

CHEVELEY PARK HIGH LEVEL SOCIOECONOMIC STRATEGY

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1.0 Introduction

1.1 Background

- 1.1.1 This High Level Socioeconomic Strategy has been prepared by Bidwells is to inform the design of the proposed comprehensive development of the Cheveley Park Estate (“the proposed development”) in South Cambridgeshire, Cambridgeshire.
- 1.1.2 The proposed development is likely to take at least a decade to complete and take at least a further decade to mature as a community. Therefore, it is key that the strategy outlined here is kept to a high level at this early stage with considerable flexibility built in to allow for changes as the needs of the community evolve.
- 1.1.3 These changes include the anticipated ageing of the population to reflect the surrounding area (residential developments generally attract a younger population initially). They also include wider issues such as changing work patterns, accelerated by the Covid-19 pandemic, increasing consolidation of health and social care into community hubs, changes to how society uses open space etc.

1.2 The Proposed Development

The Site

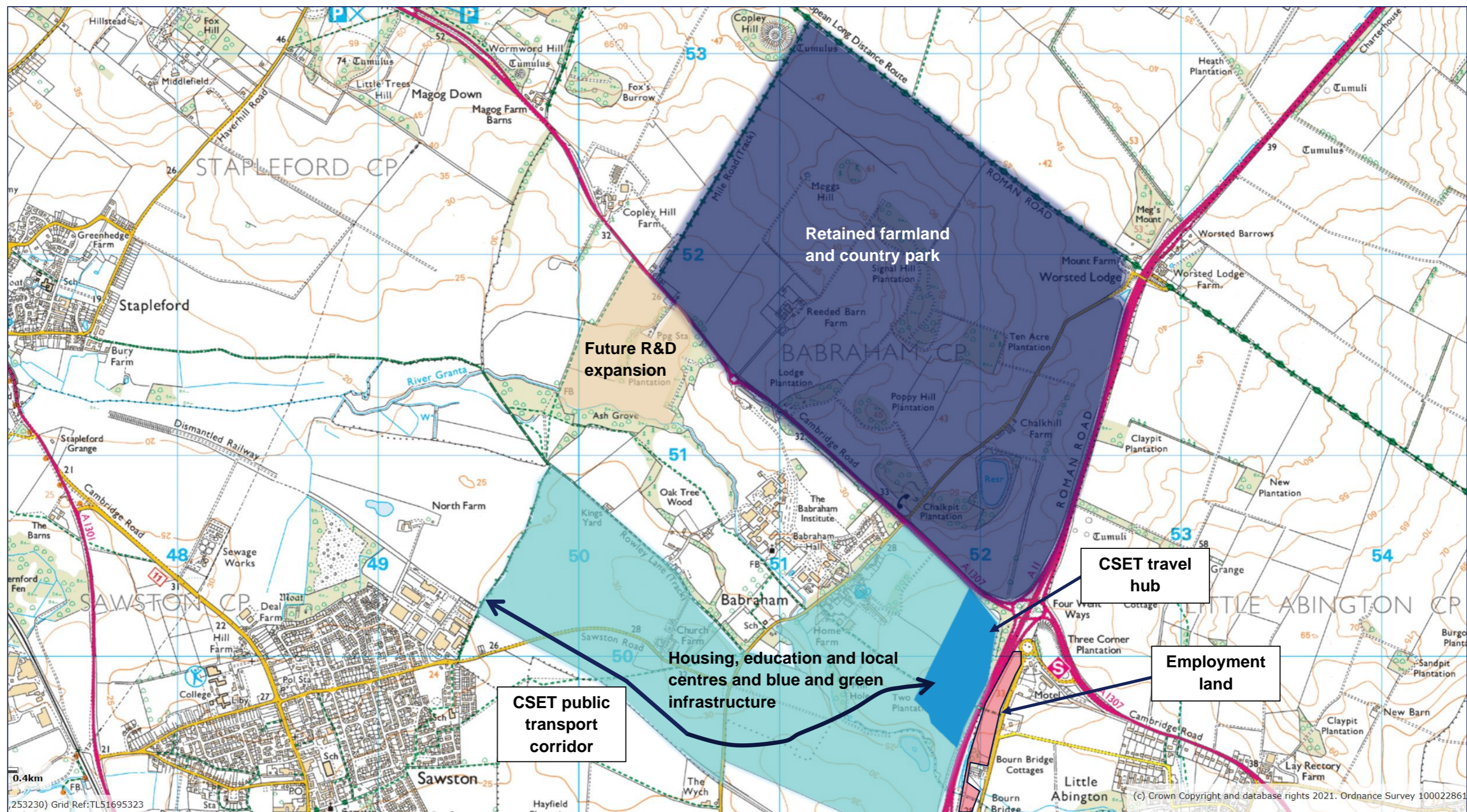
- 1.2.1 The site covers some 614ha straddling the A1307 Cambridge Road at Babraham. At its centre is the Babraham Research Campus (BRC), the Babraham Institute and the village of Babraham, which comprises approximately 123 dwellings with a population of just over 300 people.

