

**REPORT TITLE: Draft Greater Cambridge Local Plan for consultation  
(Regulation 18), and Update of Local Development Scheme**

**To:**

Joint Cabinet (25 November 2025)

**Report by:**

Stephen Kelly, Joint Director of Planning  
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**Wards affected:**

All.

Director Approval: Director Stephen Kelly 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/Cabinet Member for decision.

<b>1.</b>	<b>Recommendations</b>
1.1	<p>It is recommended that Cabinet:</p> <ul style="list-style-type: none"> <li>a. Agree the Greater Cambridge Draft Local Plan (Regulation 18) for Public Consultation (Appendix A), subject to amendments proposed in Appendix K;</li> <li>b. Note the Sustainability Appraisal (Appendix B) and Habitats Regulations Assessment (Appendix C) and agree them as supporting documents that will also be subject to public consultation;</li> <li>c. Agree to the publication of the following supporting documents to the public consultation: <ul style="list-style-type: none"> <li>i. Topic papers for each theme (including responses to First Proposals consultation comments) (Appendix D);</li> <li>ii. Statement of Consultation (Appendix E);</li> <li>iii. Duty to Cooperate Statement of Compliance (Appendix F);</li> <li>iv. Draft Duty to Cooperate Statement of Common Ground (Appendix G);</li> <li>v. Equalities Impact Assessment (Appendix H);</li> <li>vi. Housing and Economic Land Availability Assessment (Appendix I)</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>d. Agree the Update to the Local Development Scheme (Local Plan Timetable) (Appendix J)</li> <li>e. Agree that any subsequent material amendments to be made to the plan prior to consultation commencing will be approved by the Lead Member for Planning and Transport in Cambridge City Council and Lead Cabinet Member for Planning at South Cambridgeshire District Council;</li> <li>f. Agree that any subsequent minor amendments and editing changes that do not materially affect the content be delegated to the Joint Director of Planning in consultation with the Lead Members for Planning.</li> </ul>
<b>2.</b>	<b>Purpose and reason for the report</b>
2.1	<p>Cambridge City Council and South Cambridgeshire District Council are preparing a joint local plan, the Greater Cambridge Local Plan. Building on the stages of plan making already carried out this report seeks agreement to consult on a draft version of the Local Plan starting in December. The feedback received will help shape the final plan that the Council would consult and submit for examination at the end of next year.</p> <p>The Draft 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. It proposes a range of theme-based policies to shape the form of development. The plan proposes a number of development site allocations to meet development needs in the plan period to 2045 and beyond. This includes developments in and on the edge of Cambridge including the airport site, at Cambourne where it can benefit from new transport infrastructure proposals, and in the corridor south of Cambridge where homes are proposed in a new settlement close to the research parks and well connected to the biomedical campus.</p>
<b>3.</b>	<b>Alternative options considered</b>
3.1	<p>Members may decide to:</p> <ul style="list-style-type: none"> <li>a. Agree the recommendations, including the Draft Local Plan (recommendation a) and supporting documents (recommendations b, c), and the local development scheme (recommendation d) as proposed without making any further amendments;</li> <li>b. Agree the recommendation subject to amendments; or</li> <li>c. Not agree the recommendations.</li> </ul>
<b>4.</b>	<b>Background and key issues</b>
4.1	<p><b>Introduction</b></p> <p>Cambridge City Council and South Cambridgeshire District Council have committed to producing a Joint Local Plan for the Greater Cambridge area. The role of a local plan is to provide a vision for the future development of the area by identifying development</p>

	<p>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 Plans and earlier Area Action Plans as the statutory "Development Plan" for the area and will guide future decisions on planning applications.</p>
4.2	<p><b>Background</b></p> <p>The process for preparing the Greater Cambridge Local Plan started around 5 years ago. Several stages of public consultation and engagement have already taken place as set out in this report and in the Consultation Statement contained as Appendix E to this report. The following section provides a broad overview of the plan making stages so far:</p> <ul style="list-style-type: none"> <li>• The First Conversation consultation was held 13 January to 24 February 2020, and gathered views on the issues facing the area and approaches that could be taken to addressing them.</li> <li>• The First Proposals consultation proposed 'preferred options' for the level of development needs, allocations to meet them, and policies which would guide the consideration of planning applications. The consultation ran between 1 November and 13 December 2021.</li> <li>• A report on the First Proposals Consultation was published in June 2022, which identified that some 10,000 individual comments were received, and around 200 further site suggestions (South Cambridgeshire Cabinet 11 July 2022, Cambridge Planning and Transport Scrutiny Committee 28 June 2022). Comments received on the consultation can be viewed in full on the Greater Cambridge Shared Planning Service website. Representations were then reported to the Joint Local Plan Advisory Group in a series of meetings in 2022 and 2023.</li> <li>• A Development Strategy Update was reported to members in January 2023. This considered representations on strategy issues and further evidence of the level of need for homes and jobs. Members endorsed the approach to the development strategy and key sites (South Cambridgeshire Cabinet 6 February 2023, Cambridge Planning and Transport Scrutiny Committee 17 January 2023).</li> <li>• A report in March 2024 updated the plan making timetable, highlighting key external dependencies which were impacting on our ability to set a firm plan making timetable, in particular water supply, transport, national plan making reform, the outcome of the Cambridge Waste Water Relocation planning process, and national ambitions for Cambridge (South Cambridgeshire Cabinet 12 March 2024, Cambridge Planning and Transport Scrutiny Committee 19 March 2024).</li> </ul>

