral proposal at the Guildhall, but clearly if additional revenue can be generated, or savings realised from the disposal of Mandela House, then this figure would increase. This option remains subject to risk around future income levels at the Corn Exchange. However, it is important to note that the likelihood of maintaining this the approach for 30 years without significant additional capital spend on the Guildhall and/or Mandela House is low. Therefore, the modelled benefit to the General Fund over 30 years should not be interpreted as a forecast outcome because it excludes the cost of any future redevelopment proposal for the Guildhall, which is likely to become necessary before the end of the modelling period (unless it were to be sold). Further detail is set out in the Chief Finance Officer's advice at **Appendix 4**.
8.4	Public Benefit Impacts
8.5	**The city:** The Public Realm and Corn Exchange are transformed. The Guildhall is not — it remains closed off and underused at the centre of an improved public realm. The use of the Guildhall Halls would allow for continuation of events, however, wouldn't support the business plan which assumes refurbished event spaces.
8.6	**Council staff and councillors**: The status quo continues across the Guildhall and Mandela House (i.e. most of the Guildhall is out of use as office space and as of autumn 2026 democratic meetings are taking place at other city centre venues on an ad hoc basis), with compliance and net zero pressures unresolved and the decision inherited rather than made. Alternative meeting venues for council meetings in the city will continue to be required (any future unitary council is expected to be too large to meet in the current Guildhall) and if capacity at Mandela is restricted, a future main base at Cambourne, and use of community centres for meetings will be needed.
8.7	**Residents and visitors:** Public Realm and Corn Exchange benefits arrive on the same timetable. But if the Guildhall is subsequently upgraded, the city centre faces a further period of disruption in addition to the three years — the works are not consolidated.

8.8	**City centre businesses:** Delivering the projects separately loses the shared preliminaries and programme efficiencies. Surrounding businesses face disruption twice rather than once.
9	**Option 4 — Sell the Guildhall.** Proceed as planned with Corn Exchange and Public Realm, but sell the Guildhall **General Fund impact over 30 years (current prices): +£20.1 million** This is the expected net benefit to the General Fund of the project over 30 years based upon the assumptions used. Note that this is not spread evenly – annual income starts low and gradually increases over time. As with option 3, this model assumes long-term occupation of Mandela House – again it is likely that significant capital expenditure would be needed within the 30-year modelling period to support this.

9.1	Work starts in earnest in January 2027 and takes 12months for the Market and 18 months for the Corn Exchange. The Guildhall is sold to the highest bidder The value of a heritage building that has compliance risks is low. A very recent red book valuation of the Guildhall (excluding the leased restaurants) was undertaken to support this decision. It concluded the council might be able to attract buyers wishing to convert to a hotel, but that the sales value would be very low. It would not make a material contribution to the capital costs of building a new office and/or civic facility elsewhere. Sale of the Guildhall, even at a low value, would not be straightforward. The county council's disposal of its former county hall took eight years - disrupted by COVID, and still requires planning application. A central Cambridge site may prove easier, but there is no guarantee on timing or value. As in option 3, a similar set of unknowns applies here. It is uncertain when a sale could proceed and if a sale did complete within the next two to three years, a purchaser would still need their own consents for their intended use. A purchaser's own scheme could add a further two to three years of works. The downside risk is therefore either up to five continuous years of disruption in the city centre, or two distinct phases of disruption separated by an uncertain interval. Neither is within the council's control once the building is sold. The issue of high OpEx costs for Mandela remains and whether to refurb and decant in the future will still need to be resolved. In addition, long term solutions to alternative meeting venues will be required. **Those decisions will be taken by the unitary authority.**
9.2	Financial assessment

9.3	Option 4 is affordable for the council and the most financially attractive option on the basis of the assumptions modelled. If the council wished to move out of Mandela House in the future, the model indicates capacity to support approximately £2.0 million per year of rental costs, or alternatively around £39 million of capital expenditure based on current rates. If additional revenue could be generated, then this figure could increase. However, no whole-life costing of alternative accommodation has been carried out, therefore these figures should be treated with caution, e.g. if operating costs were higher in a new building, then the amounts available would reduce. The biggest risk in respect of this option is whether or not it would be possible to find a buyer for the Guildhall. The model will also remain subject to risk around future income levels at the Corn Exchange. Further detail is set out in the Chief Finance Officer's advice at **Appendix 4**.
9.4	**Public Benefit Impacts**
9.5	**The city:** The Public Realm, Corn Exchange proceed as in Option 1 but with a reduced conferencing offer, with significant impacts on the developed business plan. The Guildhall passes out of council ownership, most likely to become a boutique hotel. Eight hundred years of civic use on the site would end.
9.6	**Council staff and councillors:** Civic, meeting and office functions require reprovision elsewhere. Alternative meeting venues could be found in the city centre, and a main base at Cambourne and community centres remain available. What differs is permanence: under this option the council would not retain the option of returning to the Guildhall, and the reprovision would need to be a settled long-term arrangement rather than an interim one. A decision will also be required on Mandela House – whether to sell, refurb and or to decant.
9.7	**Residents and visitors:** Public realm and cultural gains as Option 1. The Guildhall becomes a private building and if it is to be reconfigured as a boutique hotel it is likely it would be kept in good repair and contribute to improved public realm in the city centre – albeit with no access by the general public unless as paying customers. However, with new owners, there the city centre could face a further period of disruption in addition to the three years.
9.8	**City centre businesses:** As Option 1 for the Market and Corn Exchange. However, surrounding businesses may face disruption twice rather than once depending on the plans of the new owners. This would be outside the council's control.

10 Summary of impacts by stakeholder group

	Option 1 Full Scheme With VE	Option 2 Refurbish but Rent Out	Option 3 Kick The Can	Option 4 Sell the Guildhall
The city centre	Fully transformed. Public Realm, Corn Exchange and Guildhall renewed as one civic space. Reduced construction impact as consolidated in one programme.	Public Realm and Corn Exchange transformed; Guildhall closed to the public with no civic function. Reduced construction impact as consolidated in one programme.	Public Realm and Corn Exchange transformed; Guildhall to be decided by unitary.	Public Realm and Corn Exchange transformed; Guildhall sold most likely as a hotel.
Council staff	Three years in Mandela House, then c.150 workspaces in the Guildhall. Mandela House sold/leased.	Mandela House retained as main workspace. Upgrading Mandela, compliance, net zero and possible decant unresolved.	Status quo continues. Upgrading Mandela and Guildhall, compliance, net zero and possible decant unresolved.	Upgrading Mandela, compliance, net zero and possible decant unresolved.
Councillors	Accessible, multifunctional chamber sized for a unitary council. Guildhall part of the new authority's estate.	Council retains Chamber and Halls, but meeting rooms use subject to agreement with the leaseholder.	Decision passes to the unitary authority, most likely before the 2032 elections.	Eight hundred years of civic use on the site ends. Reprovision would need to be permanent
Residents and visitors	Two to three years of disruption, then an accessible public realm, civic building and cultural venue.	Market and Corn Exchange gains delivered, but without integration into a contiguous civic space.	Market and Corn Exchange gains on the same timetable, but possible Guildhall disruption later	Corn Exchange and Public Realm Gains as Option 1. Risk of up to five continuous years of disruption
City centre businesses	Traders decant nearby with support; Corn Exchange closes and reopens improved; Grade A office space released.	As Option 1, with the whole Guildhall entering the market as commercial space.	Disruption twice rather than once. Separate delivery loses shared preliminaries and raises cost.	As Option 1, plus exposure to a purchaser's own construction programme at an unknown date.
Certainty	The Guildhall question is settled.	Building settled; council office space left in limbo, as is Mandela House.	Guildhall and Mandela House left in limbo. Timing, scope and cost of any future works all unknown.	Low value and sale timing uncertain; purchaser's consents and works outside council control.
Who makes the decision?	City council proceeds entire project Unitary council makes final decision on leases in new Guildhall	City council proceeds entire project Unitary council makes final decision on leases in new Guildhall and refurb/sale/decant of Mandela	City council proceeds project for CX and Public Realm Unitary council makes final decision on proceeding with Guildhall and refurb/sale/decant of Mandela	City council proceeds project for CX and Public Realm and sells Guildhall Unitary council makes final decision on proceeding with refurb/sale/decant of Mandela
30-year General Fund impact	-£8.5 million	+£0.4 million	+£5.5 million	+£20.1 million

11	**Illustrative alternatives** As part of officers' due diligence, two further options have been explored at a high level.
11.1	**New Council offices near Cambridge North**
11.2	Calford Seaden have provided a high-level estimate on what a new build Civic Centre with 2600m2 office space, a chamber and a 780-seat hall would cost. Construction costs alone could be as high as £38m if started in Q1 2028. As planning to construction may take 3-4 years construction cost could likely increase to over £45m. Design to planning fees, other consultant fees, council on costs, Fixtures Fittings and Furniture (FFE) and any land costs would also need to be added. By way of a comparator this is likely to mirror costs for the current Guildhall, plus build costs inflation making it close to an additional £10m to add excluding land.
11.3	There are some parcels of land in council ownership which could be considered, meaning no land costs would be incurred. However, this would carry a significant opportunity cost as land available was previously set aside to enable the Hartree development, which could provide thousands of new homes, including council homes, community facilities and commercial space. In addition, there is high uncertainty over odour impacts resulting from planned expansion of the wastewater treatment plant. If a council owned site could not be used, land costs for a building of sufficient scale could cost between £1m-£5m.
11.4	Land costs could be excluded if on our own land, but additional landscaping including parking, highways costs, biodiversity net gain and s106/CIL contributions will add cost. Total costs are therefore likely to be in excess of £50m.
11.5	**Renting Council offices**
11.6	The council has reviewed the possibility of renting offices. In 2024, at Strategy and Resources Committee, Bidwells reviewed the market and concluded that the cost to the council including business rates and service charges would be £2.5m per annum

11.7	Carter Jonas undertook another desktop study looking at offices in Cambridge North and concluded to take on a lease for the same space would cost £1,085,000 - £1,705,000 per annum. This excludes additional ancillary civic and meeting areas, halls and the reception area, although it does include the chamber. It does not take into account service and estate charge obligations, Rates Payable, insurance obligations or any other associated outgoings. Over a 30-year period, as modelled for the Civic Quarter project options, costs could likely fall in the range of £42.5m (excluding other charges, including the costs of holding civic meetings elsewhere) and £97.4m. This assumes rent reviews every five years and CPI rent increases at 2%.
12	**Summary of Final Designs**
12.1	**Summary of Guildhall final design – Appendix 8** In March 2026, Planning Committee approved both the planning application and Listed Building Consent for the Guildhall refurbishment. The approved proposals seek to conserve and enhance the Grade II listed building whilst ensuring it remains fit for purpose as a civic, community and commercial asset for future generations. The approved scheme retains the Guildhall as one of the city's most important civic buildings whilst addressing longstanding accessibility, sustainability and operational challenges. The design has been developed to respect the building's historic significance whilst allowing it to adapt to modern requirements and future organisational needs.

12.2	Key elements of the approved design include: • Comprehensive refurbishment and conservation of the historic building fabric. • Accessibility improvements throughout the building, including step-free access • Upgrading the building to significantly improve its environmental performance through fabric improvements, photovoltaic panels and modern building services. • Creation of flexible office accommodation capable of supporting civic, community, commercial or mixed-use occupation. • Refurbishment of the Council Chamber to create a more accessible and adaptable civic space capable of supporting democratic functions (including increased capacity for a new unitary council to meet), civic events and wider community use. • Improvements to the Large Hall and Small Hall to provide high-quality multifunctional space suitable for conferences, weddings, events, ceremonies and community activities. • Provision of improved public-facing facilities, including a customer service offer and enhanced public access to the building. • New meeting rooms, breakout space and income-generating commercial accommodation. VIII. Installation of modern mechanical, electrical and digital infrastructure to improve operational efficiency and future-proof the building.
12.3	A key principle of the approved scheme is flexibility. The design has been developed to allow the building to support a range of future occupation models, including continued civic occupation, partial commercial occupation or a predominantly commercial office model should future Local Government Reorganisation arrangements require a different approach to accommodation. This flexibility ensures that investment in the Guildhall is not dependent on a single future operating model.
12.4	**Summary of Public Space (incl Market Square) final design – Appendix 9** The Market Square proposals have continued to evolve following the deferment of the planning application by Planning Committee in March 2026 and extensive engagement with market traders, accessibility groups, heritage bodies and other stakeholders.

12.5	The final design approved by Planning Committee in September 2026 seeks to deliver the Council's vision for a thriving, accessible and inclusive seven-day market whilst responding to feedback received during the planning process. The redesigned market provides a total of **97 stalls**, Fixed lockable stalls (43): Permanent stalls providing secure trading space with integrated power, lighting and solar panels on roofs. Open stalls (12): Permanent open-fronted stalls providing a traditional market trading environment, with green roofs. Semi-permanent stalls (18): Fixed into ground sockets but capable of being removed seasonally or adapted for alternative uses. Demountable stalls (24): Flexible stalls that can be erected and removed as required to accommodate seasonal demand, special events and changing market needs.
12.6	This mix of stall types maintains broadly the same overall trading capacity as the current market whilst providing greater operational flexibility. It enables the market to expand and contract in response to seasonal demand, supports the accommodation of existing traders and creates additional opportunities for civic activity, events and public use when full trading capacity is not required.
12.7	The key principles of the final design are to: • Support a thriving and financially sustainable seven-day market. • Improve accessibility for traders, residents and visitors. • Preserve and enhance the historic character of Market Square. • Provide greater flexibility in how the market operates throughout the year. • Improve infrastructure and facilities for traders. • Create a more welcoming civic space for community activity and events. • Enhance safety, security and day-to-day management of the square. • Support biodiversity, sustainability and climate resilience.
12.8	The final proposals include new market stalls with integrated power and lighting, enhanced trader facilities, refurbished trader toilets within the Market Square basement, improved storage provision, upgraded utilities infrastructure, and new underground waste and recycling facilities. A major focus of the scheme is accessibility, including the careful relaying of the historic setts, improved step-free routes, accessible seating, improved lighting and wayfinding, and accessible toilet provision for Market Traders.

12.9	The historic fountain remains a central feature of the design and will be retained and refurbished, with new seating, parasols, landscaping and improved lighting creating an attractive civic focal point. Whilst the fountain itself is not proposed to be operational as part of the current scheme, the necessary ducting will be installed to enable it to be brought back into use in the future without the need for further excavation or the lifting of the refurbished setts and paving. The proposals also include enhanced CCTV coverage, integrated security measures and improved public realm infrastructure to ensure the space remains safe, welcoming and accessible, whilst preserving its role as the commercial, civic and social heart of Cambridge.
12.10	**Summary of Public Realm final designs - Appendix 9** The public realm proposals have evolved significantly following stakeholder engagement, planning feedback and further design development. The proposals seek to create a more coherent, accessible and attractive civic environment linking the Guildhall, Corn Exchange, Public spaces and surrounding streets, whilst respecting the historic character of Cambridge city centre.
12.11	The key design principles are to: • Create a more accessible and inclusive city centre environment. • Prioritise pedestrians whilst maintaining essential access and servicing. • Strengthen connections between the Guildhall, Corn Exchange, Public spaces and surrounding streets. • Enhance the setting of Cambridge's historic buildings and public spaces. • Improve biodiversity, climate resilience and environmental performance. • Create high-quality, welcoming public spaces that encourage people to meet, dwell and spend time in the city centre. IX. Improve wayfinding across the Civic Quarter. • Support the economic vitality of the city centre, market and cultural venues. • Provide high-quality cycle parking and sustainable transport infrastructure. • Reinforce the Civic Quarter's role as the civic, cultural and commercial heart of Cambridge.

12.12	Character and Public Spaces The public realm has been designed around a series of distinct but connected character areas, including Market Square and Market Hill, Peas Hill, Guildhall Street, Wheeler Street, Corn Exchange Street and Market Street. Each area has been carefully designed to respond to its historic setting whilst contributing to a consistent Civic Quarter experience. Particular emphasis has been placed on improving accessibility, reducing street clutter, increasing public seating and activity, and enhancing the quality of the public realm whilst celebrating the heritage significance of the area.
12.13	Green Infrastructure and Biodiversity The proposals continue to support the Council's climate and biodiversity objectives through new tree planting, improved planting schemes, rainwater management measures, sustainable drainage, habitat creation and wider biodiversity enhancements. Together, these measures are intended to improve the appearance and environmental performance of the Civic Quarter, increase resilience to climate change and create more attractive spaces for residents and visitors. Current assessments indicate that the proposals exceed the Council's aspiration to achieve a 20% biodiversity net gain.
12.14	Cycle Parking Following feedback received during the planning process, the Council has undertaken a comprehensive review of cycle parking provision across the Civic Quarter. Whilst the number of cycle parking spaces within the immediate Market Square area is reduced, additional and upgraded provision has been identified within the wider Civic Quarter. As a result, there is no overall reduction in cycle parking capacity within the Civic Quarter area, and the proposals also introduce dedicated cargo bike parking for the first time. The revised approach provides more flexible and higher-quality cycle parking facilities whilst maintaining overall cycle parking numbers.