The Proposed Development

- 1.2.2 At present, the proposed development is anticipated to comprise at least 3,000 dwellings. The 614ha site will include:
- 170ha will be retained as farmland.
 - A further 170ha will be set aside for a country park.
 - 31ha would be set aside as possible further expansion of the BRC.
 - 6ha of other employment land.

- Approximately 21ha would be set aside for the Cambridge South East Transport (CSET) proposals, which would comprise a travel hub with 1,250 car parking spaces north of the A11 and a new public transport route through the site. CSET will ultimately provide a sustainable link from the travel hub to the Cambridge Biomedical Campus with stops at Sawston, Stapleford and Great Shelford.
- 4.5ha for two 2-form entry primary schools.
- 8ha for a secondary school.
- 4.5ha for two local centres providing a mix of uses to support the proposed development.
- 200ha of blue and green infrastructure providing landscaping, biodiversity enhancements, formal and informal public open space.

Figure 1.1: The Proposed Development Site (indicative location of uses)



2.0 Overarching Principles

2.1 Introduction

2.1.1 This chapter explains the framework within which the socioeconomic strategy has been developed.

2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF)¹ in paragraph 8 explains that to achieve sustainable development, the planning system has three interdependent objectives:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.2.2 Consequently, paragraph 38 states that authorities should:

“...work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the areas. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

2.2.3 The NPPF then continues with sections on specific aspects affecting sustainable development, for example:

2.2.4 Paragraph 60 states that:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

2.2.5 Paragraph 81 states that:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

2.2.6 Paragraph 92 states that:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

2.2.7 Paragraph 93 then states that:

¹ [MHCLG. \(July 2021\). National Planning Policy Framework.](#)

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”

2.2.8 Most elements of the NPPF have a corresponding section in the Planning Practice Guidance, which provides further interpretation of how individual policies should be implemented. These will be discussed as appropriate throughout the assessment.

2.3 Garden City Principles

2.3.1 The Garden City Principles have been produced by the Town and Country Planning Association (TCPA), which are now considered fundamental to the long term success of large developments. The TCPA state that:

“The Garden City Principles are an indivisible and interlocking framework for their delivery, and include:

- Land value capture for the benefit of the community.*
- Strong vision, leadership and community engagement.*
- Community ownership of land and long-term stewardship of assets.*
- Mixed-tenure homes and housing types that are genuinely affordable.*
- A wide range of local jobs in the Garden City within easy commuting distance of homes.*

- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.

- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.

- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.

- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.”