	<ul style="list-style-type: none"> <li>• In November 2024 the plan making timetable was updated again when transition arrangements were published by the government on the plan making system, advising that plans in development should continue under the current system and extending the period for plans to be submitted to the end of 2026. (South Cambridgeshire Cabinet 5 November 2024, Cambridge Planning and Transport Scrutiny Committee 4 November 2024). In January 2025 the Councils further updated the Local Development Scheme (Local Plan timetable) to clarify intentions to prepare to submit a Local Plan under the current plan making system by December 2026 (South Cambridgeshire Cabinet 14 January 2025, Cambridge Planning and Transport Scrutiny Committee 14 January 2025).</li> <li>• In March 2025 site submission updates to the Call for Sites were invited to ensure that the information submitted was the most up to date for assessment.</li> </ul> <p>The Joint Planning Advisory Group, which include members of both Councils and includes a County Council member, met on 24 September 2025, and considered reports on key issues which has impacted on our delivery of the Local Plan up to this point and key issues that could influence the plan going forward. They also met on 8 October 2025 to consider consultation approaches and the emerging approaches to policy themes. The reports and minutes can be found in the background papers of this report.</p>
4.3	<p><b>The Current Draft Local Plan Stage</b></p> <p>The next step for our plan making process is consultation on a draft Local Plan. Along with the two previous public consultations this forms part of the regulation 18 stage of plan making. These national regulations govern the plan making process, and the regulation 18 stage is about engagement when preparing a new plan. It will allow the councils to engage with community and get feedback on a draft plan before we test and then confirm the plan we will be seeking to adopt. After considering comments we receive, the next plan making stage in summer 2026 will be consulting on the “soundness” of the plan the Councils want to adopt, known as the regulation 19 stage. After that the plan would be submitted for examination, where an independent inspector will consider whether the plan is sound and can be adopted. We are seeking to submit the plan by the end of 2026, to meet the deadline set by government for plans using the current plan making system.</p> <p>The proposed Draft Local Plan consultation document is contained in Appendix A to this report. The plan making process so far has validated a focus on using four key themes to explore the growth and development issues facing the area; Climate Change, Biodiversity and Green Spaces, Wellbeing and Social Inclusion, and Great Places. Alongside these central themes the Council has considered the evidence on the need for new homes, jobs and the infrastructure requirements. This has resulted in the development of a spatial strategy and in turn, a series of site allocations and policy requirements. The Draft Plan is therefore structured around the following components:</p> <ul style="list-style-type: none"> <li>• Strategy</li> <li>• Site allocations</li> </ul>

	<ul style="list-style-type: none"> <li>• Climate change</li> <li>• Biodiversity and green spaces</li> <li>• Wellbeing and social inclusion</li> <li>• Great Places</li> <li>• Jobs</li> <li>• Homes</li> <li>• Infrastructure</li> </ul> <p>Each chapter / theme includes a set of planning policies which will be used to guide planning decisions when adopted.</p>
4.4	<p><b>Supporting Documents</b></p> <p>A Topic Paper has been prepared for each Theme (see Appendix D) to provide more background and context for the proposals in the consultation document. The topic papers include responses to the main issues raised in responses to the First Proposals consultation.</p> <p>The Plan has been subject to Sustainability Appraisal and Habitats Directive Assessment, which consider the impacts of the proposals of the plan against alternatives, and which also will form part of the consultation.</p> <p>The Statement of Consultation (Appendix E) captures the results of the consultation stages undertaken so far and the approach to the next stage of consultation. It also includes responses to representations from the First Proposals stage.</p> <p>Plan making is subject to a duty to cooperate with other public bodies. A Duty to Cooperate Statement of Compliance (Appendix F) and Draft Duty to Cooperate Statement of Common Ground (attached at Appendix G) have been prepared to document this on-going process.</p> <p>The draft Plan has also been informed by an Equalities Impact Assessment (Appendix H).</p> <p>The Housing and Economic Land Availability Assessment (HELAA) has been updated (Appendix I). The plan making process has been informed by several opportunities to submit site suggestions. These have been reviewed through the HELAA to consider their availability, suitability and deliverability. The latest update considers new sites and new information provided through the First Proposals and through the 'call for sites information' issued earlier in 2025.</p>
4.5	<p><b>Evidence Base Documents</b></p> <p>National planning policy requires that plans are underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned. A suite of evidence has been prepared to accompany the draft plan, building on the evidence from previous stages. The evidence is listed in the background papers section at the end of this report.</p>