12.15	**Summary of Corn Exchange final design – Appendix 10** Planning permission and associated consents for the Corn Exchange refurbishment were granted by Planning Committee in March 2026. The approved proposals continue to focus on: I. Accessibility improvements throughout the venue. II. Improved environmental performance. III. Enhanced customer experience and comfort. IV. Improvements to food and beverage facilities. V. Operational improvements to support future programming and commercial performance. VI. Public realm improvements around Parsons Court and the wider Corn Exchange area Further operational review has continued during 2026, particularly regarding foyer arrangements, bar operations, venue circulation and temporary venue planning.
13	**Business Plans**
13.1	Business Plans have been produced for each of the three assets to test the proposed interventions. Each asset has used specialist consultants in the relevant area to ensure expert analysis of the future business plans. These have followed the Treasury's recommended Five Case Model approach, ensuring compatibility with any future funding bid. The Strategic, Economic, Commercial, Financial and Management cases have been assessed, and the full Business Plans are included at **Appendices 1 and 2**
13.2	To support Member decision-making, officers have worked with consultants to update the financial and commercial assessments for the programme. Updated assumptions are included in the s151 Officer's Statement in Appendix 4

14	**Project Costs**
14.1	Since September 2025, detailed design development, technical investigations, operational pilots, and contractor engagement have improved cost certainty across the programme. This has resulted in an updated cost plan which reflects current market conditions, inflation and a more detailed understanding of the project requirements. Officers have undertaken a comprehensive value engineering (VE) exercise with the design team and Sir Robert McAlpine, identifying £13.7m of savings whilst maintaining the key strategic outcomes of the programme. Appendix 6 highlights the Cost Plan and VE items as outlined by Calford Seaden.
14.2	The business case models have been extensively reviewed by the Council's Section 151 Officer and the financial implications on the General Fund have been modelled. This work is detailed in Appendix 4

Budget line (£, excl. VAT)	Aug 2026	Recommended	Change Aug to rec.
Stage 3 fees and council costs (design to planning)	3,322,533	3,322,533	–
Stage 4 fees and council costs (detailed design)	8,538,049	8,538,049	–
Stage 5 fees and council costs (construction)	3,922,143	2,844,143	–-1,078,000
Temporary market	2,431,942	2,286,942	–145,000
Building works, incl. furniture and equipment	91,141,581	78,704,701	--12,436,880
Total	**109,356,248**	**95,696,368**	**–13,659,880**

15	**Programme**
15.1	**Key Milestones** The table below sets out the key milestone dates for the project; the completion dates are subject to the outcomes of the decision to proceed on 26 November 2026. Depending what options are approved this could change the anticipated completion dates. Section 19.7 sets out the programme delivery risk.

Milestone	**Date**
Agreement (not/) to proceed with capital budget	26 November 2026
Decant of Guildhall (excluding event spaces) Event spaces	November 2026 End December 2026
Decant of Corn Exchange complete	Mid-January 2027
Earliest Decant of Market complete	March 2027
Start on Site with enabling works contract	January 2027
Main Contract and contract sum signed	February 2027
Completion (construction across all three sites)	March 2028 (Market) December 2028 (Guildhall) Summer 2028 (Corn Exchange) August 2029 (Public Realm)

The public realm completion date reflects that are small areas of works that cannot be completed until the Guildhall works are finished and the site compound is removed.

16	**Decant Arrangements**
16.1	The project team has developed detailed decant and relocation plans to secure vacant possession of the Guildhall, Corn Exchange and Market Square ahead of construction. These plans have been informed by engagement with Market Traders, and the Guildhall and Corn Exchange Decant Working Groups to support a coordinated transition, minimise disruption and maintain continuity of services and activities wherever possible. The project has also undertaken a range of enabling and preparatory activities, particular those with long lead-in times, helping to de-risk the programme and ensure the buildings and spaces are ready for construction when possession is required.
16.2	**Guildhall** Allia Future Business Centre and its sub tenants vacated the Guildhall at the end of September 2026. Sticks 'n' Sushi and Giggling Squid restaurants will stay in situ and remain open as they are outside the development red line, access for servicing and deliveries will be maintained. The Guildhall was closed to the public from 2 October 2026 with Guildhall Street and Peas Hill entrances only open on event days. The last event in the Large and Small Halls takes place on 20 December 2026. Full Council and Planning Committees from October 2026 onwards will be held at Downing Place United Reformed Church ensuring an accessible and City Centre location. All other Cabinet and Committee meetings will be held at either Meadows Community Centre or Clay Farm Community Centre. Meetings will continue to be live streamed as necessary. Staff working in the building, including the Chief Executive and Councillors, have relocated to Mandela House. The facilities team will remain in the Guildhall until the building is handed over to the contractor. The Guildhall will be handed over to Sir Robert McAlpine at the end of December 2026 so that mobilisation activity and site set up can commence.

16.3	**Corn Exchange** The last show will take place on 31 December 2026, and the venue will close for 18 months for refurbishment. The business plan for the Corn Exchange assumes a closure of 18-24 months and a recovery period to year 5 and shows a net positive return over the appraisal period even accounting for this. The impact of the closure of the Corn Exchange has been considered in the business plan including advice on whether a temporary alternative venue(s) are viable. A range of options were considered to maintain cultural activity during the closure, including a purpose-built temporary venue and the use of alternative venues across the city. Whilst these options offered benefits as set out to Cabinet earlier in the year, the financial and operational assessment concluded that the costs and risks outweighed the potential benefits. These were compounded by the formal pre-application planning advice for a temporary venue on Parker's Piece, which identified significant concerns relating to the loss of protected public open space, heritage, residential noise impacts and servicing arrangements. Addressing these matters would require further investment and could impose operational restrictions affecting the commercial viability of the venue, with no certainty of securing planning permission. Taken together, these factors mean that additional financial commitment and delivery risks cannot be justified over the relatively short closure period. The Council will instead focus resources on delivering the refurbishment, maintaining key relationships with promoters, partners and audiences, and preparing for a successful reopening of the Corn Exchange. Staff from Corn Exchange and Parsons Court will be relocated to Mandela House from November onwards and continue to adopt hybrid ways of working. An organisational change consultation will take place with staff following a decision on the Civic Quarter to consider the staffing implications of the Corn Exchange temporary closure. Unions and impacted staff will be engaged throughout this process.

16.4	**Market** The market decant will be implemented in advance of construction works commencing on Market Square. Subject to the necessary approvals and the overall project programme, the transition to the Temporary Market is expected to begin after Easter 2027, with relocation taking place in a phased manner immediately before works start on the Square. Further details of the programme will be discussed with traders during November 2026. The Temporary Market is expected to operate for approximately 12 months, with planning consent being sought for up to 18 months to provide programme flexibility if required. A total of 111 temporary stalls are proposed across the following city centre locations; St Mary's Passage, Guildhall Street, Petty Cury, Sidney Street, Fisher Square and King's Parade. Sussex Street will be used on specific City Event days, such as congregation days, when stalls cannot operate on King's Parade. The proposed locations have been developed through extensive engagement with market traders and key stakeholders. Throughout this process, traders consistently expressed a preference to remain close to Market Square rather than relocate to a single alternative site elsewhere in the city. The Council has therefore worked collaboratively with traders, Cambridge colleges, the University, major city centre businesses, the highways authority and emergency services to develop arrangements that allow the market to continue operating within the city centre during the refurbishment works. A planning application for the Temporary Market was submitted in August 2026 and is scheduled to be considered by Planning Committee in December 2026. Supporting documentation included detailed layout plans and a Decant Management Plan.
16.5	**Market Transition, Trader Support and Stall Allocation Arrangements** A structured approach is being taken to support traders through the transition period. A stall allocation methodology has been developed by an independent markets consultant to ensure a fair and transparent process for allocating pitches within the Temporary Market. Following the planning determination on 2 December 2026, individual meetings will be held with traders to confirm stall allocations and discuss operational arrangements, including access, servicing, trading requirements and transition support. This approach is intended to provide traders with clarity and certainty ahead of relocation.

16.6	**Market Trader Support Package** Within the Civic Quarter project costs, provision has been made to provide a support package to Market traders, and this consists of two elements, the temporary market arrangements and returning to the refurbished market. **Temporary Market** I. 50% rent reduction based on current standard stall price per sqm. II. 2% annual inflationary increase will not be applied for 2027/28. III. Contribution towards new fixtures and fittings – fund capped at £50,000 IV. Traders who move to Sussex Street from Kings Parade on “City Event” days will not be charge rent for that day. There will be an increase in staffing in the Markets team to support the operational aspects of the temporary market, including a Markets Event office post that will support communications and signposting activities. **Refurbished Market** I. Existing Market traders will have a right to return to the Market, even if they decide not to trade in the temporary market. II. Rents for the new refurbished market frozen at 2026/27 levels and inflationary increase coming in from April 2028. III. Business rates for those in permanent stalls (kiosks) will be underwritten by the Council, where charged, for the first year, subject to Market Traders seeking rate relief Following advice, the Council has committed to making the case to valuation office for a business rates valuation for the whole market.

16.7	**Business and Stakeholder Engagement** The Council continues to engage with market traders, city centre businesses, business representative organisations, local institutions and other stakeholders throughout the planning and delivery of the market decant. The purpose of this engagement is to understand operational requirements, identify potential impacts at an early stage and help shape arrangements that support the continued operation of the market and city centre during the refurbishment works. Engagement has informed the development of the Temporary Market proposals, including the selection and layout of trading locations, access and servicing arrangements, pedestrian movement, wayfinding, and measures to minimise disruption to businesses, residents and visitors. It has also supported coordination with key stakeholders, including Cambridge colleges, the University, major retailers, highways authorities and emergency services. Feedback received through this process and the formal planning application process continues to inform project planning and operational arrangements, with the aim to help support a smooth transition to the Temporary Market while maintaining market activity and footfall within the city centre during the construction period.

17	**Corporate Plan**
17.1	The decision to proceed to the next stage of the Cambridge Civic Quarter project continues to demonstrate strong alignment with the Council's Corporate Plan. Most specifically the Civic Quarter directly addresses three out of the Council's 4 key priorities: Priority 1: Leading Cambridge's response to the climate and biodiversity emergencies and creating a net zero council by 2030 Priority 2: Tackling poverty and inequality and helping people in the greatest need Priority 4: Modernising the council to lead a greener city that is fair for all The strategic objectives for each priority which are directly addressed by bringing forward the regeneration of the civic quarter are expressed below: **Priority 1: Leading Cambridge's response to the climate and biodiversity emergencies and creating a net zero council by 2030** I. reduce carbon emissions from council buildings, land, vehicles and services to net zero by 2030 II. reduce energy consumption and carbon emissions from homes and buildings in Cambridge III. reduce consumption of resources, increase recycling and reduce waste IV. support Council services, residents and businesses to thrive and adapt to the impacts of the climate change emergency V. mainstream our approach to biodiversity to secure a measurable net gain in biodiversity across the city by 2025 and support the Natural Cambridgeshire Doubling Nature Vision by 2030 VI. to ensure that biodiversity is considered by all council service functions and projects VII. maximise the potential of our buildings, parks, open spaces, watercourses and tree stock to support biodiversity, whilst balancing their multifunctional needs VIII. Plan for the sustainable development of Cambridge and support the creation of vibrant, integrated and inclusive new communities. Specifically, to develop and implement a new Local Plan for Greater Cambridge that: o enhances biodiversity and green spaces, o increases wellbeing and social inclusion, o provides for great places (including by safeguarding our unique heritage and landscapes), o encourages a wide range of jobs, o plans for the right infrastructure in the right places at the right times to serve our growing communities.

17.2	**Priority 2: Tackling poverty and inequality and helping people in the greatest need** I. strengthen families and communities and support people who are more likely to experience poverty, inequality and vulnerability. II. make 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. III. work towards a situation where all residents have equal access to public activities and spaces in Cambridge and are able to participate fully in the community and in making decisions about the places where they live
17.3	**Priority 4: Modernising the council to lead a greener city that is fair for all** I. develop co-operative, collaborative ways of working with our communities and partners, increasing our collective ability to achieve the council's vision and improve the quality of life and wellbeing of everyone in the city II. use innovation, including new technologies, to provide high-quality services III. continuously improve the services we provide so that they best meet the needs of those who use them IV. run our services in an efficient way, generating income where appropriate to reinvest into other council services V. review our assets to ensure they are delivering optimum value to the Council and wider community, increasing social capital
18	**Implications**
18.1	**Relevant risks** Below are the key risks
18.2	**Debt Financing** **Risk:** Borrowing costs may increase further before funding is secured, increasing the overall cost of financing the project and impacting affordability assumptions within the business case. The project also requires a significant long-term borrowing commitment which will need to remain affordable for both the Council and any successor authority. **Mitigation:** The Council's Section 151 Officer has reviewed the affordability of the project, and the business case includes financial modelling, sensitivity testing and proposed financial contingencies. The project scope has also been reviewed through a value engineering and design review process to reduce capital costs and borrowing requirements, while retaining the key strategic benefits of the scheme. Ongoing discussions with various lending providers is being undertaken to ensure best sourcing of funding.

18.3	**Rental Income** **Risk:** Rental income from the refurbished Guildhall may be lower than forecast due to market conditions, reduced demand for office accommodation or longer than anticipated letting periods or increased re-letting, affecting the anticipated financial return. **Mitigation:** Independent commercial and valuation advice has informed the business case assumptions. The proposed refurbishment has been designed to create flexible, Grade A office accommodation in a prime city centre location that can respond to changing market requirements. Occupancy and leasing arrangements can also be reviewed by future authorities to reflect market conditions. The Chief Finance Officer has proposed a £4.8 million revenue reserve be created to absorb any early year losses and provide a cushion against loss of income due to incorrect assumptions.
18.4	**Corn Exchange Income** **Risk:** The Corn Exchange may take longer than anticipated to recover trading levels following reopening, resulting in lower income from ticket sales, hires, conferencing, catering and other commercial activities. **Mitigation:** The business plan includes assumptions regarding closure, reopening and recovery periods. The refurbishment is intended to improve accessibility, customer experience, operational efficiency and the venue's commercial offer, supporting its long-term competitiveness and financial sustainability. A budget to include support from a venue consultant to assist with the growth plan is included. The Chief Finance Officer has proposed a £4.8 million revenue reserve be created to absorb any early year losses and provide a cushion against loss of income due to incorrect assumptions.
18.5	**Local Government Reorganisation (LGR)** **Risk:** Future Local Government Reorganisation may change governance arrangements, accommodation requirements, priorities or investment decisions, potentially affecting the long-term use of the Guildhall and wider Civic Quarter assets. **Mitigation:** The project has been developed to retain flexibility for a range of future occupation and operating models. The Guildhall design can accommodate civic, fully commercial or mixed-use arrangements, allowing future authorities to make decisions that reflect emerging organisational requirements and estate strategies. This is linked to both positive and negative revenue implications.

18.6	**Temporary Market Planning Application and Highways Licencing** **Risk:** The Highways or Planning Applications could be delayed or refused, or approved subject to conditions which affect the programme, capacity and timing of the Market decant. **Mitigation**: Extensive pre-application engagement has been undertaken with market traders, planning officers, statutory consultees and other stakeholders. The project team continues to work closely with the Local Planning Authority and Highways officers and are developing supporting information to enable considerations to be addressed as efficiently as possible.
18.7	**Programme Delivery** **Risk:** The scale and complexity of the programme, including decant activity, enabling works, design development, statutory approvals and construction across multiple sites, may result in programme delays and increased costs. Any cost overruns could add significantly to future financing costs. **Mitigation:** Detailed programme management arrangements are in place, supported by an integrated client, design and contractor team. Early enabling works, advance surveys, ongoing design coordination, contractor involvement through the Pre-Construction Services Agreement and regular risk reviews are being used to identify and manage programme risks at the earliest opportunity. A bespoke capital monitoring process will be established that will report to the strategic steering group made up of Councillors and the Leadership team to provide finance and progress monitoring.
18.8	**Staff Risks** **Risk:** The Corn Exchange temporary closure will impact the Corn Exchange staff team. **Mitigation:** Continuous engagement and informal engagement, including briefings and 1:1 meetings with all staff working as part of the Corn Exchange operations has taken place through the previous couple of months. Other engagement has included providing a Staff Bulletin and FAQs and the usual management support arrangements are in place and will continue throughout the change process. An organisational change consultation will take place with impacted staff following the Civic Quarter decision on 26th November 2026 and wherever possible alternative employment opportunities will be identified within the Council. All processes will follow the Council's adopted HR procedures including redeployment and organisational change policies. Regular updates are also being provided to the unions through the JTUG meetings.
18.9	
19	**Financial Implications**

19.1	The Financial implications of the Civic Quarter work are set out within the Chief Finance Officer's advice at **Appendix 4.**
20	**Staffing Implications** There are currently 82 employees where all or part of their role will be impacted by the closure of the Corn Exchange. Of these, 26 are salaried (including events officers, programme managers, technical officers, marketing & development officers, box office and front of house managers, venues general manager) and 56 are employees of 'no fixed hours' (mainly venue and events assistants). Regular briefings have taken place with staff in the run up to the decision, and there were a series of additional briefings with staff and unions during the week commencing 5th October on the latest position and the process to be followed. Approximately 70 staff attended 4 briefings which were delivered by Cultural Services management with support from the People Team. Other engagement activities have included providing a Staff Bulletin, FAQs, and the provision of other support packages for employees, such as the Councils Employee Assistance Package.
20.1	Staff still based at the Guildhall, Corn Exchange and Parsons Court will be moved to Mandela House and will continue to operate within a hybrid working model.
20.2	The temporary closure of the Corn Exchange will have impacts for the Corn Exchange staff. The scale of this impact will be dependent on: the final decision taken on the Civic Quarter project, the range of alternative employment opportunities available within the Council. An organisational change consultation will take place with staff following a decision on the Civic Quarter to consider the staffing implications of the Corn Exchange temporary closure and next steps. Unions and impacted staff will be engaged throughout this process. The process will likely conclude in Spring 2027.
21	**Legal Implications**
21.1	**Telecoms** We have completed a settlement agreement with Cornerstone for the removal of mobile telecommunications equipment, to facilitate the Guildhall redevelopment works, from the roof of the Guildhall by the end of January 2027.