3.0 Population

3.1 Introduction

3.1.1 The chapter explains the assumptions made about the population of the proposed development.

3.2 Population Dynamics in a New Residential Area

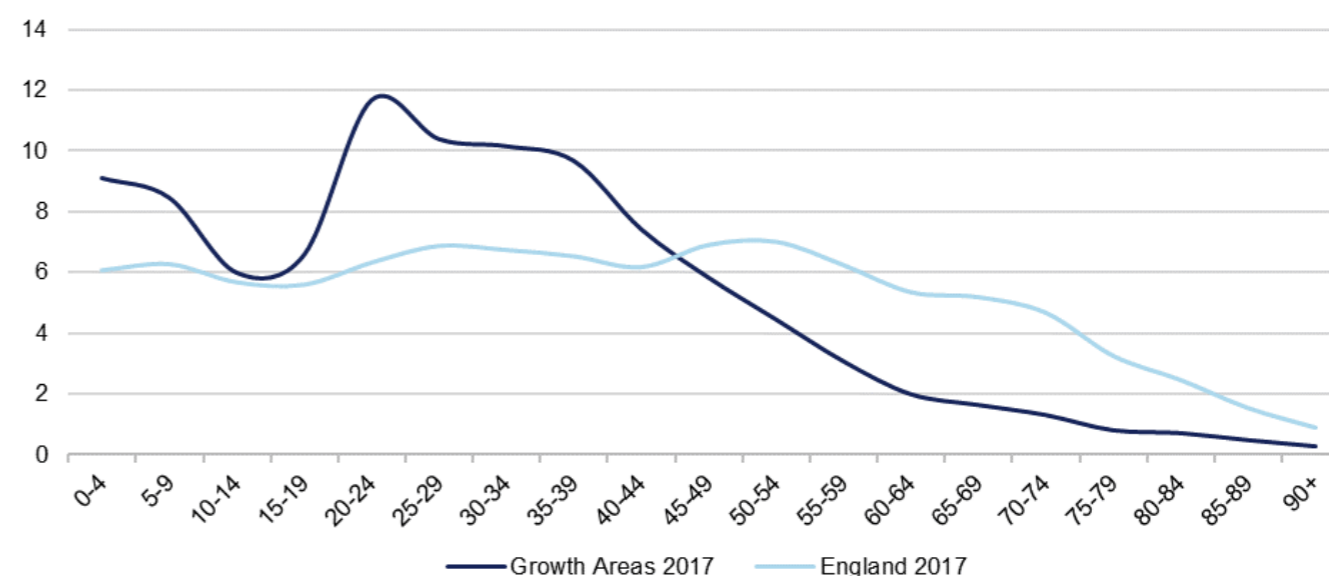
3.2.1 Bidwells previously undertook a study of how the demographic of a new settlement or major urban extension differ from the country as a whole. High 'Growth Areas' were defined by comparing growth patterns at the Lower Super Output Areas (LSOAs) level between 2002 and 2017. Of the 32,844 LSOAs that cover England, 39 were found to fall within the following parameters:

- Population growth of at least 25% in the five years 2012-2017;
- Population growth of at least 50% in the ten years 2007-2017;
- Population growth of at least 100% in the fifteen years 2002-2017; and
- Is not defined as either a major or minor conurbation in the 2011 Rural Urban Classification².

3.2.2 The latter ensures that inner city areas are removed, which are likely to have a very different built form to new settlements and major extensions to existing settlements. Combined, these areas saw growth of over 1,200% between 2002 and 2017, compared to national growth of 12% over the same period.

3.2.3 **Figure 3.1** sets out the difference in age profile between England and the Growth Areas. It shows that generally the adult population is, proportionally, significantly younger than the national picture. Furthermore, the child population is also proportionally younger.

Figure 3.1: Comparison of England and Growth Area Age Profiles (%), 2017



Source: Bidwells analysis of ONS Small Area Population Estimates

3.2.4 The high proportion of children aged 0-9 is likely to relate primarily to children born in the Growth Areas and associated with the high proportion of adults aged 30-44, although there will certainly be some families moving into the areas. This is also likely to chart the end of the period of increased fertility rates seen between 2006 and 2011.

3.2.5 The increase in fertility was almost certainly driven by the increase in net international migration, which primarily comprised young adults. Over time the age profile of net international migration has been less skewed towards young adults, and the overall numbers of young adults staying in the UK long term (and therefore likely to have a family) has declined. At the time of writing it is unclear how future foreign policy will influence affect net international migration numbers and patterns. However, it is unlikely that such a significant increase in fertility rates will be seen at least in the next decade.

3.2.6 The comparable proportion of children aged 10-19 is likely to be primarily associated with children that moved to the Growth Areas aged 0-9; generally, families appear less likely to move once children are at secondary school. This is in part due to wanting to provide a stable setting while children are undertaking their exams, but also partly due to families moving before children are of secondary school age to ensure they are living in their preferred school

² ONS. (January 2016). 2011 Rural/Urban Classification.

catchment area. This is also likely to be partly the reason why adults in their 40s and 50s are underrepresented in the Growth Areas.

- 3.2.7 The significant difference in the proportion aged 20-24 is assumed to relate to high density student accommodation with LSOAs in Cambridge, Southampton and Coventry included in the growth areas. It could also be indicative of increased sharing amongst this age group, either as grown-up children in family housing or groups of young adults sharing the housing costs.
- 3.2.8 Finally, the low proportion of people aged 60+ is likely to be due inertia with many people of this age being either happy in their homes (which they may now own without a mortgage or is now seen as 'the family home').
- 3.2.9 It should be noted that **Figure 3.1** reflects a snapshot in time for these Growth Areas. As the areas mature, the differences in age profile from the national average will begin to change. Within another 20 years the differences are likely to be marginal. This maturing of the resident population is a key factor in determining how a new settlement should be built out.