**Key issues impacting the Local Plan process**

In recent years, the development of the Joint Local Plan has faced a number of issues relating to external factors, decisions and the programmes of others, including the government and infrastructure providers. Earlier stages of the Local Plan highlighted how the spatial strategy, and specific proposals under development, depended upon decisions on key infrastructure projects such as East West Rail (EWR) and the Cambridge Waste Water Treatment Works relocation, upon the clarification of the Governments ambitions for Cambridge, and clarification on proposed planning reforms, but also on the availability of a water supply that did not compromise the environmental quality of the areas precious chalk streams.

In the intervening period between the previous draft plan and the proposals now before the Council, considerable progress has been made in a number of these areas. A commitment from Government on supporting resolution of water supply challenges (and an approved WRMP) have enabled the Councils to put forward a growth trajectory that phases the additional new sites identified to improvements in available supply. Alongside a programme of planning reform, the Government has also continued and deepened its commitment to EWR and established the Cambridge Growth Company to underpin delivery of sustainable housing and economic growth in the area. Progress by the Greater Cambridge Partnership on infrastructure projects to provide enhanced public transport connections has also been made. The Combined Authority has also recently re-affirmed it committed to deliver a transport strategy for Greater Cambridge that meets the Local Plan's needs.

There nevertheless continue to be challenges to the plans delivery that both Councils will need to continue to engage with all partners upon. Whilst a water resources management plan and the work of the Government appointed Water Scarcity Group has enabled significant confidence to be gained around the process for meeting water supply challenges, recent decisions that impact water treatment capacity within the plan area mean that renewed effort is required by all agencies before the Councils can be sure that the plans proposals are accompanied by a water treatment solution that meets the plans environmental objectives. Decisions consenting key infrastructure projects such as East West Rail, the Cambourne to Cambridge, Cambridge South East and Waterbeach to Cambridge public transport corridors remain outstanding at this time. The Governments proposals for the City being developed by the Cambridge Growth Company are being developed with a commitment to complement the emerging Local Plan but may also impact infrastructure and delivery requirements during the plan period that have not yet been captured.

The Councils will therefore need to continue to carefully monitor and consider these external factors against the proposals set out in this draft local plan. The proposals must also be carefully qualified by reference to those external factors. However, regardless of the spatial strategy or distinct site and policy allocations, these matters would apply to a greater or lesser extent to any emerging local plan. Accordingly, it is considered that progression of the plan remains appropriate at this time. The Contents of the Draft Local Plan

The draft Local Plan is an extensive document. The first chapter of the Document provides a 'Summary of the Greater Cambridge Local Plan', which gives an overview of the vision the plan is trying to achieve, the development needs that have been

	<p>identified, the development strategy to meet those needs, and planning policies which will guide how it is implemented.</p> <p>Our overarching vision for the plan is that, ‘We want Greater Cambridge to be a place where impacts on our climate and environment are significantly reduced, balanced with the continued flourishing of our internationally significant innovation economy, and an increase in the quality of everyday life for all our communities. New development must minimise carbon emissions and reliance on the private car, create thriving neighbourhoods with the variety of jobs and homes and supporting infrastructure we need, increase our network of nature, wildlife and multi-functional green spaces, and safeguard our unique, locally distinctive heritage and landscapes.’</p> <p>During earlier stages of consultation the plan period for the new local plan was identified as 2020 to 2041. The plan period has now been amended to 2024 to 2045. This is to ensure the plan meets the requirement of looking ahead at least 15 years from the date of adoption.</p>
4.7	<p><b>Development Needs</b></p> <p>National planning policy requires plans to, as a minimum, provide for objectively assessed needs for housing and other uses, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Our evidence studies anticipate around 73,300 additional jobs in Greater Cambridge between 2024 and 2045. The draft plan responds to this by planning to deliver at least 48,195 additional homes between 2024 and 2045, or 2,295 per year, which also reflects the government’s updated standard method housing need calculation for the area. This is an increase of some 620 additional homes per year above the current adopted (2018) Local Plans. As part of these overall needs, the plan is informed by evidence that has explored specialist housing needs, and the need for services and infrastructure to accompany development.</p> <p>Existing planned development along with windfall sites will deliver around 37,865 homes by 2045. To deliver the remaining 10,330, the draft plan identifies sites to deliver 13,463 further homes by 2045 which includes an additional buffer to provide flexibility.</p>
	<p><b>The Proposed Development Strategy</b></p> <p>The development strategy aims to direct development to where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, and to use brownfield land opportunities.</p> <p>The following order of preference to site selection was guided by both Councils agreement, in February 2023, of future development strategy principles and has been applied to the identified development needs, reflecting the sustainability of different locations to accommodate development:</p> <ul style="list-style-type: none"> <li>• Within the Cambridge urban area;</li> <li>• On the edge of Cambridge whilst considering the impact on Green Belt purposes;</li> <li>• At Cambourne and new settlements; and</li> </ul>