21.2	**Consents** Full Planning Consent and Listed Building consent have been obtained for the Guildhall, the Corn Exchange, and the Market Square and associated public Realm. For the construction works: I. A Section 278 agreement will be required to permit altering of the existing public highway II. A site Hoarding Licence will be required from the Local Highways Authority III. While site logistics and associated signage is a deemed consent for construction hoarding, additional advertisement consent will be sought to facilitate advertisement and wayfinding throughout the project. Discussion toward the above approvals with the relevant authorities are underway. For the temporary decant of the market square to facilitate regeneration: I. An application has been submitted and is in process with the Local Planning Authority under planning reference **26/03254/FUL** II. statutory consents are expected to be required from the Highway Authority in its capacity as the authority responsible for managing and protecting the public highway network. In this regard it is currently assumed that the Council will require consent and approval under Part VIIA of the Highways Act 1980, including the provisions of Section 115E, and discussions are away with the Highways Licencing Team.
21.3	A number of Traffic Regulation Orders (TRO) are anticipated, to serve the Market decanting, site access and logistics throughout the Construction period, and to be proposed to control vehicle access in the city centre in the longer term. These all remain subject to consideration and Decision by the County Highways Authority. This includes: I. Extension of the current market TRO to include Sunday 10-4 II. Removal of through-traffic from Corn Exchange Street towards Bene't Street, proposed to cover 10am to 4pm, Monday to Sunday (but retaining access for Taxis, Large deliveries, Blue-badge permits) III. Removal of right-turn exit from the Grand Arcade car park, which would require broader rerouting across the city to improve traffic flow IV. An ETRO in place to accommodate Market placement on Sydney Street V. Management protocols to be agreed for facilitated access to Kings Parade and Market Street within the existing Anti-Terrorism TRO

22	**Equalities and socio-economic Implications**
22.1	Three separate Equalities Impact assessments have been completed covering The Guildhall, Corn Exchange and Public spaces (including the Market Square). A further EQIA for staffing implications at the Corn Exchange is currently being prepared. The recent community engagement has shaped the detailed design stage work. The impact assessments will also continue to be "live" documents and reviewed at key stages during the project. The sections below highlight the key impacts. See **Appendices 11-13** for the Equalities Impact Assessments
22.2	**The Guildhall** The Guildhall redevelopment brings significant positive impacts, especially for: I. Disability – a changing places toilet for anyone to use; provision of platform lifts and step free access to the building; automated doors; hearing loops; improved lighting and provision of a reflection room protecting mental wellbeing of staff members. II. Sex - The design provides an increase in overall provision of toilets/urinals from 42 to 76. We are retaining the original existing female and male toilets within the heritage areas of the Guildhall as it is a listed building. The remainder are designed as universal toilets across the staff and public areas. III. Gender reassignment – increase in the number of toilets, whilst recognising the constraints of a listed building, includes providing universal toilets across the staff and public areas the Guildhall which will have a positive impact for gender reassignment and non-binary and gender fluid people. IV. Marriage and civil partnership - improvements to the large and small halls could increase the opportunity for people to celebrate marriage or civil partnership in the city centre V. Pregnancy and maternity – provision of breastfeeding room open to the public and baby changing facilities. VI. Religion or belief – provision of a reflection space that can be used for prayer or reflection for staff. We will keep this under review and the final determination how the toilets will be gendered will be made once the Council's approach to the Equality and Human Rights Commission (EHRC) code of practice is set in November 2026. The creation of a welcoming "Heart Space" and flexible civic areas encourages broader public engagement across age groups and backgrounds. However, potential negative impacts include concerns about affordability and access for low-income and marginalised groups, particularly if commercial uses dominate community access.

22.3	**Corn Exchange** Positive impacts of the proposals include: I. Aspects improving accessibility, especially for disabled people, such as improved lighting that will benefit people with visual impairments and improved audio equipment that will especially benefit people with hearing impairments. There will be benefits for people with mobility impairments like step free access throughout the venue, three lifts, an increase to 15 spaces for wheelchair users with better visibility in the main auditorium and accessible dressing room and showers backstage. II. Toilet provision will be improved, with accessible toilets provided on multiple and universal toilets on each floor. III. Improvements to the Parsons Court area, by removing bins and improving lighting that will help reduce anti-social behaviour that may benefit groups who experience hate crime/incidents. We will keep under review the final determination of how the toilets will be gendered once the Council's approach to the EHRC code of practice is set in November 2026.
22.4	**Public Space (including Market Square)** The most significant benefits of the market square redesign include: I. Improving accessibility through exploration of levelling historic setts, improving pedestrian safety, alignment of stalls, signage, lighting and increasing variety of seating options (including canopied seating). This will be of benefit for disability and pregnancy and maternity especially. II. Reducing ASB (that may especially impact on groups who experience hate crime and have an impact on reducing gender-based violence) through design features such as improving sight lines, lighting and use of CCTV. III. Blue badge parking provision, although provision remains the same, the spaces will all meet current standards. IV. Provision of accessible toilet and storage at ground level for market traders. V. Provision of women, men and universal toilet facilities for market traders We will keep this under review and the final determination how the toilets will be gendered will be made once the Council's approach to the EHRC code of practice is set in November 2026. The market's diverse offer and civic space will support multicultural events (enabling some of space in the square to be used for other functions by removing some demountable stalls on quieter trading days) and low-income communities.

23	**Net Zero Carbon, Climate Change and Environmental implications**
23.1	The Guildhall The Guildhall has been designed to EnerPhit standard and formed part of the Government's pilot net zero building review, which confirmed that it was expected to meet net zero building certification. However, the proposals in this report assume excluding Enerphit as a value engineering saving. Instead, Part L compliance would be attained with a significant improvement in the current energy efficiency of the building. Solar panels remain included in the proposals, as well as using low carbon air source heat pumps for energy. Estimates suggest reduction in emissions of 18%-30% which is 66-97 tonnes of CO2 per annum. If Enerphit is included in the proposals, it would reduce the Guildhall's emissions by approximately 56% which is around 140 tonnes of CO2 per annum.
23.2	Corn Exchange Solar panels are still included in the proposals as well as using low carbon air source heat pumps for energy and ensuring provision is made to allow a plug in to the future District Heat Network if this comes online. For the Corn Exchange, if approved and including the value engineering proposals there would be an estimated reduction in emissions at the Corn Exchange of 230 tonnes of CO2 emissions per annum, (which represents a reduction of nearly 82%), through upgrades to the building's energy efficiency and installation of on-site solar. The proposed work to the Corn Exchange would save 6.3% of the Council's overall emissions,
23.3	City Centre District Heat Network If the Corn Exchange and the Guildhall (with or without Enerphit) are connected to the proposed City Centre District Heating network, this would allow even further improvement on the Council's overall emissions position to net zero in operation over the long term, subject to external decarbonisation of the UK Energy Grid.
23.4	Biodiversity Net Gain For the public realm and market square the target is to attain a biodiversity net gain of 20% compared to what is there now.

23.5	Water Efficiency In terms of water usage, a 55% reduction is calculated for the Guildhall. While firm targets have not been set for the Corn Exchange or Market Square due to on site constraints, efficiency measures in line with BREAM Wat01 credits are being undertaken, implementing water-efficient fittings across the project.
23.6	**Climate Change rating** See **Appendix 14** for Climate Change Assessments for the Guildhall, Corn Exchange and Public Realm. The three assessments include the Value Engineering outlined in sections 5.8 and 7 The rating has been assessed as **Low Positive** overall and assumes that EnerPhit is excluded. If Enerphit is included the Climate Change Assessment will be Medium Positive
24	**Procurement Implications**
24.1	In January 2025, the design team led by Cartwright Pickard was appointed to develop the Civic Quarter proposals through RIBA Stage 3 and support planning and listed building consent submissions. The team was subsequently retained through RIBA Stage 4 (Technical Design) to maintain design continuity, retain project knowledge and reduce delivery risk across the programme's complex heritage assets. Also in January 2025, with support from Calford Seaden as the Council's cost and procurement advisor, the Council's Procurement team launched a competitive procurement for the main contractor using a two-stage Design & Build approach. Following evaluation, Sir Robert McAlpine (SRM) was selected as preferred contractor in May 2025 and appointed under a Pre-Construction Services Agreement (PCSA) in June 2025 to provide early contractor involvement during design development. Calford Seaden helped develop the procurement strategy, assess procurement route options and prepare the tender process, while the Council's Procurement Team provided procurement governance, compliance assurance, tender management and evaluation oversight, ensuring a robust and compliant procurement process that balanced quality, value for money and delivery certainty.
25	**Community Safety Implications**

25.1	Whilst Cambridge is a safe city, violence against the person offences accounted for **29%** of crimes (September 2025). Market ward, which is the focus of Cambridge's nighttime economy, has higher rates of both violent crime and drug offences. The project team have met with the Safety Advisory Group consisting of internal services and external partners and the emergency services. As part of the pre-application discussions were held with Counter Terrorism, Cambridgeshire Police and Cambridgeshire Fire Service. We have also been working with the Community Safety team to ensure that crime prevention principles are key to the Civic Quarter redevelopment and are captured within the Cambridge Community Safety Plan (2025-27).
26	**Community Wealth Building**
26.1	The Civic Quarter programme has been developed in line with the Council's Community Wealth Building objectives. Through the procurement process, social value commitments were secured from Sir Robert McAlpine, including a target for 20% local labour, apprenticeship and work experience opportunities, support for local skills development, engagement with schools, colleges and universities, and the use of local suppliers and subcontractors where appropriate. The project is expected to support the local economy through investment in heritage assets, cultural facilities and the city centre environment. The refurbishment of the Market Square is intended to improve the long-term sustainability and attractiveness of Cambridge Market, while the temporary relocation strategy maintains the market's presence within the city centre, helping to preserve footfall for both market traders and surrounding businesses during construction. The completed scheme will also provide improved public access to the Guildhall, enhanced community facilities, accessible civic and cultural spaces, and opportunities for wider participation in civic and democratic life. See **Appendix 15** for the updated assessment.
27	**Project Interdependencies**
27.1	The District Heating Feasibility Study and the proposals for the Guildhall have been designed to enable future connection to the District Heating Network, however they are not dependent on it.

27.2	**Local Government Reorganisation (LGR)** The Guildhall designs have been developed in the context of LGR. Whilst the approved designs provide flexibility for a range of future civic, commercial and operational uses, future decisions regarding the occupation of the Guildhall, the future role of Mandela House and the wider accommodation strategy for any successor authority will be matters for the shadow and unitary councils.

28	**Background documents** Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
28.1	1) S&R Report November 2024 Civic Quarter Project Update 2) S&R January 2024 Civic Quarter Project 3) S&R October 2022 Future Office Accommodation Strategy 4) Environment and Community Scrutiny Committee March 2022 Proposed Improvement to Market Square 5) Cabinet Report September 2025
29	**Appendices**
29.1	*There is an exempt annex attached to this report that is NOT FOR PUBLICATION by reason of paragraph 3 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains commercial letting assumptions for the Guildhall, commercial assumptions for the Corn Exchange and estimated contract sum and design consortia cost information. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.* The exempt annexes include: Appendix 1: Corn Exchange and Guildhall Business Plan – Carter Jonas and Blue Horizon Appendix 4: Financial Modelling and Analysis – s151 Officer's Statement Appendix 6: Cost Plan – Calford Seaden Appendix 17: Red Book Valuation of the Guildhall

29.2	Link to non-confidential appendices can be found here – Cambridge Civic Quarter: Scrutiny committee and Cabinet reports - Cambridge City Council Appendix 1: Guildhall and Corn Exchange Business Plan Appendix 2: Markets Business Plan Appendix 3: Asset Condition, Compliance and Performance Issues Appendix 4: Financial Modelling and Analysis – s151 Officer's Statement (redacted) Appendix 5: Timeline of Key Decisions Appendix 6: Cost Plan – Calford Seaden Appendix 7: Value Engineering (VE) Report Appendix 8: Design and Access Statement – Guildhall Appendix 9: Design and Access Statement - Market Square and Public Realm Square Appendix 10: Design and Access Statement - Corn Exchange Appendix 11: Equalities Impact Assessment – Guildhall Appendix 12: Equalities Impact Assessment – Market Appendix 13: Equalities Impact Assessment – Corn Exchange Appendix 14: Climate Change Assessments Appendix 15: Community Wealth Building Assessment Appendix 16: List of surveys to date Appendix 17: Red Book Valuation of the Guildhall
29.3	To inspect the background papers or if you have a query on the report please contact Ben Binns, Assistant Director, Development: email: ben.binns@cambridge.gov.uk

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

Agenda Item 8c

Cabinet
16 November 2026
5.00pm – 8.00pm

Present: Councillors Thornburrow (Chair), Moore (Vice-Chair), Bird, Gawthrope Wood, Nestor, Smart and Todd-Jones

Councillors in attendance:
Councillors Bennett, Bick, Davison, Grimwood, Nicmanis, Tong and Young

Councillors in attendance virtually:
Councillors Clough and Flaubert.

Officers Present:
Chief Executive: Robert Pollock
Chief Financial Officer: Jody Etherington
Communities Director: Sam Scharf
Director of Economy & Place: Lynne Miles
Assistant Director, Development: Ben Binns
Assistant Director, Public Realm and Environment: Alistair Wilson
Head of Governance & Democracy (Deputy Monitoring Officer): Dan Kalley
Recreational Development Manager: Ian Ross
Strategic Resettlement and Community Equity Lead: Keryn Jalli
Equity & Community Power Manager: Helen Crowther
Deputy Democratic Services Manager: Claire Tunnicliffe
Democratic Services Officer: Matt Hussey

RECOMMENDATION TO COUNCIL

Amendment to the Council's Flag Protocol

Recommendations of the Cabinet, which met on 16 November 2026, are outlined below:

Cabinet resolved unanimously to approve the following recommendations on to Full Council.

Accordingly, Council is recommended to:

i. **amend the Council's Flag Protocol to include, "29th November - United Nations International Day of Solidarity with the Palestinian People, UN flag on this day."**

Background

1. The annual dates agreed by Council to fly flags are set out in *Annex A*. The protocol incorporates the nationally prescribed list and flags that the Council has chosen to fly. On 15 out of the 24 occasions the Union flag is flow. On other occasions non-national flags are flown.

2. The Council's list of flag flying dates does not include the UN International Day of Solidarity with the Palestinian People. Neither does it include Ukraine National day or anniversaries of the Russian invasion.

3. The Council condemns all forms of antisemitism and islamophobia, and all acts of violence; it supports peace in the Middle East, the necessity of protecting civilians in conflict zones, of guaranteeing humanitarian access to Gaza, and the importance of upholding international law in relation to the rights of Palestinian people.

4. There have been four requests to fly the Palestinian flag from Councillors and the public since Feb 2024 (*see chronology – Annex B*). Across England the Palestinian flag has been flown on approximately 16 occasions by 12 English councils, nearly all since November 2024.

5. The Council has previously chosen to make cross-party statements through the Mayor, and in a 'motion' rather than flying the Palestinian flag. These can be found on the Councils website.
   - Support for Gaza - Cambridge City Council
   - Motion on Palestine-Israel - Cambridge City Council

6. On 29th November 2024, the City Council flew the UN flag to mark the UN International Day of Solidarity with the Palestinian People.

7. The UK government recognised Palestine as a 'sovereign and independent state' on Sunday 21 September 2025. From that date the Palestinian flag could be flow on public buildings without planning consent.

Recent discussion about flying the Palestinian flag

8. On 5th Oct 2026, the Civic Affairs & Audit committee recommended the Cabinet consider the matter on 16 Nov 2026, and that it should put a recommendation to Council on 26 November. Officers provided a risk assessment based on feedback from local faith and community organisations (see Cabinet paper attached separately).

9. The themes that emerged in relation to flying the Palestinian flag included:

   - deep compassion for those affected by the conflict, heartfelt concern for the loss of life in Palestine and Israel and hope for peace in the Middle East.
   - no single or shared community view, and a variety of views within the organisations or congregations consulted.
   - some viewed flying the Palestinian flag and illuminating the Guildhall as an act of solidarity with the Palestinian people.
   - some thought it would negatively affect community cohesion, increase fears of hate crime, and reduce feelings of safety amongst some residents.
   - some raised concerns about rising antisemitism and far-right activity.

Flag Flying: special circumstances

10. The Flag Protocol allows that '*additional flags may be flown in special circumstances, where they are consistent with the Council's vision, objectives and obligations, through agreement of the Leader and Chief Executive at the time'*.

11. The Council has flown the Ukraine flag on two occasions using that 'special circumstances' policy. The first occasion was in 2022, marking Ukrainian Independence Day. The second occasion was in 2023 marking one year since the Russian invasion.

12. Flying the Ukrainian national flag on those occasions was not considered to pose a risk to community cohesion. It was part of a programme to welcome Ukrainians to Cambridge and followed requests

by the Ukrainian government and encouragement by the UK government to fly the Ukrainian national flag.

13. The Council did not receive any complaints about flying the Ukrainian flag. Neither is the Council aware of any negative impacts on community cohesion or incidents of hate crime or anti-social behaviour associated with flying that flag.