3.3 Estimated Population of the Completed New Development

- 3.3.1 At this stage the exact number, type, size and tenure of the dwellings is unknown. Each of these variables could influence the population profile. Consequently, this analysis will need to be reviewed as the scheme develops.
- 3.3.2 We have assumed that the proposed development would likely not be dissimilar from the composition of dwellings in South Cambridgeshire at the time of the 2011 Census. Consequently we have produced multipliers from the 2011 Census that can be used to calculate the population of any given number of dwellings. These multipliers are quite detailed and the subsequent analysis will be able to take account of type, size and tenure as these variables are determined.
- 3.3.3 The results are set out in **Table 3.1**.
- 3.3.4 The multipliers are now ten years old and therefore care needs to be had in interpreting the results. The 2021 Census will be published sometime next year and these results will need to be reviewed at that time.
- 3.3.5 For children, there are likely to be two competing factors that will affect the accuracy of the results. First, the 2011 Census was recorded shortly after fertility rates peaked following increases in working age migrants from the EU from 2004 onwards. This would suggest that these multipliers are likely to overestimate the number of children aged 0-7 at the proposed

development. Over the last ten years the fertility rate has declined and these children are now 10-17 years old. As such, secondary schools are now being affected while primary schools are seeing their numbers of pupils decline. It follows therefore that these multipliers might suggest more primary school children and fewer secondary school children than multipliers based on the 2021 Census would suggest.

- 3.3.6 The second competing factor is that new developments generally attract newly forming households, which are likely to have a younger age profile than the surrounding area, as discussed in the previous section.

Table 3.1: Estimated population by number of dwellings (in brackets)

Age Range	Description	Population (3,000 dwellings) No.
0-2	Nursery	277
3-4	Pre-school/nursery	189
5-11	Primary (R-Y6)	630
12-16	Secondary (Y7-11)	471
17-18	Sixth Form (Y12-13)/Economically Active	175
19-24	University/Economically Active	385
25-34	Economically Active	860
35-49		1,708
50-64		1,439
65-74	Economically Active/Retired	655
75-84		401
85+		154
All	Total	7,344

- 3.3.7 These issues will be exacerbated by the phasing of housing development and it is likely to take 10-20 years for the child population to stabilise. Similarly, there are likely to be proportionally fewer older people living at the development initially. This will change over time to reflect the surrounding area but will take considerably longer to stabilise compared to children. These uncertainties and population dynamics need to be taken into account to reflect the infrastructure needs of the proposed development during each construction phase and its maturation following completion.

4.0 Education

4.1 Introduction

- 4.1.1 This chapter considers the implications of the proposed development for local primary (including nursery) and secondary (including sixth form) education in the local area.

4.2 Primary Schools

- 4.2.1 Babraham benefits from its own primary school with capacity for 90 pupils³. For the academic year 2018/19 the DfE reported the school operating at capacity with 90 pupils. The latest school census for 2021 suggests that this has increased to 99 pupils.
- 4.2.2 However, the ONS population estimates for 2019 suggest a resident population of 35 children aged 5-11, which must mean that approximately two thirds of pupils must commute into Babraham each day for school. Given the distances to nearby settlements, it is unlikely that many of these walk or cycle. A few may travel by bus but the majority are likely to arrive at the school by private car. It is likely that the proposed housing as part of the expansion of the BRC will slightly alter this dynamic.
- 4.2.3 It is likely that this will result in more pupils living within the 400m catchment of the school and therefore more likely to walk or cycle to school. Consequently, this school is highly unlikely to provide any meaningful capacity for the proposed development.
- 4.2.4 Other than Babraham, the nearest primary schools are in Sawston and are unlikely to be within walkable distances of the residential areas of the proposed development. As such it is entirely reasonable for the proposed development to provide sufficient capacity to meet its own needs rather than relying on any existing capacity.
- 4.2.5 The previous chapter suggests that the proposed development will generate need for 630 pupils. This equates to between 3-forms of entry, assuming a typical single form comprises one class of 30 pupils in each of the seven years (Reception through to Year 6), which totals 210 pupils.
- 4.2.6 However, it is necessary to ensure that sufficient flexibility is provided to reflect the potential initially high numbers of children in the proposed development given that there are no realistic

existing schools that can provide temporary capacity. As such two 2FE primary schools are proposed, each providing 420 pupil spaces.