- In the rural area at Rural Centres and Minor Rural Centres.

Our ambition is for the historic core of Cambridge to be protected and enhanced by appropriate new development of the highest design quality, and for the centre to be complemented by active, compact neighbourhoods – new and old. A number of brownfield land opportunities have been identified in the city. The airport site provides an opportunity to create a new urban quarter, and we also want to support the Cambridge Biomedical Campus to become a world leading site of innovation and healthcare.

Planned new infrastructure means that Cambourne will become one of the best-connected places in the region with the A428 upgrade, Greater Cambridge Partnership's proposed public transport corridor and East West Rail project connecting Cambridge with Oxford delivering a new railway station. Our plan explores how we can respond to this, by presenting a vision for the future of the town, where over several decades it would grow to become the largest centre outside Cambridge within the plan area, with homes, jobs, services and green spaces.

South of Cambridge, the area around the M11 and the A1307 corridor is home to a range of major business and science parks with world-leading facilities, and has some excellent and improving public transport links. The plan includes policies to support the continued success of these established employment locations but also proposes a significant new site allocation that seeks to meet affordable and market housing needs driven by economic growth within and to the south of the City by capitalising on existing and planned new public transport infrastructure to reduce the need for people to travel to access these jobs.

The Plan also continues to support our existing new settlements at Waterbeach, Northstowe and Bourn Airfield to develop at pace, into new communities. Policies also support villages to continue to thrive.

Following the completion of the A14 upgrade in 2020 and the growing evidence of a need for logistics space in Greater Cambridge to complement the forecast continued growth in key knowledge intensive sectors of the economy, this plan also includes additional site allocations aimed at meeting this identified need.

Additional major sites in summary therefore include:

- Cambridge East – the Airport site provides an opportunity for a major new city district for Cambridge, delivering market and affordable housing and employment space well connected to the city centre and other important locations by high quality public transport.
- Cambridge Biomedical Campus is of national and international importance and is a key location for the life-sciences cluster of Greater Cambridge. Additional development through release of green belt land is proposed subject to delivering significant improvement to the existing campus
- Eddington and West Cambridge together are a hub of innovation for both academic and commercial research. Eddington has potential to deliver



additional homes beyond what was originally planned whilst retaining open spaces and maintaining the quality of the area.

- Cambourne - developing into a larger settlement will make it a more sustainable place with more local jobs and services but also linked to a range of key destinations by fast and frequent public transport.
- An additional new community at Land adjacent to A11 and A1307 (Grange Farm) - an opportunity to deliver new homes near to the existing science campuses, and where there are planned improvements to public transport which would offer connections to the Cambridge Biomedical Campus and the City of Cambridge. The homes would be supported by services and green spaces that respond to its setting.
- Wellcome Trust Genome Campus – along with the growth already planned for there are now opportunities to explore improvements to the original campus and to help this existing and growing campus to evolve into a distinct place, supporting delivery of local services and facilities and helping it to find its place in the network of surrounding towns and villages.
- Babraham Research Campus - allocates additional space for research and development buildings, as well as the redevelopment of some existing homes to better meet the needs of the campus.
- Land to the south of Cambridge Services and Land at A1307 (Slate Hall Farm) - on the A14 corridor to responding to the need for industry and logistics space.
- North East Cambridge - The Councils have been preparing an Area Action Plan for this area recognising its potential to meet future development needs for both homes and employment. In August 2025 the Government announced that it will not be funding the relocation of the Cambridge Waste Water Treatment Plant (CWWTP) through its Housing Infrastructure Fund. This has created uncertainty as to whether the effective delivery of the Councils' earlier published vision for North East Cambridge identified through the Area Action Plan remains achievable. For this draft Local Plan it is proposed to retain the allocation for North East Cambridge as previously set out in the Area Action Plan, but include this within the Local Plan rather than taking forward separate AAP. The significance of the area for both economic growth but also for the opportunities for better integration with the areas and communities surrounding justifies continuing to identify this area within the emerging local plan. It is likely that further refinement of the vision, once the technical solutions on water treatment are more fully developed, will potentially be required over the coming months. However, the Draft Local Plan cannot not rely on the housing numbers earlier assumed to be delivered given the uncertainty around this site.