14. Other than the Ukrainian flag, the Council has not flown another country's flag.

Annex A – Annual Flag Flying dates

Flag Flying (Union Flag unless specified, and takes precedence / the superior position where more than one flag indicated for a given period**)**

9 January	Birthday of the Princess of Wales
20 January	Birthday of the Countess of Wessex
1 February	LGBTQ+ History Month - Progress Pride Flag - For month of February except on days when Union flag is to be flown
10 March	Birthday of Earl of Wessex
March	Commonwealth Day (2nd Monday)
31 March	International Trans Day of Visibility - Progress Pride Flag
9 April	His Majesty's wedding day
23 April	St George's Day – Flag of St George
6 May	Coronation Day
9 May	Europe Day - Where the European flag is flown on this day, the Union Flag should fly alongside the European flag and, on UK government buildings that only have one flagpole, the Union Flag should be in the superior position.
June	Gypsy, Roman and Traveller History Month (Romani flag) For month of June except on days when Union flag / Armed Forces flag is to be flown
June	Pride month – Progress Pride flag to be flown for month of June except on days when Union flag / Armed Forces flag is to be flown
17 June	Official Birthday of His Majesty the King
21 June	Birthday of the Prince of Wales
23-30 June	Armed Forces Week – Armed Forces Flag
17 July	Birthday of the Queen Consort
15 August	Birthday of the Princess Royal
8 September	His Majesty's Accession
21 October	Trafalgar Day
24 October	United Nations Day- UN flag on this day
November	Remembrance Day (2nd Sunday) - Flags should be flown at full mast all day.
14 November	Birthday of His Majesty the King
20 November	International Trans Day of Remembrance – Progress Pride flag
10 December	UN Human Rights Day- Flag for Human Rights

Annex B - Chronology

Date	Forum	What was asked	Outcome
7 Feb 2024	Civic Affairs Committee	Update of the Guildhall flag protocol, first adopted in 2019.	**Protocol updated.** Flags outside the list of occasions only flown in exceptional circumstances, agreed by the Leader and Chief Executive. No reference to Ukraine, Israel or Palestine.
15 Feb 2024	Council, public question	Cambridge Stop the War Coalition asked for the Palestinian flag to be flown, citing a change.org petition with 203 signatures from Cambridge.	**Declined.** The Leader (Cllr Davey) said the council represents all people in the city. That Council did not fly the Israeli flag when requested. Meeting adjourned after chanting and disruption.
10 Oct 2024	Council, public question	Repeat request to fly the Palestinian flag, pointing to the Pride and Roma flags flown in June 2024.	**Declined.** Reasons given: community cohesion duty and consistency with not flying the Israeli flag. The Leader said the Ukrainian flag carried no cohesion risk.
28 Nov 2024	Council, motion	Cllr Glasberg (seconded by Cllr Tong) moved to fly the Palestine flag for the UN International Day of Solidarity with the Palestinian People.	**Amended to the UN flag.** Amendment by Cllr Bick, seconded by Cllr Davey, carried 25 to 1 with 5 abstentions. Amended motion carried 29 to 0 with 1 abstention.
23 Feb 2026	Civic Affairs and Audit Committee	Civic protocols report, including the current flag protocol.	**Protocol noted unanimously.** No discussion of the Palestinian flag. No direct suggestions to change the flag protocol were put. A proposal to amend the flag policy subject to a motion being agreed at Council on 26th Feb was not agreed.
26 Feb 2026	Council, motion	Part 4 of Cllr Tong's City of Sanctuary motion: add the Palestinian flag to the protocol and light the Guildhall in its colours on 29 November.	**Referred to committee.** Cllr Bick & Cllr Tong referred the motion to Civic Affairs and Audit Committee, agreed 31 votes to 4 with 1 abstention, without a decision on the merits. A Labour amendment (Cllr Holloway, Cllr Wade) had been circulated making no change to the existing flag policy.
5 Oct 2026	Civic Affairs and Audit Committee	Report asking the committee to note officer feedback on the referred motion and comment.	**Outcome:** Officers highlighted the statutory community cohesion duty and need for a risk assessment. Committee recommend Cabinet consider Palestinian flag flying policy on 16 Nov and makes a recommendation to Council on 26 Nov.
14-17 Nov 2026	-	~908 individual emails received by Chief Executive (as of 17:30h, 17 Nov) opposing flying the Palestinian flag on 29 Nov. Likely from residents but unable to confirm addresses. Similar language used suggests organised campaign. Over 97% recommended flying the UN flag instead.	

This page is intentionally left blank

FLAG FLYING AND ILLUMINATION OF GUILDHALL

To:
Cabinet, 16th November 2026

Report by:
Sam Scharf, Director of Communities

Wards affected:
All

Director Approval: Director confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet for decision.

1.	**Recommendations**
1.1	Cabinet should: • note the views expressed by different communities in relation to flying the Palestine Flag or illuminating the Guildhall on 29 November 2026 to mark the UN's International Day of Solidarity with the Palestinian People; and, • consider the officer assessment in section 4.3 when making any such decisions; in particular, that such actions could negatively impact community cohesion and risk undermining trust the Council has built with various faith and community groups.
2.	**Purpose and reason for the report**
2.1	To provide an officer assessment to inform the Cabinet about the impact of flying the Palestine Flag and illuminating the Guildhall on the 29th November 2026 to mark the UN's International Day of Solidarity with the Palestinian People.

3.	**Alternative options considered**
3.1	The officer assessment was recommended by the Civic Affairs and Audit committee on 5th October 2026.
4.	**Background and key issues**
4.1	Councillors have submitted public motions in November 2024 and February 2026 calling for the Council to fly the Palestinian flag to commemorate United Nations International Day of Solidarity with the Palestinian People. In November 2024, the Council agreed to fly the United Nations flag to mark that occasion. The Council's flag flying protocol falls within the remit of its Civic Affairs and Audit Committee. Following consideration by Civic Affairs and Audit Committee on 5 October 2026, officers were asked to undertake an assessment, to identify any impacts relating to the safety and wellbeing of residents, and that the assessment should be presented to Cabinet on 16 November. The Cabinet's recommendation would then be referred to Full Council on 26 November ahead of the UN Day of Solidarity with the Palestinian People on 29 November 2026.
4.2	Scope of Officer Assessment The scope of the officer assessment was to identify any impacts relating to the safety and wellbeing of residents, regarding the decision whether to fly the Palestine flag and illuminate the Guildhall to commemorate the UN Day of Solidarity with the Palestinian People on 29 November 2026. It was not within scope to consider the humanitarian or geopolitical issues related to the Palestine - Israel conflict. The Council's position on the conflict is set out in the 2024 motion on Palestine-Israel. In this motion the Council "called for an immediate ceasefire, the return of hostages, unfettered access for humanitarian aid, peace in the Middle East, international support for a two-State solution and the upholding of international law." The

	Council noted that "The International Court of Justice has ruled that there was a risk of irreparable harm to the Palestinian right to be protected from genocide". The Council committed to "investigate the implications of stopping banking with Barclays" and "to condemn all forms of Islamophobia and Antisemitism and work to champion a city free from hate, including in the Council's work to make Cambridge a City of Sanctuary."
4.3	Officer Assessment Officers reviewed hate crime data, reached out to different community and faiths leaders. Those individuals and organisations did so on the basis that their anonymity would be protected. The assessment focusses on perspectives provided in relation to flying the Palestinian flag and illuminating the Guildhall, and how these relate to community cohesion and feelings of safety. Crime data shows hate crime in Cambridge has risen since 2024, with 360 offences recorded that year and the rolling 12-month total to August 2026 around 11% higher than the previous 12 months. Racially motivated offences are the most common form of hate crime in Cambridge. Officers found that there is no single or shared community view on the proposals. Organisations noted that a range of perspectives exist within their own memberships and congregations, reflecting the complexity and sensitivity of the issue. Organisations contacted conveyed deep compassion for those affected by the conflict, expressed their heartfelt concern for the loss of life in Palestine and Israel and shared their hopes for peace in the Middle East. Some viewed flying the Palestinian flag and illuminating the Guildhall as an act of solidarity with the Palestinian people. Most with this view also challenged the effectiveness of this as a symbolic gesture, noting that it would not directly assist those affected by the conflict, nor would it contribute to peace building or create opportunities for dialogue and understanding locally.

	There were mixed opinions as to whether flying the Palestine flag and illuminating the Guildhall would support or compromise previous Council statements for a two-State solution. Whilst a small number felt that the proposal would not impact community cohesion, most organisations expressed concerns that the proposals could negatively affect community cohesion, increase fears of hate crime, and reduce feelings of safety amongst some residents. These concerns were linked to significant increased concerns of antisemitism locally, the rise in antisemitism nationally and to broader concerns about the growth of far-right activity and rhetoric. It was highlighted that visible civic actions related to international issues may be used by the far-right to reinforce narratives that local issues are being overlooked, potentially increasing risks for communities already experiencing racism and discrimination. Several organisations emphasised that Cambridge's strong culture of coexistence, mutual respect and positive relations between different communities are significant community assets. Concerns were expressed that the proposals could negatively impact community cohesion, risk the trust Council has built with faith and community groups and impact the Council's ability to support and enable community cohesion given its role under the 2010 Equality Acts Public Sector Equality Duty to foster good relations between different groups.
5.	**Council Vision**
5.1	This decision links to the Council's vision "One Cambridge Fair for All" and its statutory duties under the Equality Act 2010.
6.	**Consultation, engagement and communication**
6.1	*Summarised in the officer assessment (see section 4).*
7.	**Anticipated outcomes, benefits or impact**

7.1	That this report supports Cabinet to put forward a recommendation on whether to fly the Palestinian Flag and illuminate the Guildhall, to inform Councillor's decision at Full Council on 26 November 2026.
8.	**Implications**
8.1	**Relevant risks**
	Summarised in the officer assessment (see section 4).
	Local Government Reorganisation (LGR)
8.2	No LGR implications
	Financial Implications
8.3	*No financial implications*
	Legal Implications
8.4	*The Council's statutory duties under the Equality Act 2010 Public Sector Equality Duty are summarised in the officer assessment (see section 4).*
	Equalities and socio-economic Implications
8.5	*The officer assessment identified impacts for the protected characteristics of race and religion as summarised in section 4.*
	Net Zero Carbon, Climate Change and Environmental implications
8.6	*No Net Zero Carbon, Climate Change and Environmental implications*
	Procurement Implications
8.7	*No procurement implications*
	Community Safety Implications
8.8	*Summarised in the officer assessment (see section 4).*
9.	**Background documents**

9.1	*Full Council motion, November 2024* *Full Council motion, February 2026* Civic Affairs and Audit Committee, October 2026

Cabinet
16 November 2026
5.00pm – 8.00pm

Present: Councillors Thornburrow (Chair), Moore (Vice-Chair), Bird, Gawthrope Wood, Nestor, Smart and Todd-Jones

Councillors in attendance:
Councillors Bennett, Bick, Davison, Grimwood, Nicmanis, Tong and Young

Councillors in attendance virtually:
Councillors Clough and Flaubert.

Officers Present:
Chief Executive: Robert Pollock
Chief Financial Officer: Jody Etherington
Communities Director: Sam Scharf
Director of Economy & Place: Lynne Miles
Assistant Director, Development: Ben Binns
Assistant Director, Public Realm and Environment: Alistair Wilson
Head of Governance & Democracy (Deputy Monitoring Officer): Dan Kalley
Recreational Development Manager: Ian Ross
Strategic Resettlement and Community Equity Lead: Keryn Jalli
Equity & Community Power Manager: Helen Crowther
Deputy Democratic Services Manager: Claire Tunnicliffe
Democratic Services Officer: Matt Hussey

RECOMMENDATION TO COUNCIL

Treasury Management Outturn Report 2025-26

Recommendations of the Cabinet, which met on 16 November 2026, are outlined below:

Cabinet **resolved unanimously** to approve the recommendations on to Full Council.

Accordingly, Council is recommended to:

i. Approve the Treasury Management Outturn Report, which includes the council's actual Prudential and Treasury Indicators for 2025/26.

This page is intentionally left blank

REPORT TITLE: Annual Treasury Management (Outturn) Report 2025/26

To:

Cabinet

17 November 2026

Report by:
Joanna Taylor, Accountant (Capital and Treasury)
Tel: 01223 458131 Email: joanna.taylor@cambridge.gov.uk

Wards affected:
All

Director Approval: Jody Etherington, Chief Finance Officer, confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet for decision.

1.	**Recommendations**
1.1	It is recommended that Cabinet: • recommend this report to Full Council, which includes the council's actual Prudential and Treasury Indicators for 2025/26.
2.	**Purpose and reason for the report**
2.1	The council is required by regulations issued under the Local Government Act 2003 to produce an annual treasury report reviewing treasury management activities and the actual prudential and treasury indicators for each financial year. This report meets the requirements of both the CIPFA Treasury Management in the Public Services: Code of Practice 2021 (the 'Code') and the CIPFA Prudential Code for Capital Finance in Local Authorities 2021 (the 'Prudential Code') in respect of 2025/26. The Code specifies the following reports in respect of treasury management for the

	2025/26 financial year:- • an annual strategy in advance of the year; • a mid-year treasury update report; and • an annual review following the end of the year describing the activity compared to the strategy (this report). Under the revised Constitution approved by Full Council on 22 May 2025, this annual report is presented to Cabinet for recommendation to Council which meets on 26 November 2026.
3.	**Alternative options considered**
3.1	The Cabinet could choose not to recommend this report to Full Council, however failing to present a treasury management outturn report to Full Council would represent a breach of statutory guidance to which the council is required to have regard.
4.	**Background and key issues**
4.1	**Background** This report summarises: • capital expenditure and financing activity during the year; • the impact of capital spending on the council's 'need to borrow'; • the council's compliance with prudential and treasury indicators; • the treasury management position as at 31 March 2026 (Appendix A); • the council's treasury management advisors' view on UK interest and investment rates (Appendix B); • the actual prudential and treasury indicators (Appendix C); • the counterparty List (Appendix D); and • a glossary of terms and abbreviations (Appendix E).
4.2	**Highlights and key messages** • Total capital expenditure in 2025/26 was £117.564 million, which was less than the budgeted £204.150 million, largely as a result of slippage on projects.

	• Financing sources were:
	  ○ Capital receipts: £26.936 million
	  ○ Other contributions: £39.704 million
	  ○ External borrowing (Park Street): £13.233 million
	  ○ Internal borrowing/cash balances: £37.691 million
	• Total external debt as of 31 March 2026 was £297.107 million, giving headroom of £302.893 million against the authorised borrowing limit.
	• Deposit balances averaged £53.636 million and the cash balances were maintained to provide funding for capital expenditure (internal borrowing).
	• Average rate of return on deposits was 3.48% (down from 4.81% in 2024/25)
	• Total interest and dividend income earned during the year was £4.956 million, which was £0.334 million below the budgeted figure of £5.250 million. The variance reflects the impact of declining interest rates and reduced cash balances, as funds were increasingly used to support the Council's capital programme through internal borrowing.
	• The Council complied with all Prudential Indicators approved by Council and operated within the prescribed limits throughout the financial year.

5.	**Capital Expenditure and Financing 2025/26**
5.1	The Council undertakes capital expenditure on long-term assets. These activities may either be: • financed immediately through the application of capital or revenue resources (capital receipts, capital grants, developer contributions, revenue contributions, reserves etc.), which has no resultant impact on the Council's borrowing need; or • if insufficient financing is available, or a decision is taken not to apply other resources, the funding of capital expenditure will give rise to a borrowing need.
5.2	**Capital Expenditure** Actual capital expenditure forms one of the required prudential indicators. The table below shows actual capital expenditure and how this was financed.

	2024/25 £'000 Actual	**2025/26 £'000 Budget[1]**	**2025/26 £'000 Actual**
General Fund capital expenditure	57,934	107,884	51,631
HRA capital expenditure	57,179	96,266	65,933
Total capital expenditure	**115,113**	**204,150**	**117,564**
Resourced by:			
• Capital receipts	(10,518)	(33,936)	(26,936)
• Other contributions	(50,708)	(100,816)	(39,704)
Total available resources for financing capital expenditure	**(61,226)**	**(134,752)**	**(66,640)**
Financed from cash balances and borrowing	**53,887**	**69,398**	**50,924**

[1.] As per Treasury Management Strategy report (TMSS) to full Council approved on 24 February 2025, adjusted to reflect changes approved in year.

6. Overall borrowing need and Minimum Revenue Provision (MRP) Statement

6.1 **Minimum revenue provision (MRP)**

MRP is the revenue charge that the council is required to make for the repayment of debt, as measured by the underlying need to borrow, rather than actual debt. The underlying debt is needed to finance capital expenditure which has not been fully financed by revenue or capital resources. As capital expenditure is generally expenditure on assets which have a life expectancy of over one year it is prudent to charge an amount for the repayment of debt over the life of the asset or some similar proxy figure.

6.2 The Local Authorities (Capital Finance and Accounting) (England) Regulations 2003 require local authorities to calculate for the financial year an amount of MRP which is considered to be 'prudent'.

The Council's MRP policy for 2025/26 was set out in the Annual Treasury Management Strategy agreed by Council on 24 February 2025. In accordance with this policy, the minimum revenue provision charged to the General Fund in 2025/26 was £702,489.

6.3 Local authorities are also permitted to make additional voluntary revenue provision

charges in order to accelerate the financing of underlying debt and reduce annual MRP charges in the future.