- 4.2.7 Each would have sufficient space for a nursery.

4.3 Secondary Schools

- 4.3.1 Sawston Village College provides the nearest secondary education with capacity for 1,150 pupils (approximately 8FE). As of 2021, it had 1,084 pupils on roll, which has been relatively static over the last ten years. However, development pressures in and around Sawston will mean that the College will either need to expand or additional provision elsewhere will be required in the next few years.
- 4.3.2 Similarly the next nearest secondary school is Linton Village College, which has capacity for 918 pupils (approximately 6FE). As of 2021, it had 863 pupils on roll, which has been slowly increasing over the last ten years. It too is likely to require expansion in the next few years.
- 4.3.3 The proposed development is located between Sawston and Linton and is likely to be the only private sector opportunity to provide a new secondary school that complements the two existing village colleges. Without the proposed development, it is likely that expansion of the existing sites will be necessary irrespective of whether the proposed development progresses.
- 4.3.4 The previous chapter identified that the proposed development would generate a need for 471 pupil spaces. This equates to 3.1-forms of entry, assuming a typical single form comprises one class of 30 pupils in each of the five years (Year 7 to Year 11), which totals 150 pupils. As such the proposed development will not generate sufficient demand to support a secondary school by itself – as a rule 6FE is the smallest viable secondary school. Consequently, a secondary school at the proposed development would be able to accommodate much of the excess demand likely to be placed on Sawston and Linton in the next few years.

³ [DfE. \(August 2020\). Academic Year 2018/19 School capacity.](#)

5.0 Public Open Space

5.1 Introduction

5.1.1 This chapter considers the implications of the proposed development on the demand for public open space in the local area.

5.2 Existing Provision

5.2.1 Public open space provision in Babraham is relatively limited to a pocket park and cricket pitch, although it is also served by a network of public rights of way. However, due to the relatively small size of the village, the South Cambridgeshire Recreation and Open Space Study (2013) found that the village had sufficient outdoor sports facilities.

5.2.2 In Sawston, the provision is more expansive, including:

- Allotment and a community orchard
- Two adult and two mini football pitches at Sawston Village College. Pitches are also available at Spicers Sports Ground and Lynton Way Sports Ground.
- Two rugby fields on the Sawston Village College field that are leased to Sawston Rugby Club.
- Various areas of informal open space.

5.2.3 Planning permission has also been agreed for a 3G rubber crumb full size pitch at the new Cambridge City Football Club ground in Sawston which will provide some community use.

5.2.4 Overall, the South Cambridgeshire Recreation and Open Space Study (2013) found that Sawston had 6.43ha of outdoor sport facilities, which it suggested was insufficient based on a requirement of 1.6ha per 1,000 residents.

5.2.5 The Greater Cambridge Playing Pitch Strategy (2016) identified significant undersupply of junior football pitches in the south east area, which includes the proposed development site. It also identified need for an additional rugby pitch in Sawston.

5.3 Assessment Criteria

5.3.1 The local criteria are now somewhat dated and do not reflect modern standards. Therefore the

latest Fields in Trust (FIT) standards are preferred.

5.3.2 The overall quantum of open space suggested by the FIT standards is set out in **Table 5.1**, which shows that 39.3ha would be appropriate based on the population estimates set out in **Table 3.1**.

Table 5.1: FIT Open Space Guidelines

Typology	Quantity Guideline*	Area Required	Walking Guideline
Formal Provision			
All outdoor sport - of which are playing pitches	1.60ha 1.20ha	11.8 8.8	1,200m
Equipped/designated play areas	0.25ha	1.8	LAPs – 100m LEAPs – 400m NEAPs – 1,000m
Other outdoor provision (MUGAs, skateboard parks etc.)	0.30ha	2.2	700m
Informal Provision			
Parks and gardens	0.80ha	5.9	710m
Amenity greenspaces	0.60ha	4.4	480m
Natural and semi-natural areas	1.80ha	13.2	720m
Total	-	39.3	-

Note: * hectares per 1,000 residents.

5.3.3 In addition, provision should be made for allotments, which are not covered above since they are technically not 'public' open space since plots are let to individual tenants. There are no clear guidelines for allotments but benchmarks of 0.2ha – 0.3ha per 1,000 residents are suggested by the National Allotment Society and Local Government Association. Taking a midpoint of 0.25ha, the proposed development should accommodate 1.8ha for allotments.