Accounting for the potential loss of planned homes on the North East Cambridge Hartree site, through the site allocations now outlined, sufficient homes have been

	<p>identified outside the Green Belt which means that we do not currently consider that there are exceptional circumstances required by para 145 of The National Planning Policy Framework to justify release of green belt land to meet the needs we have identified. Green belt releases at Mingle Lane in Great Shelford and at Station Road Oakington proposed in the 2021 First Proposals draft plan have accordingly been removed from this updated local plan. The only green belt releases now proposed are at Cambridge Biomedical Campus and Babraham Research Campus, where it is justified by site specific needs.</p> <p>The development strategy focuses on the period between 2024 and 2045, but it also delivers a longer-term vision, with number of developments continuing to deliver new homes and jobs beyond that period, helping to meet future needs beyond the plan period.</p>
4.8	<p><b>The Development Management Policy Themes</b></p> <p>The Draft Local Plan sets out development management policies under each theme, building on the policies proposed in the First Proposals, taking account of feedback, evidence, and new government guidance. The following provides a brief overview:</p> <ul style="list-style-type: none"> <li>• Responding to Climate Change by promoting measures to secure low and net zero new build, designing buildings to address over-heating, whilst ensure a focus on increased resilience and effective water management plus improving tree canopy cover.</li> <li>• On Biodiversity and Green Spaces setting a higher biodiversity net gain target than the national requirement, ensure new developments have access to high quality green space, and to secure enhancement of the wider green infrastructure network.</li> <li>• On Wellbeing and Social Inclusion the plan will ensure that health is a key driver in the way places are designed, including creating active travel environments, easy access to green spaces and local amenities, controlling takeaways near schools, and supporting the delivery of cultural, community and leisure facilities within new developments whilst also protecting pubs as key social hubs. A new policy supporting the establishment and development of “meanwhile uses” is also proposed alongside a policy to secure inclusive employment and business opportunities within new developments through the implementation of appropriate training programmes funded by development.</li> <li>• Supporting Great Places, the plan calls for people and place responsive design alongside the protection and enhancement of landscape characteristics. A new skyline and tall buildings policy for the City and a range of heritage focused policies, including enabling historic buildings to respond to the climate emergency, are proposed.</li> <li>• On Jobs, support for new employment uses in the City and rural areas will complement policies seeking to establish affordable workspaces on larger sites to support the creative industries. Within business parks, the plan</li> </ul>

	<p>encourages the development of a range of complementary facilities. Bespoke policies meanwhile also support the development of new visitor accommodation (and safeguards around short term lets) and tourist related attractions whilst sustaining markets and street trading.</p> <ul style="list-style-type: none"> <li>• On Homes, alongside a reaffirmation of the 40% affordable housing obligation across all of Greater Cambridge, the plan provides support for self-build and co-housing projects and proposes controls on the conversion of homes to HMO accommodation. It also would require affordable housing contributions from commercially driven student accommodation. For Gypsy and Traveller accommodation, following the most recent needs assessment, the policy proposes to recognise existing sites and support improvements to them, including seeking to safeguard them for Gypsies and Travellers only.</li> <li>• For Infrastructure, the plan supports continued progress towards sustainable travel including enhancing the attractiveness of park and ride and promoting consolidation centres for freight. Policies will also secure delivery of infrastructure and funding.</li> </ul>
4.9	<p><b>Public Consultation on the Draft Local Plan</b></p> <p>Consultation is anticipated to be held from 1 December 2025 to 30 January 2026. The consultation period has been extended to include an additional two weeks to allow for the Christmas period.</p> <p>We have committed to putting community engagement at the heart of the plan-making process, with a focus on seeking meaningful engagement including at the draft Local Plan stage. At the draft Local Plan stage the consultation seeks views on a proposed development strategy, specific site allocations, and development management policies. The approach to consultation will be designed to reflect this. The main methods for consulting on our Local Plan are set out in our adopted <a href="#">Statement of Community Involvement</a>. For this consultation will therefore use a range of engagement tools, methods and platforms, building on our learning from other recent consultations including earlier plan making stages.</p>
4.10	<p><b>The Local Development Scheme (LocalPlan Timetable)</b></p> <p>The timetable for the Local Plan is set out in the Greater Cambridge Local Development Scheme. Whilst the published Local Development scheme anticipates the consultation happening in ‘Autumn/Winter (early) 2025’, this can now be updated to reflect the actual planned consultation timeline. In addition, given the changes in circumstances around North East Cambridge, a consolidated local plan incorporating key policies from the proposed Area Action Plan (AAP) would be the most time efficient and effective way to establish a robust planning framework for the area, therefore the revised local Development Scheme identifies that a standalone AAP will not be taken forward.</p>
5.	<p><b>Corporate plan</b></p>