No voluntary revenue provision charges were made during 2025/26. As at 31 March 2026, the cumulative total of voluntary revenue provision charges made in previous years was £9,545,000.

6.4 **Borrowing during 2025/26**

During 2025/26, the Council utilised external borrowing to finance capital expenditure on the Park Street hotel and car park development. This borrowing was arranged in advance as part of the project's approved financing strategy. During 2024/25, £30 million of external borrowing was drawn down for the scheme, with a further £55 million drawn down during 2025/26. As the project was delivered below the original budget, only £13.233 million of the additional £55 million borrowing was ultimately required to fund expenditure.

The remaining £37.691 million financing requirement for capital expenditure shown in the table above was met through internal borrowing. This includes funding provided to the Cambridge Investment Partnership LLP, which will be repaid as the associated housing developments are completed and sales receipts are realised, together with funding relating to Housing Revenue Account capital expenditure.

6.5 **External Debt as at 31 March 2026**

The table below shows the Council's outstanding debt and headroom (the amount of additional borrowing that is possible without breaching the Authorised Borrowing Limit) as at 31 March 2026:

	Principal (£'000)
Authorised Borrowing Limit – agreed by Council on 24 February 2025	600,000
PWLB Borrowing (for HRA Self-Financing)	213,572
Other external borrowing	83,535
Total current headroom	302,893

As at 31 March 2026, the debt held by the council related to twenty loans from the PWLB

	for self-financing the HRA, and a pre-arranged annuity loan from a financial institution in order to finance the development of the Park Street hotel and car park.
7.	**Treasury Position as at 31 March 2026**
7.1	The Council's debt and deposit position is managed in order to ensure adequate liquidity for revenue and capital activities, security for deposits, and to manage risk in relation to all treasury management activities. Procedures and controls to achieve these objectives are well established both through the application of approved Treasury Management Practices and regular reporting to Members.
7.2	The table below provides a comparison of deposit activity and outturn for 2025/26 against 2024/25:

Deposit Type	2025/26		2024/25	
	Average Deposits (£m)	Average Rate of Return	Average Deposits (£m)	Average Rate of Return
Fixed Rate Deposits	9.93	4.62%	31.32	5.23%
Call/Overnight Accounts	10.39	3.55%	15.92	4.46%
Money Market Funds	41.24	4.10%	29.56	5.01%
CCLA Local Authorities' Property Fund and Enhanced Cash Funds	14.23	1.52%	24.29	4.58%
Bond	2.80	2.20%	2.8	2.20%
Overall Deposit Return	**73.48**	**3.48%**	**149.52**	**4.81%**

A summary of deposits is shown at Appendix A.

7.3	Total interest on treasury investments and dividends from managed funds of £4.956 million have been earned on the council's deposits during 2025/26 at an average rate of return of 3.48% (4.81% in 2024/25). (Note that the interest earned does not exactly equal the average rate of return multiplied by the average invested balance, as the rates of return above also take into account fair value movements on the principal invested where

	applicable – these movements are reversed out of the General Fund under statutory requirements). This has resulted in an overall under-achievement when compared with the budget of £5.25 million. This was substantially driven by falling interest rates and lower cash balances being held on deposit than assumed at the time the budget was set.
8.	**Interest Rate Update**
8.1	In support of effective forecasting the council needs to be aware of the potential influence of market interest and investment rates. The council is provided with regular commentary on current market conditions by its treasury advisors (MUFG), and the commentary as at 31 March 2026 including trends observed in 2025/26 is presented at Appendix B.
8.2	The Bank of England's Monetary Policy Committee cut the base rate by 0.25% to 3.75% in December 2025. In the light of this decision, our treasury advisors updated their forecast for future interest rates and this forecast is included in Appendix B. MUFG Corporate Markets made no change to its Bank Rate forecast in February 2026. Their forecast anticipated the next reduction in Bank Rate occurring in June 2026, with rates falling from 3.75% to 3.50%, followed by further gradual reductions to 3.00% by September 2027. The forecast remains dependent on inflation continuing to ease and economic conditions, including labour market data, remaining supportive of further monetary policy loosening.
9.	**Prudential and Treasury Indicators**
9.1	During the financial year the council operated within the 'authorised' and 'operational' borrowing limits contained within the Prudential Indicators set out in the council's Treasury Management Strategy Statement. The outturn for Prudential and Treasury Indicators is shown in Appendix C.
9.2	MUFG continues to revise its recommendations on counterparties and appropriate durations. The Council follows MUFG's recommendations as reflected in the current Counterparty List at Appendix D. Note that the limit for lending to Cambridge Investment Partnership LLP (CIP) has been increased to £65 million in order to accommodate

	proposed loans in respect of approved developments at ATS/Murketts, Newbury Farm and Fanshawe Road, subject to separate approval of an associated capital budget by Full Council.
10.	**Corporate plan**
10.1	Effective management of the Council's cashflows, investments and borrowing supports all aspects of the Council's Corporate Plan. Interest received from investments and interest paid on debt are important factors when considering how best to deliver on the priorities set out in the Plan. Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council
11.	**Consultation, engagement and communication**
11.1	None required.
12.	**Anticipated outcomes, benefits or impact**
12.1	Regular monitoring of performance against Prudential and Treasury Indicators enables timely action to be taken to address any issues highlighted.
12.2	Reporting of financial information to Cabinet leads to greater transparency of decision making.
13.	**Implications**
	Relevant risks
13.1	Prudent management of the Council's cash balances reduces the risk of financial loss.
	Financial Implications

13.2	Interest payable and receivable are reflected in the Council's existing budgets and reviewed appropriately.
	Legal Implications
13.3	None
	Equalities and socio-economic Implications
13.4	None
	Net Zero Carbon, Climate Change and Environmental implications
13.5	The council recognises that there is continuing debate about how best to capture information about the environmental, social and governance (often known as 'ESG') implications of investing decisions taken by the Council. The council continues to work with MUFG to understand developments within financial markets which offer the opportunity to have regard for ESG criteria when placing investments. The relevant CIPFA guidance asserts the primacy of 'security, liquidity and yield' considerations when managing the treasury portfolio and the council is required to adhere to that guidance. In the current interest rate environment, the Council has a preference for shorter-term investments to maintain flexibility and liquidity while interest rate expectations remain uncertain. MUFG's latest forecasts indicate that inflationary pressures, geopolitical uncertainty and energy market volatility could delay reductions in Bank Rate, with an extended period of higher interest rates now expected compared to previous forecasts. MUFG also advises that better value can currently be obtained at the shorter end of the yield curve and that short-dated local authority investments should be considered as part of investment strategy. Consequently, the Council's investment portfolio is now concentrated in shorter-term deposits and money market funds, enabling the Council to respond quickly to changing market conditions while continuing to prioritise security and

	liquidity. Longer-term investments continue to be held where they support the Council's wider objectives, including the investment in the CCLA Local Authorities Property Fund, which provides regular updates on its work to reduce the carbon footprint of its property portfolio and improve the energy efficiency of the properties it owns.
	Procurement Implications
13.6	None
	Community Safety Implications
13.7	None
14.	**Appendices**
14.1	Appendix A – Treasury Management position as at 31 March 2026 Appendix B – MUFG's opinion on UK interest and investment rates Appendix C – Prudential and Treasury Management indicators Appendix D – Current Counterparty List Appendix E – Glossary of Terms and Abbreviations
	To inspect the background papers or if you have a query on the report please contact Author's Name: Joanna Taylor Author's Tel. No. 01223 458131 Author's Email: joanna.taylor@cambridge.gov.uk

Appendix A

TREASURY MANAGEMENT POSITION AS AT 31 MARCH 2026

CURRENT DEPOSITS

The council's deposits as at 31 March 2026 are shown in the table below:

Counterparty	% Rate	Remaining Duration	Principal (£'000)
Fixed Term Deposits			
Harlow District Council	7.75	27 days	3,000
Cornwall Council	8.00	17 days	5,000
Surrey County Council	6.50	27 days	5,000
Allia Ltd	2.20	8 months	2,800
Total Fixed Term Deposits			**15,800**
Counterparty	**% Rate**	**Minimum Duration**	**Principal (£'000)**
Variable Rate Notice Accounts			
Barclays Bank PLC	3.50	Same day	8,601
CCLA Local Authorities Property Fund	3.79	90 days	15,000
Total Variable Rate Notice Accounts			**23,601**
TOTAL			**39,401**

Appendix B

MUFG'S OPINION ON UK INTEREST AND INVESTMENT RATES AS AT 31 MARCH 2026

UK Economy

As with 2024/25, UK inflation has proved somewhat stubborn throughout 2025/26. Having started the financial year at 3.5% y/y (April), the CPI measure of inflation peaked at 3.8% from July to September, before dipping to 3% in January and February. Core inflation picked up to 3.2% in February, from 3.1%, and the recent upward pressure on energy costs could see CPI inflation breach 4.5% later this year.

Against this backdrop, the continued lack of progress in ending the Russian invasion of Ukraine, and the potentially negative implications for global growth as a consequence of the implementation of US tariff policies, Bank Rate reductions look limited for the remainder of 2026 (as they do in the euro-zone). Bank Rate currently stands at 3.75%. Moreover, borrowing has becoming more expensive in 2025/26. Gilt yields have risen materially in March 2026, more than reversing the falls earlier in the financial year. Additionally, the public finances have remained under pressure. The higher-than-expected public net sector borrowing of £14.3bn in February was £2.2bn above last February's outturn. But that borrowing overshoot was mainly due to timing effects relating to the £13.0bn government debt interest payment. That came in as the highest payment since June 2025, causing a 12.3% y/y jump in spending. On the flip side, sitting at £8.1bn, tax revenues were also higher than last February, largely on the back of solid growth in self-employment incomes in 2024/25, boosting self-assessment income tax receipts and stronger capital gains tax receipts.

However, the combination of some energy price support and pressures from higher inflation amid the ongoing energy price shock, higher interest rates and a weaker economy will ultimately put borrowing on an upward trend. With the rise in energy prices possibly pushing the Retail Prices Index inflation up to a peak of 5.7%, debt interest repayments will increase by about £10bn. A weaker growth profile, higher inflation, higher interest rates and gilt yields could erode about £11bn of the Chancellor's £23.6bn headroom.

The loosening in the labour market continues to bear down on wage growth. The 3myy growth rate of average earnings including bonuses slowed from 4.2% in December to 3.9% in January. Meanwhile, excluding bonuses, private earnings growth continued to fall from 3.4% to 3.3%.

The table below provides a snapshot of the conundrum facing central banks: inflation pressures remain, labour markets are still relatively tight by historical comparisons, and central banks are also having to react to a fundamental re-ordering of economic and defence policies driven largely by the US administration.

	UK	Eurozone	US
Bank Rate	3.75%	2.0%	3.5%-3.75%
GDP	0.1%q/q Q4 (1.0%y/y)	+0.2%q/q Q4 (1.2%y/y)	0.7% Q4 Annualised
Inflation	3.0%y/y (Feb)	1.9%y/y (Feb)	2.4%y/y (Feb)
Unemployment Rate	5.2% (Jan)	6.2% (Jan)	4.4% (Feb)

The Bank of England sprung no surprises in their March meeting, leaving Bank Rate unchanged at 3.75% by a vote of 9-0, but suggesting rates may need to rise if inflation picks up markedly. The vote could best be described as moderately hawkish. The MPC stated it "stands ready to act as necessary" and "is alert to the increased risk of domestic inflationary pressures through second-round effects in wage and price-setting". Even so, we suspect the committee is likely to put equal weight on higher inflation and weaker growth, particularly the poor macroeconomic backdrop prior to the energy shock, keeping interest rates at 3.75% this year.

10-year Gilt yields have been exceptionally volatile in the final weeks of 2025/26, troughing at around 4.23% in late February before shooting up to 5.00% (and well through that on an intraday basis). That spike was driven by the outbreak of war in the Middle East, which prompted a dramatic reassessment of investors' Bank of England policy rate expectations. Having been pricing in rate cuts in late-February, as many as four rate hikes were discounted by late-March. The 10-year yield ended the quarter at 4.92% with around 65bp of rate hikes priced in over the coming year. In addition to more hawkish monetary policy expectations, part of this increase in yields probably reflected an increase in term premia amid concerns that the government may react by loosening the fiscal purse strings.

As for equity markets, the FTSE 100 experienced another volatile quarter, surging to an all-time high of around 10,900 in late February, leaving it up 10% from the start of 2026, before giving back most of those gains in March after the outbreak of the Middle East conflict. That pullback leaves the index at around 10,176 at the end of the quarter. For context it was at 8,582 at the start of April. The £ has stayed relatively resilient also at $1.33, strengthening from $1.29 back in April.

US Economy

Despite a weak finish to 2025, the US economy has generally been the strongest among the developed economies, but with uncertainties growing surrounding President Trump's central economic tenet of being able to apply tariffs on an ad-hoc basis, and bend the FOMC Fed Funds rate decision-making to his will, there is something of a stalemate in place at present over when, and if, rates will be cut further in 2026.

Inflation is currently stuck at around 2.5%, unemployment is only a little above 4%, and tax refunds are in the process of being facilitated for many households. But will those refunds be – at least partially – offset by higher gasoline prices?

The S&P500 started April 2025 at 5,633 and finished March 2026 at 6,528 having peaked at just over 7,000. The 10-year Treasury yield finished March at 4.30% having been 4.17% back at the start of April, and during the year has been both above 4.50% and below 4.00%.

Eurozone Economy

The Eurozone economy has run pretty much in parallel with that of the UK. A slightly stronger finish to 2025 (GDP of 0.2% q/q) than that of the UK cannot hide the fact that the economy has been negatively impacted by German economic stagnation until late in 2025. France has also struggled against a difficult political backdrop, but managed to post GDP growth of 0.3% q/q for October to December.

With Eurozone headline inflation close to 2%, the ECB has been able to reduce its Deposit Rate to 2%. Whether it rises from that low point will very much be driven by how energy prices trend over the coming months. The Euro has appreciated against the dollar from 1.08 at the start of April 2025 to 1.16 at the end of March.

Having said that, the Bank still thinks inflation will rise from 2.8% in February to 3¾% in Q3. And while in February it said “inflation is expected to fall back thereafter to around the

Eurozone Economy

The Eurozone economy has struggled throughout 2024 and is flat lining at present, although there is the promise of substantial expenditure on German defence/infrastructure over the coming years, which would see a fiscal loosening. France has struggled against a difficult political backdrop, but with a large budget deficit it is difficult to see any turn-around in economic hopes in the near-term. With GDP currently below 1% in the Euro-zone, the ECB is likely to continue to cut rates, although the headline inflation rate is still above 2% (2.3% February 2025). Currently at 2.5%, a further reduction in the Deposit Rate to at least 2% is highly likely.

Updated Interest Rate Forecast following Base Rate Cut in December 2025, then revised again in late March 2026.

MUFG Corporate Markets Interest Rate View 22.12.25													
	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28	Jun-28	Sep-28	Dec-28	Mar-29
BANK RATE	3.75	3.50	3.50	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25
3 month ave earnings	3.80	3.50	3.50	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30
6 month ave earnings	3.80	3.50	3.50	3.40	3.30	3.30	3.30	3.40	3.40	3.40	3.40	3.40	3.40
12 month ave earnings	3.90	3.60	3.60	3.50	3.40	3.50	3.50	3.50	3.50	3.50	3.60	3.60	3.60
5 yr PWLB	4.60	4.50	4.30	4.20	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
10 yr PWLB	5.20	5.00	4.90	4.80	4.80	4.70	4.70	4.70	4.70	4.60	4.60	4.60	4.70
25 yr PWLB	5.80	5.70	5.60	5.50	5.50	5.40	5.30	5.30	5.30	5.20	5.20	5.20	5.20
50 yr PWLB	5.60	5.50	5.40	5.30	5.30	5.20	5.10	5.10	5.10	5.00	5.10	5.00	5.00

MUFG Corporate Markets Interest Rate View 25.03.26												
	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28	Jun-28	Sep-28	Dec-28	Mar-29
BANK RATE	3.75	3.75	3.75	3.75	3.75	3.50	3.50	3.25	3.25	3.25	3.25	3.25
3 month ave earnings	4.00	3.90	3.80	3.80	3.70	3.50	3.50	3.30	3.30	3.30	3.30	3.30
6 month ave earnings	4.20	4.10	4.00	3.90	3.90	3.70	3.70	3.50	3.50	3.50	3.50	3.50
12 month ave earnings	4.60	4.50	4.40	4.20	4.20	4.00	4.00	3.80	3.80	3.80	3.80	3.80
5 yr PWLB	5.00	5.00	4.90	4.80	4.60	4.40	4.20	4.20	4.10	4.10	4.10	4.10
10 yr PWLB	5.50	5.50	5.40	5.30	5.10	4.90	4.70	4.70	4.60	4.60	4.60	4.60
25 yr PWLB	6.00	6.00	5.90	5.80	5.60	5.40	5.20	5.20	5.20	5.20	5.10	5.10
50 yr PWLB	5.80	5.80	5.70	5.50	5.40	5.20	5.00	5.00	5.00	5.00	4.90	4.90