5.1	<p>The Local Plan contribute to achieving many of the key priorities set out in: <a href="#">Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council</a></p> <p>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 proposed seeks to focus development where there are opportunities for travel by active modes or public transport. Policies in the draft plan would seek to 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.</p> <p>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.</p> <p>The draft 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.</p> <p>The Draft 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.</p>
6.	<b>Consultation, engagement and communication</b>
6.1	The 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 Consultation Statement supporting the Greater Cambridge Draft Local Plan is Appendix E to this report.
7.	<b>Anticipated outcomes, benefits or impact</b>
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 Draft Local Plan marks the next stage in the plan making process. The Draft Local Plan proposed for consultation has been informed by

	<p>consideration a wide range of issues including feedback from previous rounds of consultation, national planning policy, and the Local Plan evidence base.</p> <p>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 this stage of consultation to progress in time to allow sufficient time for the Local Plan process to conclude with the submission of a Joint Local Plan to the Government by the end of 2026.</p>
<b>8.</b>	<b>Implications</b>
<b>8.1</b>	<b>Relevant risks</b>
	<p>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. Corporate risks being monitored include the ability to deliver the Local Plan due to limitations on water, sewage and utilities (details of which are provided within this report). These are areas where external stakeholders need to deliver if growth needs are to be met. It also includes other risks that relate closely to the Local Plan, including some where the development of the Local Plan is an important mitigation activity. These include risks relating to the maintenance of a five year land supply and 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.</p>
	<b>Financial Implications</b>
<b>8.2</b>	<p>Currently 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.</p>
	<b>Legal Implications</b>
<b>8.3</b>	<p>The legal implications of preparing the statutory Local Plan have been considered in the writing of this report.</p>
	<b>Equalities and socio-economic Implications</b>

8.4	The Draft Local Plan has been subject to an Equalities Impact Assessment (see Appendix H).
	<b>Net Zero Carbon, Climate Change and Environmental implications</b>
8.5	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 proposed seeks to focus development where there are opportunities for travel by active modes or public transport. Policies in the draft 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.
	<b>Procurement Implications</b>
8.6	N/A
	<b>Community Safety Implications</b>
8.7	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 policies also address safety.
9.	<b>Background documents</b> Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985.
9.1	<p>The following appendices to the supporting documents, topic papers, and evidence base documents have been prepared for the current stage of plan making, and are available to view at: <a href="#">Draft Greater Cambridge Local Plan: Cabinet Pack   Greater Cambridge Shared Planning</a>.</p> <p>It is important to note that all documents are currently 'draft' versions. All documents are being proof-read for spelling, grammar, inconsistencies with figure names and numbering, references to policies and appendices. All reviews of content will be completed after the joint Cabinet meeting ahead of the proposed consultation.</p>

## **Proposed amendments to documents post-Committee**

Proposed modifications to the draft Local Plan document, noted as actions from Scrutiny Committees are set out in Appendix K.

A number of other documents have been amended to correct factual errors and have been re-uploaded as part of the Cabinet Pack. These are:

- Draft Greater Cambridge Housing and Employment Land Availability Assessment - Addendum Report 2025 (2025) and appendices - to address some missing data fields in some records.

The following map based documents have been re-uploaded to correct background data formatting issues:

- Draft Greater Cambridge Local Plan: Policies Map (2025)
- Draft Greater Cambridge Local Plan: Cambridge Inset Map (2025)
- Draft Greater Cambridge Local Plan Inset Maps.

Figures are being reviewed for accuracy and clarity ahead of consultation versions of the Plan. Proposed changes include simplifying some maps, amending boundaries and keys, reviewing the location of details such as heritage assets and connectivity arrows, and land uses. Figures include: Figures 1, 9, 13, 15, 16, 19, 46, 52, 59, 60, 70, 75, 76, 77, 78, 82, 88, 89, 94, 90, 92, 99, 103, 104, 107, 119, 105, 106, 109, and 121.