Appendix C

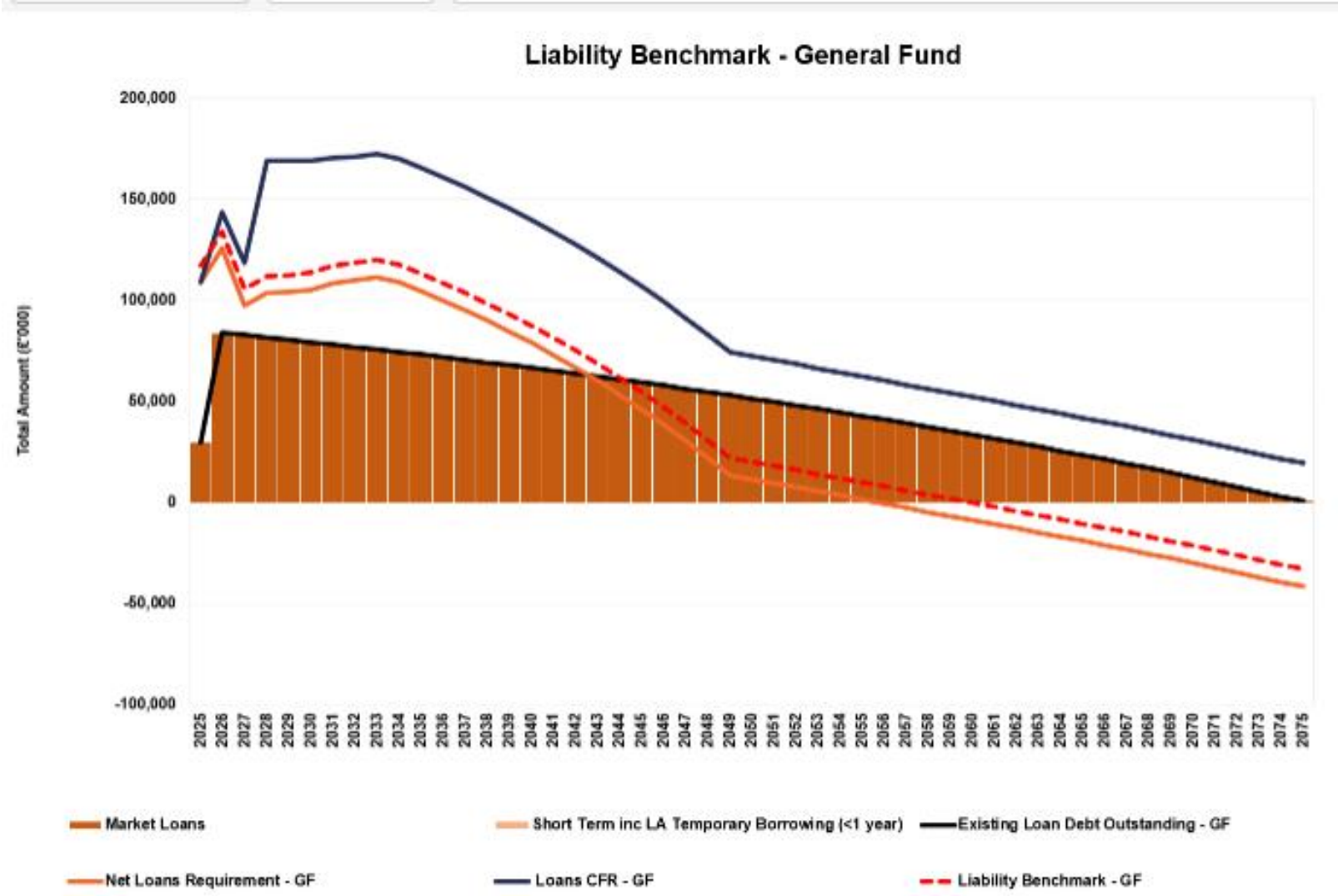
PRUDENTIAL AND TREASURY MANAGEMENT INDICATORS

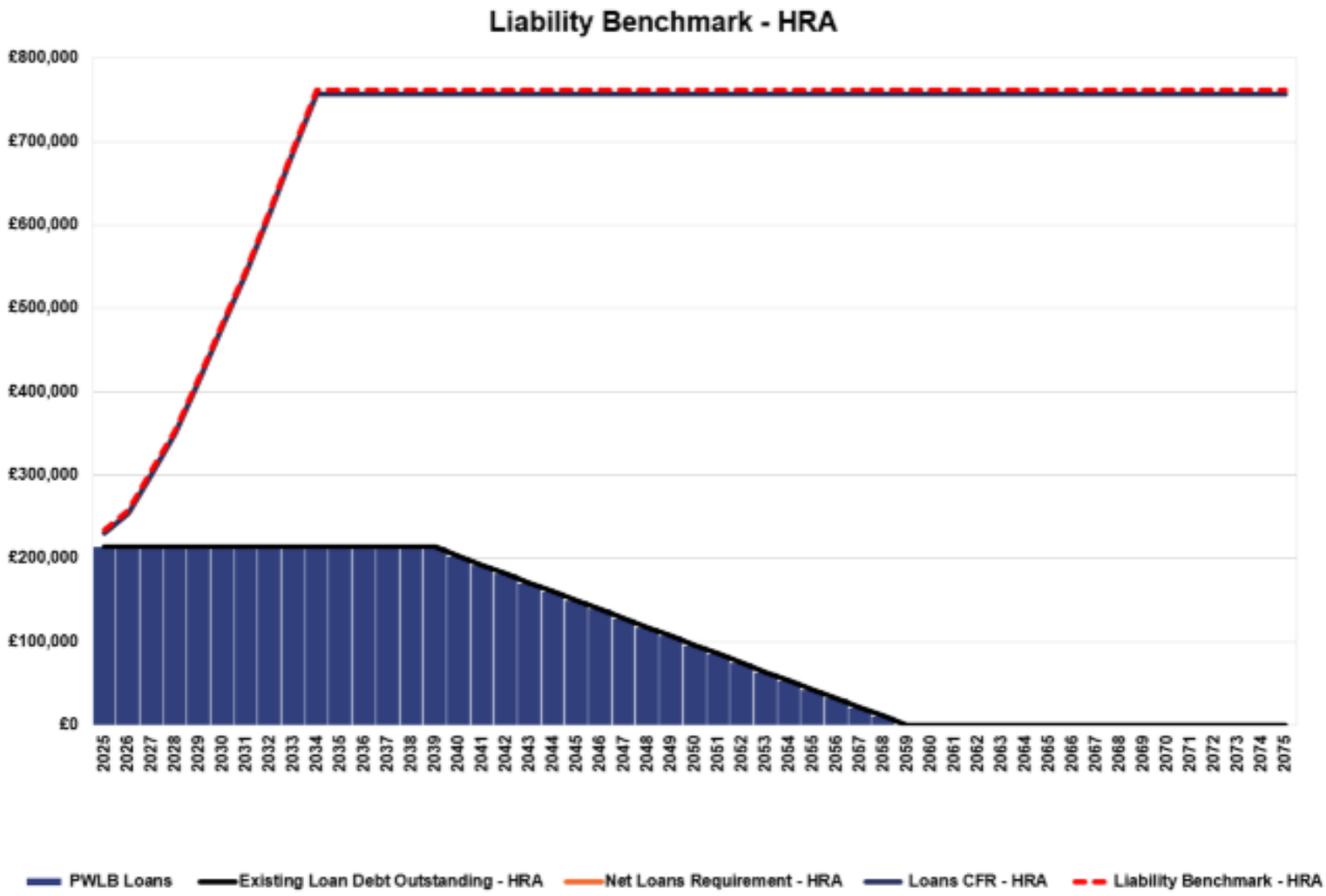
	Actual 2024/25 £'000	Budget[1] 2025/26 £'000	Actual 2025/26 £'000
PRUDENTIAL INDICATORS			
Capital expenditure			
- General Fund	57,890	107,884	51,631
- HRA	57,178	96,266	65,933
Total	**115,068**	**204,150**	**117,564**
Capital Financing Requirement (CFR) as at 31 March			
- General Fund	110,358	155,366	130,153
- HRA	230,352	328,202	253,380
Total	**340,710**	**483,568**	**383,533**
Change in the CFR[2]	54,767	142,858	44,097
Deposits at 31 March	44,791	90,000	53,636
External Gross Debt	243,572	340,793	297,473
Ratio of financing costs to net revenue stream			
-General Fund	(5.67%)	(1.87%)	(10.92%)
-HRA	14.68%	15.30%	13.43%
Net income from commercial and service investments to net revenue stream			
-General Fund	14,725	16,176	10,404
-HRA	0.471	0.472	631
% of net revenue stream			
-General Fund	40.81%	42.33%	64.75%
-HRA	0.84%	0.79%	1.05%

1. As per Treasury Management Strategy report (TMSS) to full Council approved on 24 February 2025, updated for changes to capital programme approved in year
2. After accounting for MRP charge and voluntary revenue provision

	Actual 2024/25 £'000	Budget[1] 2025/26 £'000	Actual 2025/26 £'000
TREASURY INDICATORS			
Authorised limit			
for borrowing	550,000	600,000	600,000
for other long term liabilities	2,000	2,000	2,000
Total	**552,000**	**602,000**	**602,000**
Operational boundary			
for external borrowing	434,867	493,568	340,800
for other long term liabilities	1,500	1,500	1,500
Total	**436,367**	**495,068**	**342,300**
Upper limit for total principal sums deposited for over 364 days & up to 5 years	50,000	50,000	50,000
Upper limit for fixed & variable interest rate exposure			
Net interest on fixed rate borrowing/deposits	9,679	11,290	7,768
Net interest on variable rate borrowing/deposits	(2,810)	(1,675)	(2,943)
Maturity structure of new fixed rate borrowing	Upper Limit	Lower Limit	
10 years and above (PWLB borrowing for HRA Reform)	100%	0%	

[1] Per Annual Treasury Management Strategy Report agreed by Council on 24 February 2025. This is considered the appropriate point of reference since it reflects limits in place from the start of the financial year.


Liability Benchmark - General Fund
Total Amount (£'000)
200,000
150,000
100,000
50,000
0
-50,000
-100,000
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050
2051
2052
2053
2054
2055
2056
2057
2058
2059
2060
2061
2062
2063
2064
2065
2066
2067
2068
2069
2070
2071
2072
2073
2074
2075
Market Loans
Short Term inc LA Temporary Borrowing (<1 year)
Existing Loan Debt Outstanding - GF
Net Loans Requirement - GF
Loans CFR - GF
Liability Benchmark - GF


Liability Benchmark - HRA
£800,000
£700,000
£600,000
£500,000
£400,000
£300,000
£200,000
£100,000
£0
2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075
PWLB Loans
Existing Loan Debt Outstanding - HRA
Net Loans Requirement - HRA
Loans CFR - HRA
Liability Benchmark - HRA

Appendix D

Current Counterparty List

The full listing of approved counterparties is shown below, showing the category under which the counterparty has been approved, the appropriate deposit limit and current duration limits.

MUFG Group Colour	Council's Current Deposit Period	Category	Limit (£)
UK Banks and Building Societies: -			
Yellow	60 months	UK Banks and Building Societies	35m
Magenta	60 months	UK Banks and Building Societies	35m
Pink	60 months	UK Banks and Building Societies	35m
Purple	24 months	UK Banks and Building Societies	30m
Blue	12 months	UK Banks and Building Societies	30m
Orange	12 months	UK Banks and Building Societies	30m
Red	6 months	UK Banks and Building Societies	20m
Green	100 days	UK Banks and Building Societies	10m
No Colour	Not recommended	UK Banks and Building Societies	0m

Name	Council's Current Deposit Period	Category	Limit (£)
Specified Investments: -			
All UK Local Authorities	N/A	Local Authority	20m
All UK Passenger Transport Authorities	N/A	Passenger Transport Authority	20m

Name	Council's Current Deposit Period	Category	Limit (£)
All UK Police Authorities	N/A	Police Authority	20m
All UK Fire Authorities	N/A	Fire Authority	20m
Debt Management Account Deposit Facility	N/A	DMADF	Unlimited
Enhanced Cash Funds (Standard & Poor's: AAAf/S1, Fitch: AAA/S1)	Over 3 months and up to 1 year	Financial Instrument	10m (per single counterparty)
Enhanced Money Market Funds (not below AAf) - VNAV	Over 3 months and up to 1 year	Financial Instrument	5m (per fund)
Money Market Funds (AAAf) – CNAV, VNAV & LVNAV	Liquid Rolling Balance	Financial Instrument	15m (per fund) With no maximum limit overall
UK Government Treasury Bills	Up to 6 months	Financial Instrument	15m
Members of a Banking Group	Using MUFG's Credit Criteria	UK Banks and UK Nationalised Banks	40m
Non-Specified Investments: -			
All UK Local Authorities – longer term limit	Over 1 year and up to 5 years	Local Authority	Up to 35m (in total)
Cambridge City Council Housing (CCHC) Working Capital Loan	Up to 1 year	Loan	200,000
Cherry Hinton Community Benefit Society	Up to 1 year	Loan	50,000
CCHC Investment*	Rolling Balance	Loan (Asset Security)	7,500,000
Cambridge Investment Partnership*	Rolling Balance	Loan (Asset Security)	112m
CCLA Local Authorities' Property Fund	Minimum of 5 years	Pooled UK Property Fund	Up to 15m
Certificates of Deposit (with UK Banking Institutions)	Liquid Rolling Balance	Financial Instrument	See limits above

Name	Council's Current Deposit Period	Category	Limit (£)
Certificates of Deposit (with UK Building Societies)	Liquid Rolling Balance	Financial Instrument	See limits above
Certificates of Deposit (with Foreign Banking Institutions)	Liquid Rolling Balance	Financial Instrument	2m (per single counterparty)
Enhanced Cash Funds (Standard & Poor's: AAAf/S1, Fitch: AAA/S1)	Over 1 year and up to 5 years	Financial Instrument	10m (per single counterparty)
Enhanced Money Market Funds (not below AAf) - VNAV	Over 1 year and up to 5 years	Financial Instrument	5m (per fund)
Commercial Property Investments funded from cash balances	Over 1 year	Commercial Property	25m (in total)
Municipal Bonds Agency	N/A	Pooled Financial Instrument Facility	50,000
Secured Local Bond – Allia Limited	N/A	Local Business Bond	Up to 5m in total
Supranational Bonds – AAA	Using Link's Credit Criteria	Multi-lateral Development Bank Bond	15m
UK Government Gilts	Over 1 year & up to 30 years	Financial Instrument	15m

Note: In addition to the limits above, the total non-specified items over 1 year **(excluding balances with related parties*)** will not exceed £50m.

Appendix E

Treasury Management – Glossary of Terms and Abbreviations

Term	Definition
Authorised Limit for External Borrowing	Represents a control on the maximum level of borrowing
Capital Expenditure	Expenditure capitalised in accordance with regulations i.e. material expenditure either by Government Directive or on capital assets, such as land and buildings, owned by the Council (as opposed to revenue expenditure which is on day to day items including employees' pay, premises costs and supplies and services)
Capital Financing Requirement	A measure of the Council's underlying borrowing need, i.e. it represents the total historical outstanding capital expenditure which has not been paid for from either revenue or capital resources
Certificates of Deposit (CDs)	Low risk certificates issued by banks which offer a higher rate of return
CIP	Cambridge Investment Partnership
CIPFA	Chartered Institute of Public Finance and Accountancy
Corporate Bonds	Financial instruments issued by corporations
Counterparties	Financial institutions with which funds may be placed
Credit Risk	Risk of borrower defaulting on any type of debt by failing to make payments which it is obligated to do
Enhanced Cash Funds	Higher yielding funds typically for investments exceeding 3 months
Eurocurrency	Currency deposited by national governments or corporations in banks outside of their home market
External Gross Debt	Long-term liabilities including Private Finance Initiatives and Finance Leases

Term	Definition
FOMC	Federal Open Market Committee - the Federal Reserve Committee responsible for setting U.S. monetary policy
Government CNAV	Highly liquid sovereign stock based on a Constant Net Asset Value (CNAV)
HRA	Housing Revenue Account - a ringfenced account for local authority housing where a council acts as landlord
HRA Self-Financing	A new funding regime for the HRA introduced in place of the previous annual subsidy system
Liquidity	A measure of how readily available a deposit is
Low Volatility Net Asset Value (LVNAV)	Highly liquid sovereign stock based on a Constant Net Asset Value (CNAV)
MPC	Monetary Policy Committee - The Bank of England Committee responsible for setting the UK's bank base rate
Minimum Revenue Provision (MRP)	Revenue charge to finance the repayment of debt
Non Ring Fenced Bank (NRFB)	Government and Bank of England rules apply to all UK Banks which have to split their business into 'core' retail and investment units known as Ring and Non Ring Fenced Banks
Non-Specified Investments	These are investments that do not meet the conditions laid down for Specified Investments and potentially carry additional risk, e.g. lending for periods beyond 1 year
Operational Boundary	Limit which external borrowing is not normally expected to exceed
PWLB	Public Works Loans Board - an Executive Government Agency of HM Treasury from which local authorities and other prescribed bodies may borrow at favourable interest rates

Term	Definition
Quantitative Easing (QE)	A financial mechanism whereby the Central Bank creates money to buy bonds from financial institutions, which reduces interest rates, leaving businesses and individuals to borrow more. This is intended to lead to an increase in spending, creating more jobs and boosting the economy
Ring Fenced Bank (RFB)	Government and Bank of England rules apply to all UK Banks which have to split their business into 'core' retail and investment units known as Ring and Non Ring Fenced Banks
Sterling Over Night Index Average (SONIA)	SONIA is a widely used benchmark based on actual transactions and reflects the average of the interest rates that banks pay to borrow sterling overnight from other financial institutions and other institutional investors.
Security	A measure of the creditworthiness of a counter-party
Specified Investments	Those investments identified as offering high security and liquidity. They are also sterling denominated, with maturities up to a maximum of 1 year, meeting the minimum 'high' credit rating criteria where applicable
Supranational Bonds	Multi-lateral Development Bank Bond
UK Government Gilts	Longer term Government securities with maturities over 6 months and up to 30 years
UK Government Treasury Bills	Short term securities with a maximum maturity of 6 months issued by HM Treasury
Variable Net Asset Value	MMF values based on daily market fluctuations to 2 decimal places known as mark-to-market prices
Weighted Average Life (WAL)	Weighted average length of time of unpaid principal
Weighted Average Maturity (WAM)	Weighted average amount of time to maturity
Yield	Interest, or rate of return, on an investment

Agenda Item 10

REPORT TITLE: National Scheme of Delegation Planning Committee and Building Regulations

To:
Council (26 November 2026)

Report by:
Dan Kalley, Head of Governance and Democracy

Email: dan.kalley@cambridge.gov.uk

Wards affected:
All

Director Approval: Assistant Director Tom Lewis, confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Council for decision.

1. Recommendations

1.1 It is recommended that Council approves the following updates to the Constitution in Appendix 1:

1. The National Scheme of Delegation for Planning to align to legislative changes that have come into force on 31 October 2026
2. Updates to the Building Regulations to reflect national legislation.

2. Purpose and reason for the report

2.1 The proposed changes are necessary to align the Constitution and the National Scheme of Delegation, which will provide greater clarity to the Constitution. The Local Planning Authority is required to adopt the National Scheme of Delegation.

3. Alternative options considered

3.1 There are no alternative options as the Council must adhere to the recent legislative changes.

4. Background and key issues

4.1 Under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 central government has set out a national scheme of delegation for planning decisions which must be followed by all relevant local planning authorities in England. It sets out types of planning application which must always be delegated to planning officers and other types of planning application which may instead, , be referred to a planning committee (this and future references to planning committees include sub-committees) for determination. The aim is to ensure that there is greater clarity and consistency about the role of planning committees in planning decision making. It is intended to enable planning committees to work more effectively by allowing them to focus on the key development proposals that matter in their area, enabling other, often more minor and technical, decisions to be made by planning officers. The National Scheme of Delegation came into force on 31 October 2026.

The proposed amendments in Appendix 1 reflect the new legal position.

4.2 Under the Building Safety Act 2022, as of the 1 October 2023, local authorities no longer act as building control authorities for building work relating to Higher-Risk Buildings, subject to transitional arrangements. It is proposed that the amendments to the Constitution as highlighted reflect the current legal position.

5. Corporate plan

5.1 The adoption of the proposed changes ensure the council complies with the legislation as set out in Appendix 1.

6. Consultation, engagement and communication

6.1 The City Planning Committee have received reports on the proposed changes and have approved these.

Member briefing sessions have also taken place to update all members on the changes.

7. Anticipated outcomes, benefits or impact

7.1 The Constitution is updated to reflect the changes to national legislation.

8. Implications

Relevant risks

8.1 The Council has a duty to adopt the changes to the Planning scheme of delegation to comply with legislation. The risks of lack of clarity around the drafting and process bring reputational damage and prevent the timely decision making in line with national requirements, the law and best practice.

Local Government Reorganisation (LGR)

8.2 There are none.

Financial Implications

8.3 There are none.

Legal Implications

8.4 Adopting the National Scheme of Delegation for planning as required by all local planning authorities in England under the Town and Country Planning (Discharge of Local Planning Functions) (England) Regulations 2026.

Equalities and socio-economic Implications

8.5 There are none.

Net Zero Carbon, Climate Change and Environmental implications

8.6 There are none.

Procurement Implications

8.7 There are none.

Community Safety Implications

8.8 There are none.

9. Background documents

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

9.1 Building Safety Act 2022

Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026

National Scheme of Delegation dated 31 October 2026

Cambridge City Council Constitution

10. Appendices

10.1 Appendix 1 – Track changes to Constitution

To inspect the background papers or if you have a query on the report please contact Dan Kalley, Head of Governance and Democracy, email: dan.kalley@cambridge.gov.uk

This page is intentionally left blank

Appendix 1

Planning Committee

Membership, Chair and Quorum

Number of Members	9
Substitute Members Permitted	Yes
Political Proportionality Rules Apply	Yes
Appointments/Removals	Resolution at Annual Council, changes to membership during year to be notified to Chief Executive/Monitoring Officer
Restrictions on Membership	All Members of the Planning Committee must undertake the required training, a minimum of once a year.
Restrictions on Chair/Vice-Chair	None
Quorum	Three members
Number of Ordinary Meetings per Council Year	At least 4 per year

Remit and Terms of Reference

To perform the duties and exercise the powers of the Council as the local planning authority functions~~:~~

1. relating to town and country planning and development control as specified in Schedule 1 Part A to the Local Authorities (Functions and Responsibilities) (England) Regulations 2000, as amended, including determining applications and exercise of all enforcement activities in respect of those functions, with the exception of applications to be determined by officers in accordance with Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 or the Joint Development Control Committee – Cambridge

Appendix 1

Fringes established by the Council in accordance with Section 101 of the Local Government Act 1972.

2. in relation to Public Paths, Protection of Important Hedgerows and Tree Preservation and safety.

3. The discharge of all functions of the Local Planning Authority except where schedule 2 applications identified in the meet the statutory gateway test and are reserved for Planning Committee.

~~To determine and advise on all planning and development management applications, including but not limited to:~~

- ~~Power to determine applications for planning permission~~
- ~~Power to determine applications to develop land without compliance with conditions previously attached~~
- ~~Power to grant retrospective consent~~
- ~~Planning obligations~~
- ~~Power to issue a certificate of existing or proposed lawful use or development~~
- ~~Power to serve a completion notice~~
- ~~Power to authorize entry onto land~~
- ~~"Power to enforce Planning Controls under Part VII of Town and Country Planning Act 1990~~
- ~~All matters concerning public path orders required as a result of planning legislation~~
- ~~Advertisement consents~~
- ~~Conservation area consents and notices~~
- ~~Revocation or modification of planning permissions by order under planning legislation~~
- ~~Enforcement action including in respect of advertisement contraventions~~
- ~~All matters in respect of Trees under Part VIII and VIIII of the Town and Country Planning Act 1990 as amended~~
- ~~Powers relating to the protection of important hedgerows~~
- ~~Listed building consents and notices~~
- ~~Certificates of alternative development~~

Appendix 1

- ~~Direct action by execution of works, taking steps and/or carrying out operations, by or on behalf of the Council under any current planning legislation, including the recovery of any costs or expenses~~
- ~~Legal proceedings in respect of any breach of planning obligations~~
- ~~Any other notices, orders, demands, permissions, consents and grants under current planning legislation and~~
- ~~Observations, comments and representations on development proposals being determined by other bodies and/or in adjoining or nearby administrative areas, except in the case of Major Infrastructure proposals located fully or partly within the Council Area.~~
- ~~To determine planning and development management applications referred by Members or Officers of the Council.~~
- ~~To determine planning and development management applications submitted by, or on behalf of, the Council or such applications in which the Council has an interest~~
- ~~To determine planning and development management applications submitted by Members, Senior Officers (Senior Leadership Team and Business Managers) and Officers who would otherwise be involved in the determination of the application.~~
- ~~The monitoring of enforcement action taken under planning and other applicable legislation.~~
- ~~To administer the registration and record keeping provisions required under applicable legislation.~~
- To exercise the Council's statutory powers in respect of land drainage and associated legislation.
- To exercise the Council's statutory powers in respect of highways and associated legislation.
- To do anything which is incidental, conducive or calculated to facilitate any of the Committee's functions or which are necessary for the discharge of the functions.
- ~~Service of notices under s 330 Town and Country Planning Act 1990~~
- Determining a Scheme of Delegation to Officers

Appendix 1

- Delegation as set out in the Planning Committee Scheme of Delegations updated scheme of delegation as of November 2026 or any successor document.

Section 8 – Officers Scheme of Delegations

4.1 Introduction

This Officer Scheme of Delegation (the Scheme) has been adopted by the Council and sets out the extent to which the powers and duties of the Council are delegated to Officers under the Local Government Act 1972, the Local Government Act 2000 (as amended) and all other powers enabling the delegation of Executive and Non-Executive functions to Officers.

The Officer Scheme of Delegation is intended to provide a streamlined, clear and simple decision-making process and empower Officers to carry out their functions and deliver the Council's services within the Budget and Policy Framework set by the Council, and subject to the guidelines set by the Council, the Cabinet and the Council's management team.

The Scheme is designed to enable the smooth and effective operation of decision making across the Council and to enhance accountability for decisions.

All references to legislation shall be deemed to include any subsequent amendments to such legislation.

Under section 101 of the Local Government Act 1972 the Council may authorise an Officer to commission and monitor work for and on behalf of the Council by people who are not Officers of the Council. Such people will be bound by this Scheme, and the obligations contained in it, at all times when engaged on Council business.

In this Scheme references to powers and functions of 'the Council' include the powers and functions of the Cabinet (Executive).

The delegations under this Scheme are intended to be cumulative. Each delegation may be read on its own unless it is specifically expressed to be subject to another.

Where an Officer has delegated powers, the Council or the Cabinet or a Committee (as appropriate) can still exercise that power in a particular case if it considers it appropriate

to do so. Equally it is open to an Officer not to exercise delegated powers but to refer the matter to the Council or Cabinet as appropriate.

4.2 Limitations

Any exercise of delegated powers under this Scheme is subject to the overriding requirements, restrictions and exceptions as set out below.

4.3 Consultation and Liaison

When exercising delegated powers Officers must consult as appropriate, give due regard to any advice received and keep Councillors and relevant other Officers properly informed of actions arising within the scope of the delegation exercised. Officers must liaise closely with the Cabinet/Portfolio Holder in respective of Executive functions and the Chair of the relevant Committee in respect of non-executive functions which fall within the remit of that Committee.

Officers must ensure Ward Councillors are consulted or advised of the exercise of delegated powers relevant to their area where appropriate.

Officers must ensure that the Chief Executive (Head of Paid Service), Chief Finance Officer (Section 151 Officer) and the Head of Legal Practice (Monitoring Officer) are consulted and advised of any decisions as necessary.

4.4 Using a Delegation

Before exercising any delegated power, Officers must consider whether to consult with the relevant Portfolio Holder or Committee Chair on the exercise of the delegated powers, or not to exercise delegated power and instead refer the matter to the relevant Councillor or Council body to decide.

The Leader or any Cabinet Member may at any time, following consultation with the Chief Executive and relevant Officer, require a particular issue or any aspect of delegated powers to be referred to the appropriate Council Body for a decision.

This does not limit the general requirements set out elsewhere in the Constitution to consult with relevant Ward Councillors, Committee Chairmen and interested groups in reaching decisions.

4.5 Functions Which Are Not Delegated

This Scheme does not delegate to Officers:

a. any matter reserved to Full Council;
b. any matter which by law may not be delegated to an Officer;

c. any Key Decision; or
d. any matter expressly withdrawn from delegation by the Council, Committees, Leader or Cabinet.

4.6 Restrictions

Any exercise of delegated powers is subject to:

a. any statutory restrictions;
b. the budget and policy framework;
c. any provision of this Constitution including the Procedure Rules;
d. any financial limits set out in the revenue or capital budgets except as set out in the Financial Procedure Rules;
e. any policy set by the Council or its Committees, the Cabinet, the Leader or Chief Executive;
f. the Employee Code of Conduct; or
g. the exceptions set out below.

4.6.1 Transfer of Functions

Where the name of a post is changed, or its relevant functions become vested in a different post, any delegated powers possessed by the post shall be retained by the renamed post or transferred to the different post as the case may be.

This includes any delegated powers vested in a post by resolution of the Council, the Cabinet, or a Committee / Sub Committee.

In the event of a restructure the Chief Executive shall have authority to re allocate the delegated powers to other posts and shall give notice of this to the Head of Legal Practice.

Any use of this delegated power must be reported to the Council and / or to the Cabinet as soon as practicable.

4.6.2 General Delegation of Powers to Chief Executive and Chief Officers

This Scheme delegates to the Council's Chief Executive and Chief Officers all Executive and non-executive powers and duties relevant and to their areas of responsibility as set out below, and as may be assigned from time to time, that rest with the Council or which have been delegated or granted to the Council, subject to the restrictions, requirements and exceptions set out below. This includes all powers and duties under all legislation present and future relating to a Chief Officer's area of responsibility and

all powers and duties incidental and conducive to that legislation and the discharge of their functions including, but not limited to, those detailed in this Scheme.

4.6.3 Powers in Relation to Staff

Any action in accordance with the Council's agreed policies and procedures with respect to the recruitment, appointment, promotion, training, grading, discipline, determination of wages and salary scales, determination of allowances, determination and application of conditions of service, including but not limited to allocation of leave, honorariums, ill health retirement and determination of establishment except as set out in the exceptions below.

4.6.4 Powers in Relation to Contracts and Property

Agreements to negotiate, put out to tender, bid, submit tenders, vary, terminate, dispute, extend and renew and in relation to contracts to buy and sell and appoint specialist advisors and consultants and in relation to property to acquire, dispose of, let and licence subject to the Contract Procedure Rules and Financial Regulations. In respect of any development of land and buildings which is proposed to be carried out for the purposes of statutory functions within the sphere of his/her responsibility to authorise an application for planning permission to the Planning Committee, and once such permission has been received, to authorise the carrying out of such development in accordance with the terms and conditions of such permission.

4.6.5 Powers in Relation to Finance

Powers to incur capital and revenue expenditure, to seek recovery of amounts owed, to exercise discretion in recovery, alter or waive repayment periods, or approve exemptions in relation to repayments, agree refunds, reduce or remit payments and waive fines, subject to the requirements of the Financial Procedure Rules or the exceptions set out below.

4.6.6 Powers in Relation to Equipment

Purchase of vehicles, plant and equipment for which expenditure has been approved subject to any policy for standardisation (but if the purchase involves a leasing arrangement this must be made by the Section 151 Officer.)

Hire of plant subject to inclusion of cost of hire within approved estimates. Disposal of surplus plant, equipment and materials

4.6.7 Powers in Relation to Legal Action

In consultation with the Head of Legal Practice as appropriate, take any steps to implement a decision of the Council, Cabinet or any Committee. In consultation with, and subject to the agreement of the Head of Legal Practice as appropriate, authority to appear, institute proceedings, prosecute, defend, negotiate a settlement and take any steps necessary in any proceedings on behalf of the Council. This must be in consultation with other Officers as necessary and subject to the requirements of the Financial Regulations in relation to risk management and insurance.

Any agreement to settle proceedings would generally be within parameters which had first been agreed informally by relevant Members.

Limitations on authority to delegate these powers are set out below.

In consultation with the Head of Legal Practice as appropriate, powers to authorise, appoint or nominate named Officers according to their individual training and experience, with reference to guidance and industry best practice and without limitation to:

- investigate, prosecute, enforce, lay summons;
- require individuals to disclose information;
- serve requisitions for information;
- publish information;
- make applications to court (including for warrants);
- sign, issue, serve, vary, revoke and publish notices, including fixed penalty notices, and serve documents;
- make, suspend, or vary prohibition notices or prohibition orders;
- issue temporary exemption notices;
- take emergency remedial action;
- carry out works in default;
- issue certificates, consents, permits, licenses;
- refuse, vary, suspend or revoke licences or licensing applications;
- obtain, introduce, operate, amend, extend, vary and revoke orders;
- impose conditions;
- introduce and maintain registers;
- without force, exercise powers of entry and / or seizure; and
- vary or revoke and in relation to land relevant to service functions.
  TO NOTE: applications for licences, planning, consents and approvals, a declaration and grant, vary, revoke and attach conditions to consents and charge property except as set out in the exceptions below.

Appendix 1

4.6.8 Authorisation must be in writing

Chief Officers may authorise named persons, whether employed by the Council or not, to act on behalf of the Council to exercise these powers.

4.6.9 Powers in Relation to Documents

Affix the Common Seal of the Council to any document. This includes affixing a seal by electronic means where permitted subject to any process established by the Legal Service. It also includes the signing of any document as an authorised signatory on behalf of the Council where this is required and no other authority to sign the document exists. This includes signing by electronic means where permitted.

To sign on behalf of the Council any document necessary to give effect to any resolution of the Council, Committees or Sub Committees and/or Officers acting under delegated powers. This includes signing by electronic means where permitted. The Contract Procedure Rules contain separate provisions regarding the signing of contracts.

4.6.10 Powers in Relation to Ombudsman Matters

To agree local settlements in consultation with the relevant Cabinet Member where they consider it in the interests of the Council to do so. To agree remedies in accordance with any policy adopted by the Council in relation to complaints and maladministration.

4.7 Delegation of Specific Powers

The Chief Executive

The Chief Executive is the Council's Head of Paid Service and as such is responsible for all staffing matters which can be summarised as:

a. The manner in which the discharge by the Council of its different functions is co-ordinated.
b. The number of grades of staff required by the authority for the discharge of its functions.
c. The organisation of the authority's staff.
d. The appointment, dismissal and proper management of the authority's staff, other than in relation to Chief Officers.