It is proposed to introduce new maps to provide further clarity to the policy set out. These include:

- A Key Diagram showing the proposed and existing site allocations and emerging transport strategy;
- A map to show the proposed release of Green Belt land at Cambridge Biomedical Campus (including Addenbrooke's); and
- A map to show the release of Green Belt land at Babraham Research Campus
- Addition of Site Plan for Grange Farm.

In preparation for publication of the draft Local Plan and associated documents for consultation, the new and amended site submissions from previous Call for Sites from the 2025 update have been published on the webpage: [Call for Sites](#).

## **Strategy**

- Greater Cambridge Employment and Housing Needs Evidence Update (Reg 18 Draft Plan Stage 2025) (Iceni Projects)
- Housing Delivery Study Addendum (Reg 18 Draft Plan Stage 2025) (AECOM)

- Transport Evidence Report: (Reg 18 Draft Plan Stage 2025) (Cambridgeshire County Council)
- Greater Cambridge Green Belt Assessment - Review of Representations (Reg 18 Draft Plan Stage 2025) (Land Use Consultants)
- Greater Cambridge Green Belt Assessment 2021- Errata (Reg 18 Draft Plan Stage 2025) (Land Use Consultants)
- Addendum to Accommodation Needs Assessment of Gypsies, Travellers and Travelling Showpeople (Reg 18 Draft Plan Stage 2025) (Arc4)
- Accommodation Needs Assessment of Gypsies, Travellers, Travelling Showpeople, Bargee Travellers, and other caravan and houseboat dwellers 2024 (Arc4)
- Greater Cambridge Flood Risk Sequential Test (Greater Cambridge Shared Planning)

### **Sites**

- Cambourne Spatial Options Report (ARUP)
- Cambourne Spatial Framework Strategy (ARUP)
- Cambourne Transport Vision & Principles Report (ARUP)
- Cambourne Strategic Heritage Impact Assessment (Chris Blandford Associates)
- Cambourne Site Specific Heritage Impact Assessment (Chris Blandford Associates)
- Cambourne Strategic Flood Risk Assessment Review (ARUP)
- Cambourne Economic Study (ARUP and others)
- Cambourne Green and Blue Infrastructure Framework (ARUP)
- Cambourne Sustainability and Net Zero Framework (ARUP)
- Cambourne Heritage Impact Assessment inc. Figures (ARUP)
- Cambourne Rail Integration Report
- Cambourne to Cambridge Busway Integration Report
- North East Cambridge Transport Position Statement 2025 (Cambridgeshire County Council)
- Cambridge East Heritage Impact Assessment (2025) (Chris Blandford Associates)
- Cambridge East Landscape Study (2025) (Land Use Consultants)
- Grange Farm Heritage Impact Assessment (Chris Blandford Associates)
- Cambridge Green Belt Assessment Addendum - Cambridge Biomedical Campus Site Review (Land Use Consultants)
- Cambridge Green Belt Assessment Addendum - Cambridge Biomedical Campus Site Review of CBC Evidence (Land Use Consultants)
- North Cambridge Academy Development - Education Authority letter of support (2025)

### **Climate Change**

- Integrated Water Management Study - Level 1 and Level 2 Strategic Flood Risk Assessment (Reg 18 Draft Plan Stage 2025) (Stantec)



- Cambridge Area Water Supply Evidence (Reg 18 Draft Plan Stage 2025) (AtkinsRéalis)
- Update to Bioregional Net Zero Study - Changes in national policy landscape 2025 (Bioregional and Etude)
- Update to Bioregional Net Zero Study - UK Net Zero Carbon Buildings Standard summary 2025 (Bioregional)
- Update to Bioregional Study - Net Zero Policy Cost report 2025 (Currie & Brown Limited)

### **Biodiversity and Green Space**

- Greater Cambridge Green Infrastructure Strategy - Vol 1: Emerging Strategy and Standards (Chris Blandford Associates)
- Greater Cambridge Green Infrastructure Strategy - Vol 2: Emerging Strategy and Standards (Chris Blandford Associates)

### **Great Places**

- Greater Cambridge Heritage Impact Assessment (Chris Blandford Associates)
- Greater Cambridge Townscape Characterisation Study (Chris Blandford Associates)
- Greater Cambridge Skyline and Tall Buildings Strategy (Chris Blandford Associates and Urban Initiatives)
- Update to Bioregional Net Zero Study - Carbon modelling update 2025 (Bioregional)
- Greater Cambridge Landscape Sensitivity Assessment. Part 1 - Landscape sensitivity (Chris Blandford Associates)
- Greater Cambridge Landscape Sensitivity Assessment. Part 2 – Renewable Energy development (Chris Blandford Associates)