This authority includes but is not limited to:

a. to alter the areas of responsibility of the Chief Officers set out in the areas of responsibility table below;

b. to make arrangements for the appointment of Chief Officer roles and to make appointments to Deputy Chief Officer roles;
c. to agree the Human Resources Policies following relevant consultation;
d. to make any changes necessary to the Employee Code of Conduct following relevant consultation;
e. In consultation with other appropriate Chief Officers, to settle employee and industrial relations matters, including issues involving the application or rates of pay, conditions of service or other staffing benefits etc.;
f. to make any agreements with other local authorities for placing staff at the disposal of those other local authorities;
g. to appoint any individual to any office other than an office in which he is employed by the Council;
h. The Chief Executive is the Council's Returning Officer and Electoral Registration Officer and has all Proper Officer powers relating to these roles;
i. The Chief Executive may give such directions as they may consider necessary to secure the efficient management and execution of the Council's functions; to secure co-ordination of advice and forward planning of objectives and services; to secure a corporate approach to the affairs of the Council generally, to achieve the efficient and effective implementation of the Council's strategies and policies and the effective deployment of the Council's resources towards those ends; to maintain good internal and external relations; to determine the allocation of office accommodation.
j. The Chief Executive may carry out the powers and duties of the Chief Officers in their absence or in consultation with them and in addition to the powers detailed above, or in their capacity as a designated Proper Officer and without limitation, has following additional powers
k. To carry out the powers and duties of any of Officers in their absence or in consultation with them
l. To incur expenditure in the event of a civil emergency
m. to take all such action as considered appropriate in any emergency (as defined by the Chief Executive) including making or approving any necessary and urgent arrangements within the powers of the Council for the protection of persons or property in any civil or other emergency
n. In cases of urgency to take any decision which could be taken by the Council, the Cabinet or a Committee, in consultation with the Leader or relevant Committee Chair, the Section 151 Officer and the Monitoring Officer.

o. Exclude people from Council premises where they consider it necessary in the interests of health and safety or the maintenance of order.
p. To be Proper Officer for all Proper Officer functions.
q. In the absence of the Chief Executive identify a Chief Officer to act as Head of Paid Service/Deputy Chief Executive.

4.8 The Chief Finance Officer/Section 151 Officer

In addition to any powers detailed above or in their capacity as a designated Proper Officer and without limitation, the Chief Finance Officer has delegated authority to carry out those responsibilities set out as delegated to them in the Financial Procedure Rules set out at Part 4 of this Constitution.

The Section 151 Officer has authority to write-off any outstanding amount owed to the Council up to the limit of £50,000 in respect of each debt, or to an unlimited amount in respect of any debt where the debtor is in liquidation or has been declared bankrupt. The nominated Deputy to the Section 151 Officer is entitled to act in their absence.

4.9 The Monitoring Officer (Head of Legal Practice)

In addition to any powers delegated as detailed above or in their capacity as a designated Proper Officer and without limitation, the Monitoring Officer has delegated authority to:

a. to certify resolutions and documents as being true copies;
b. grant dispensations to councillors in accordance with the Localism Act 2011 with the power to refer any request for a dispensation back to the Civic Affairs and Audit Committee;
c. undertake an initial assessment of Member Code of Conduct complaints and determine any further in consultation with an Independent Person;
d. convene a Standards Hearing Sub-Committee; determine the validity of a Call-In Notice in consultation with the Head of Paid Service and Chief Finance Officer where appropriate;
e. convene an Exceptional meeting of the Overview and Scrutiny Committee if necessary to consider a Call-in request;
f. make minor amendments to this Constitution which are required to remove inconsistency or ambiguity, reflect legislative changes or are required to give effect to any decision of the Council or its Committees;
g. to certify Council records for the purposes of admitting the document in evidence in civil or criminal proceedings' and
h. The nominated Deputy to the Monitoring Officer is entitled to act in their absence.

Appendix 1

Officer Sub-Delegation

Any delegation to a Statutory Officer, Proper Officer, Chief Officer or other Officer includes authority for any further sub-delegation of powers within their area of responsibility (including cross-service delegation where appropriate). This should normally be in writing. Where a decision relates to the functions of Section 151 Officer or Monitoring Officer, their designated deputy shall be entitled to act in their absence.

Officers shall sub-delegate and devolve powers for service delivery and management to Officers who represent the nearest practicable point of delivery to the service user.

Decision-Making, Records and Publicity

Officers must make, record and publish decisions made under delegated authority in compliance with the Access to Information Regulations 2012 (executive decisions), Openness of Local Government Bodies Regulations 2014 (non-executive decisions), and in accordance with principles of decision making and any requirements set out in this constitution.

Decision-making and types of decisions

There is no requirement to keep a written record of operational administrative decisions taken within the approval budget and policy framework.

Chief Officer Areas of Responsibility

Below details the non-exhaustive main areas of responsibility of the Chief Officers. Chief Officers have delegated authority to exercise all powers and functions and to take any necessary action within those areas of responsibility unless the power or function is reserved for decision by another body as set out in the exceptions below.

Chief Operating Officer

Delegated authority to exercise the powers and functions and take all necessary action in respect of the areas of responsibility set out below:

- Relevant corporate functions, including where appropriate for 3C Legal and 3C ICT/Digital
- Customer Services
- Health and Safety
- Internal Audit
- Procurement
- People functions and HR matters
- Designated Proper Officer for functions within areas of responsibility

Appendix 1

Head of Legal Practice

Delegated authority to exercise the powers and functions and take all necessary action in respect of the areas of responsibility set out below:

- Law & Information Governance
- Electoral & Democratic Services
- Designated Proper Officer for functions within areas of responsibility
- Monitoring Officer.

Director - Communities

Delegated authority to exercise the powers and functions and take all necessary action in respect of the areas of responsibility set out below:

- Social landlord functions
- Homelessness and housing advice
- Resettlement
- Equalities community cohesion
- Community investment, development and facilities
- Community Investment
- Sports, leisure and wellbeing
- Environment and Public Safety
- Arts and culture
- Cambridgeshire Home Improvement Agency
- Designated Proper Officer for functions within areas of responsibility

Director – Economy and Place

Delegated authority to exercise the powers and functions and take all necessary action in respect of the areas of responsibility set out below:

- Sustainable and inclusive growth, including economic and development partnerships and Climate Change/NetZero
- Property, land purchases, CPOs, etc.
- Affordable housing, development and partnership agreements including funding arrangements
- To vary scheme designs and tenure of new developments
- Designated Proper Officer for functions within areas of responsibility

Appendix 1

Director – City Services

Delegated authority to exercise the powers and functions and take all necessary action in respect of the areas of responsibility set out below:

- Management of the public realm
- Housing maintenance, planned works and compliance
- Markets and street trading
- Public off-street car parking
- Bereavement services
- Management of fleet services
- Designated Proper Officer for functions within areas of responsibility

Joint Director – Planning & Deputy Director of Planning

Delegated authority to exercise the powers and functions and take all necessary action in respect of the areas of responsibility set out below:

- The discharge of all functions of the Local Planning Authority except where reserved for Planning Committee and where in accordance with ~~the~~ the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 and the Greater Cambridge Shared Planning Service Scheme of Delegation
- The discharge of the Councils responsibilities pursuant to the Building Regulations regime
- The delivery of street naming and numbering services on behalf of the Council
- The discharge of the Councils responsibilities in relation to the Land Charges process
- The discharge of all of the Councils responsibilities in relation to responses to proposals for Infrastructure and related projects where the Council is an interested party or a consultee except where that function is reserved to the Cabinet.
- Designated Proper Officer for functions within areas of responsibility

In relation to Building Control

~~Regulatory functions defined under the Building Act 1984 as those as amended by the Building Safety Act 2022 including enforcement powers of the said Act under Sections 35, 35A, 35B, 35C, 35D, 36.~~

~~Dangerous Buildings defined in Sections 77,78 Building Act 1984~~
~~Demolition notices defined in Section 80, 81 Building Safety Act 1984~~
~~Powers as set out in Part 5 Building Safety Act 2022 relating to safety standards.~~

Appendix 1

~~To implement and deliver the requirements of section 58 Building Safety Act 2022 in respect to the Building Safety Levy.~~

Function	Power / Decision	Statutory Basis	Delegated To	Limitations / Conditions
Building Regulations Administration	Determine and administer Full Plans applications	Building Regulations 2010 (as amended)	Director for Planning and Deputy Director for Planning and Building Quality	Excludes Higher-Risk Buildings
Building Regulations Administration	Determine and administer Building Notice applications	Building Regulations 2010 (as amended)	Director for Planning and Deputy Director for Planning and Building Quality	Excludes Higher-Risk Buildings

Appendix 1

Building Regulations Administration	Determine and administer Regularisation applications	Building Regulations 2010 (as amended)	Director for Planning and Deputy Director for Planning and Building Quality	Excludes Higher-Risk Buildings
Building Regulations Administration	Determine and administer Reversion applications	Building Regulations 2010 (as amended)	Director for Planning and Deputy Director for Planning and Building Quality	Excludes Higher-Risk Buildings
Demolition Notices	Administer demolition procedures	Building Regulations 2010	Director for Planning and Deputy Director for Planning and Buildin	Non-Higher-Risk Buildings only

Appendix 1

			g Quality	
Street Naming and Numbering	Determine street naming and numbering	Local Government legislation	Director for Planning and Deputy Director for Planning and Building Quality	Includes statutory consultation

Building Control – Non-Fee-Earning Functions

Function	Power / Decision	Statutory Basis	Delegated To	Limitations / Conditions
Access for Disabled People	Administer relevant Building Regulations applications	Building Regulations 2010	Director for Planning and Deputy Director for Planning and Building Quality	Existing buildings only

Appendix 1

Application for Relaxation/ Dispensation	Approve relaxation or dispensation of the relevant requirement of the building regulations	Building Act 1984	Director for Planning and Deputy Director for Planning and Building Quality	Non-Higher-Risk Buildings only
Registered Building Control Approvers	Administer regulatory functions relating to registered building control approvers	Building Safety Act 2022; 2023 Regulations	Director for Planning and Deputy Director for Planning and Building Quality	Subject to national registration regime
Building Regulations Enforcement	Exercise enforcement powers	Building Act 1984; Building Safety Act 2022	Director for Planning and Deputy Director for Planning and Building Quality	Includes compliance and stop notices

Appendix 1

Dangerous Structures	Take action in relation to dangerous structures	Building Act 1984	Director for Planning and Deputy Director for Planning and Building Quality	Includes emergency powers
Land Charges	Respond to land charge enquiries	Local Land Charges legislation	Director for Planning and Deputy Director for Planning and Building Quality	Building control matters only

Building Safety Regulator Support Functions

(Non-delegable statutory responsibility retained by the Council)
The following functions may be carried out operationally by 3C Building Control but remain statutory responsibilities of the Council:

Function	Statutory Basis	Nature of Role
Assisting the Building Safety Regulator	Building Safety Act 2022, Sections 13–16	Provision of technical expertise and information

Appendix 1

Participation in Multi-Disciplinary Teams	Building Safety Act 2022	Support role only
Information Sharing	Building Safety Act 2022	Mandatory co-operation

General provisions

Delegated powers should be exercised by the most appropriately qualified officer at the lowest level consistent with the efficient and effective discharge of the Council's functions.

A delegated matter may be escalated to or determined by an appropriate qualified officer where the matter is urgent, complex, sensitive, or where it may have significant public safety, financial, legal, strategic, or reputational implications.

Routine operational and technical decisions relating to Building Control are matters for officer determination and are not subject to Member decision-making, reflecting the statutory and specialist nature of the function.

Specific area delegation by the Executive

To operate and negotiate building control fees as required by the prescribed regulations made under the Building Act 1984 as amended by the Building Safet Act 2022

Specific regulatory power delegated

o To act as the proper officer under Section 191 of the Local Government Act 1972 with respect to ordnance survey.

Chief Digital and Information Officer

Delegated authority to exercise the powers and functions and take all necessary action in respect of the areas of responsibility set out below:

- 3C ICT / 3C Digital within agreed partnership constraints
- Information Assurance
- IT operational delivery, digital advisory and innovation
- Designated Proper Officer for functions within areas of responsibilities

Appendix 1

Exceptions

As applicable, the exercise of delegated authority under the Scheme is subject to the following:

i. Contract Exceptions – refer to the Contract Procedure Rules
ii. Financial Exceptions – refer to the Financial Procedure Rules
iii. Planning & Legal Exceptions – see below
iv. Employment Exceptions – refer to the Officer Employment Procedure Rules.

Planning Exceptions

The planning and legal functions set out in the Greater Cambridge Planning delegations are not to be discharged by Officers under the Scheme and are instead matters to be referred to the relevant Planning Committee.

Staff & Employment Exceptions

In accordance with the Local Government and Housing Act 1989 and the Local Authority (Standing Orders) (England) Regulations 2001 the staff and employment functions detailed below are not to be discharged by Officers under the Scheme.

- Appointment of Chief Officers
- Disciplinary and Dismissal Proceedings in relation to Chief Officers
- Dismissal Proceedings in relation to Head of Paid Service, Section 151 Officer and Monitoring Officer

This page is intentionally left blank

Agenda Item 12

REPORT TITLE: Appointment To Greater Cambridge Partnership Joint Assembly

To:
Council (26 November 2026)

Report by:

Dan Kalley, Head of Governance and Democracy
Email: dan.kalley@cambridge.gov.uk

Wards affected:
N/A

Director Approval: Assistant Director Tom Lewis, confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to Council for decision.

1. Recommendations

1.1 It is recommended that Council ratifies the appointment of Cllr Baigent as a Green Group representative for the City Council on the Greater Cambridge Partnership Joint Assembly.

2. Purpose and reason for the report

2.1 The Constitution provides that appointments to the Greater Cambridge Partnership are made by Full Council.

3. Background and key issues

3.1 Full Council are responsible for the ratifying the appointment of members to the Greater Cambridge Partnership Joint Assembly.

4. Corporate plan

4.1 Ensuring that full representation on the partnership is undertaken to represent the views of Cambridge City Council

Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council

5. Consultation, engagement and communication

5.1 N/a

6. Anticipated outcomes, benefits or impact

6.1 That the appointment is agreed and take affect following Full Council.

7. Implications

Relevant risks

7.1 There are none.

Local Government Reorganisation (LGR)

8.2 There are none.

Financial Implications

8.3 There are none.

Legal Implications

8.4 There are none.

Equalities and socio-economic Implications

8.5 There are none.

Net Zero Carbon, Climate Change and Environmental implications

8.6 There are none.

Procurement Implications

8.7 There are none.

Community Safety Implications

8.8 There are none.

9. Background documents

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

9.1 Greater Cambridge Partnership Joint Assembly ToR

10. Appendices

10.1 There are none.

To inspect the background papers or if you have a query on the report please contact Dan Kalley, Head of Governance and Democracy, email: dan.kalley@cambridge.gov.uk

This page is intentionally left blank

Agenda Item 13

REPORT TITLE: Proportionality Update

To:
Council (26 November 2026)

Report by:
Dan Kalley, Head of Governance and Democracy (Deputy Monitoring Officer)
Email: dan.kalley@cambridge.gov.uk

Wards affected:
All

Director Approval: Assistant Director Tom Lewis confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Committee.

1. Recommendations

1.1 It is recommended that Council approves the change in number of members on the Planning Committee from nine to eight and that proportionality of seats of the committee is as outlined in section 3.2.

2. Purpose and reason for the report

2.1 Council to note the changes in political composition of the Council and the proportionality on committee seats.

3. Background and key issues

3.1 The allocation of seats on local authority committees is subject to statutory political balance requirements. These requirements are principally set out in the Local Government and Housing Act 1989.

The purpose of the legislation is to ensure that, where councillors are divided into different political groups, the composition of committees reflects, as far as reasonably practicable,

the political composition of the Council as a whole. This provides political groups with representation on committees broadly proportionate to their representation on the Council.

Statutory requirements

Section 15 of the Local Government and Housing Act 1989 places a duty on a relevant local authority to review the representation of political groups on committees and other bodies to which the political balance provisions apply. The review must take place, amongst other circumstances, at or as soon as practicable after the Council's annual meeting and following changes in the political composition of the authority.

Allocation of seats

Once Council has determined the allocation of seats to political groups, Section 16 of the 1989 Act requires the authority to exercise its appointment powers so as to give effect to that allocation. Where a seat has been allocated to a particular political group, the authority must give effect to the wishes of that group as to the person appointed to the seat.

3.2 With the Green Group now having 12 seats on the Council, down from 13 at the time of the last Full Council meeting and the Labour Group now having 15 seats the proportionality of seats has been reviewed and if the Council were minded to approve the change in planning committee members from nine to eight that would mean the proportionality on that committee would change to the following:

Labour 3
Green 3
Lib Dem 2

There would be no further changes to committee places.

To note the Services, Climate and Communities Overview and Scrutiny Committee increased to 10 seats and this seat was given to the non-aligned Conservative Councillor as part of the unanimous agreement of Council.

4. Anticipated outcomes, benefits or impact

4.1 That under the proportionality rules the Planning Committee would now have eight members comprised of Labour 3, Green 3 and Lib Dems 2.

5. Implications

Relevant risks

5.1 None.

Local Government Reorganisation (LGR)

5.2 None.

Financial Implications

5.3 None.

Legal Implications

5.4 Proportionality rules applied by virtue of the Local Government and Housing Act 1989.

Equalities and socio-economic Implications

5.5 None.

Net Zero Carbon, Climate Change and Environmental implications

5.6 None.

Procurement Implications

5.7 None.

Community Safety Implications

5.8 None.

6. Background documents

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

6.1 None.

7. Appendices

7.1 None.

To inspect the background papers or if you have a query on the report please contact Dan Kalley, Head of Governance and Democracy (Deputy Monitoring Officer), email: dan.kalley@cambridge.gov.uk