### **Wellbeing and Social Inclusion**

- South Cambridgeshire Community Facilities Study 2025 (Cambridgeshire ACRE)
- Greater Cambridge Cultural Infrastructure Strategy Stage 1 (Genecon)

### **Jobs**

- Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs 2024 (Iceni Projects)
- Greater Cambridge Industrial and Warehousing Sector Study 2025 (Iceni Projects)
- Greater Cambridge Retail Study (First Proposals Update) (Urban Shape)
- Greater Cambridge Future Hotel Need Study (2025) (Colliers)

### **Homes**

- Housing Needs of Specific Groups in Cambridge and South Cambridgeshire (Reg 18 Draft Plan Stage 2025) (Iceni Projects)

### **Infrastructure**

- Greater Cambridge Draft Local Plan Infrastructure Delivery Plan (Reg 18 Draft Plan Stage 2025) (AtkinsRéalis)
- Greater Cambridge Draft Local Plan Viability Assessment (Reg 18 Draft Plan Stage 2025) (Aspinall Verdi)
- Integrated Water Management Study - Detailed Water Cycle Study (Reg 18 Draft Plan Stage 2025) (Stantec)
- Draft Greater Cambridge Local Plan: New Strategic Allocations Assessment – Transport Mitigation Measures (Reg 18 Draft Plan Stage 2025) (WSP)
- Cambridge South East Transport Scheme Busway Extension – Grange Farm New Settlement Technical Note (Reg 18 Draft Plan Stage 2025) (Mott MacDonald)

### **Site documents submitted by site promoters**

- Cambridge Biomedical Campus (Quod on behalf of CBC landowners)
- Cambridge East (Marshall of Cambridge)
- Land east of A11 & north of A1307 Grange Farm (On behalf of Pampisford Estates)

### **Other documents**

- Draft Greater Cambridge Local Plan changes maps (2025)

### **Links to Scrutiny Committees**

Documents were also provided as part of the Scrutiny Committee background papers for meetings that took place on 4 November 2025 and 6 November 2025: [Draft Greater Cambridge Local Plan: Scrutiny Committee Pack | Greater Cambridge Shared Planning](#).

[Agenda for Performance, Assets and Strategy Overview and Scrutiny Committee on Tuesday, 4th November, 2025, 5.30 pm - Cambridge Council](#)

[Agenda for Scrutiny and Overview Committee on Thursday, 6 November 2025, 6.30 p.m. - South Cambridgeshire District Council](#)

## **Documents from previous stages:**

### **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 2023 Stage**

- 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.

Meetings of South Cambridgeshire Cabinet: [Committee details - Cabinet](#)

	Meetings of Cambridge Planning and Transport Scrutiny Committee: <a href="#">Committee details</a> <a href="#">- Planning and Transport Scrutiny Committee - Cambridge Council</a>
<b>10.</b>	<b>Appendices</b>
10.1	<p>Appendix A: Draft Greater Cambridge Local Plan (Regulation 18)</p> <p>Appendix B: Draft Greater Cambridge Local Plan Sustainability Appraisal (2025)</p> <p>Appendix C: Draft Greater Cambridge Local Plan Habitats Regulations Assessment (2025)</p> <p>Appendix D: Topic Papers</p> <ul style="list-style-type: none"> <li>• D1: Strategy</li> <li>• D2: Site allocations</li> <li>• D3: Climate change</li> <li>• D4: Biodiversity and green spaces</li> <li>• D5: Wellbeing and social inclusion</li> <li>• D6: Great places</li> <li>• D7: Jobs</li> <li>• D8: Homes</li> <li>• D9: Infrastructure</li> </ul> <p>Appendix E: Draft Greater Cambridge Local Plan: Consultation Statement (2025)</p> <p>Appendix F: Duty to Cooperate Statement of Compliance (2025)</p> <p>Appendix G: Draft Duty to Cooperate Statement of Common Ground (2025)</p> <p>Appendix H: Draft Greater Cambridge Draft Local Plan Equalities Impact Assessment (2025)</p> <p>Appendix I: Housing and Economic Land Availability Assessment (2025)</p> <p>Appendix J: Greater Cambridge Local Development Scheme Update (LocalPlan Timetable) (2025)</p> <p>Appendix K: Proposed modifications to the draft Local Plan (Actions from Scrutiny Committees)</p>

11.	<p>To inspect the background papers or if you have a query on the report please contact Jonathan Dixon - Planning Policy Manager</p> <p>Telephone: 07514 925952</p> <p>email: <a href="mailto:jonathan.dixon@greatercambridgeplanning.org">jonathan.dixon@greatercambridgeplanning.org</a></p>
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