5.4 The Proposed Development

- 5.4.1 The proposed development is anticipated to deliver approximately 200ha of blue and green infrastructure, excluding playing fields associated with the proposed schools and the proposed 170ha country park. The proposed development is therefore likely to deliver approximately five times more open space than the latest guidelines suggest.
- 5.4.2 While some consideration has been given to the distribution of playing pitches, there is clearly capacity to accommodate more should it be desired in order to address the identified shortfalls at Sawston.
- 5.4.3 Much of the remaining open space will be parkland or amenity space. The strategy for this is in the very early stages but it is anticipated to incorporate much of the child play space, including dedicated places for teenagers. The scale of the proposed development and open space available means that consideration can be given to linear play space spread amongst the natural and semi-natural areas, inviting families to explore the spaces (and therefore exercise) more than a typical play area can.
- 5.4.4 Mental health will be a key consideration in the strategy by enabling residents to use the public open space in multiple ways. There is sufficient land that various circular walks, of different difficulties, can be created within the site. These will also benefit from the considerable existing PROW network beyond the site, allowing residents to explore further afield without using a car.
- 5.4.5 Dedicated provision will also be made for allotments in the strategy.

6.0 Local Centre Uses

6.1 Introduction

- 6.1.1 The current masterplan provides for 4.5ha for two local centres. This is considerably more space than would normally be identified for this scale of residential development and as such provides significant opportunities and flexibility.

6.2 Healthcare

- 6.2.1 Babraham is served by the Sawston Medical Centre, which is operated by Granta Medical Practices along with Linton Health Centre, Barley Surgery, Market Hill Surgery and Shelford Health Centre. As of September 2021 Granta Medical Practices served 44,678 patients with 37 GPs, which is likely to equate to 29 FTE GPs. This would suggest a ratio of 0.65 FTE GPs per 1,000 patients.
- 6.2.2 There is no perfect ratio of GPs per patients since it is highly dependent on the specific needs of the local population. However, the average ratio for England is 0.58, suggesting that the area served by the Granta Medical Practices has relatively good accessibility to GPs.
- 6.2.3 If the ratio of 0.65 FTE GPs per 1,000 patients is to be maintained with the proposed development completed, it is anticipated that that a further between 4.3 and 4.8 FTE GPs would be required, depending on the scenario. This in practice would likely equate to five or six GPs once part time working is taken into account.
- 6.2.4 It is unlikely that the existing health centres would have capacity to accommodate this increase in demand and therefore it would be reasonable to plan for a new health centre within the larger of the two local centres. This would be significant benefit to the existing residents of Babraham who currently need to travel to Sawston to see a GP.
- 6.2.5 It is likely that this health centre could be co-located with a dentist and pharmacy.

6.3 Community Buildings

- 6.3.1 There are limited community halls and other buildings in the area surrounding the proposed development site and therefore it is essential that the proposed development provides adequate provision.

- 6.3.2 It is proposed that a community hall is provided in the smaller of the two local centres with a larger multi-hall community facility within the bigger local centre. A third is proposed in Babraham village itself.

- 6.3.3 In addition, there is also likely to be opportunities to provide changing rooms and other amenities to serve the playing pitches and possibly a community facility such as an interpretation centre, within the country park.

6.4 Retail and Leisure

- 6.4.1 The smaller local centre is likely to be served by a 'metro' scale foodstore and a small parade of units that could be used for retail, cafes/restaurants, professional services etc.

- 6.4.2 The larger local centre however is likely to warrant a more substantial supermarket, although the size of which cannot be anticipated at present due to the structural changes that are currently occurring in the sector with the increase in home deliveries, parcel collection and diversification into comparison goods.

- 6.4.3 There is also likely to be more opportunities for other retail, cafes/restaurants, professional services etc., particularly given the proximity to BRC and Granta Park employment centres.

- 6.4.4 There are also likely to be opportunities for leisure uses such as gyms, soft play etc.

7.0 Employment

7.1 Introduction

7.1.1 Determining the level of employment generated by a development at this stage is extraordinarily difficult because many of the uses are not yet fixed. In addition, it is likely that there will be further changes in work patterns as part of the recovery from the Covid-19 pandemic and the transition to a carbon neutral economy. The analysis therefore is only intended as an estimate to understand the approximate balance between housing and jobs, and the contribution the proposed development could make towards the overall sustainability of the southern cluster of science parks.

7.2 The Labour Force

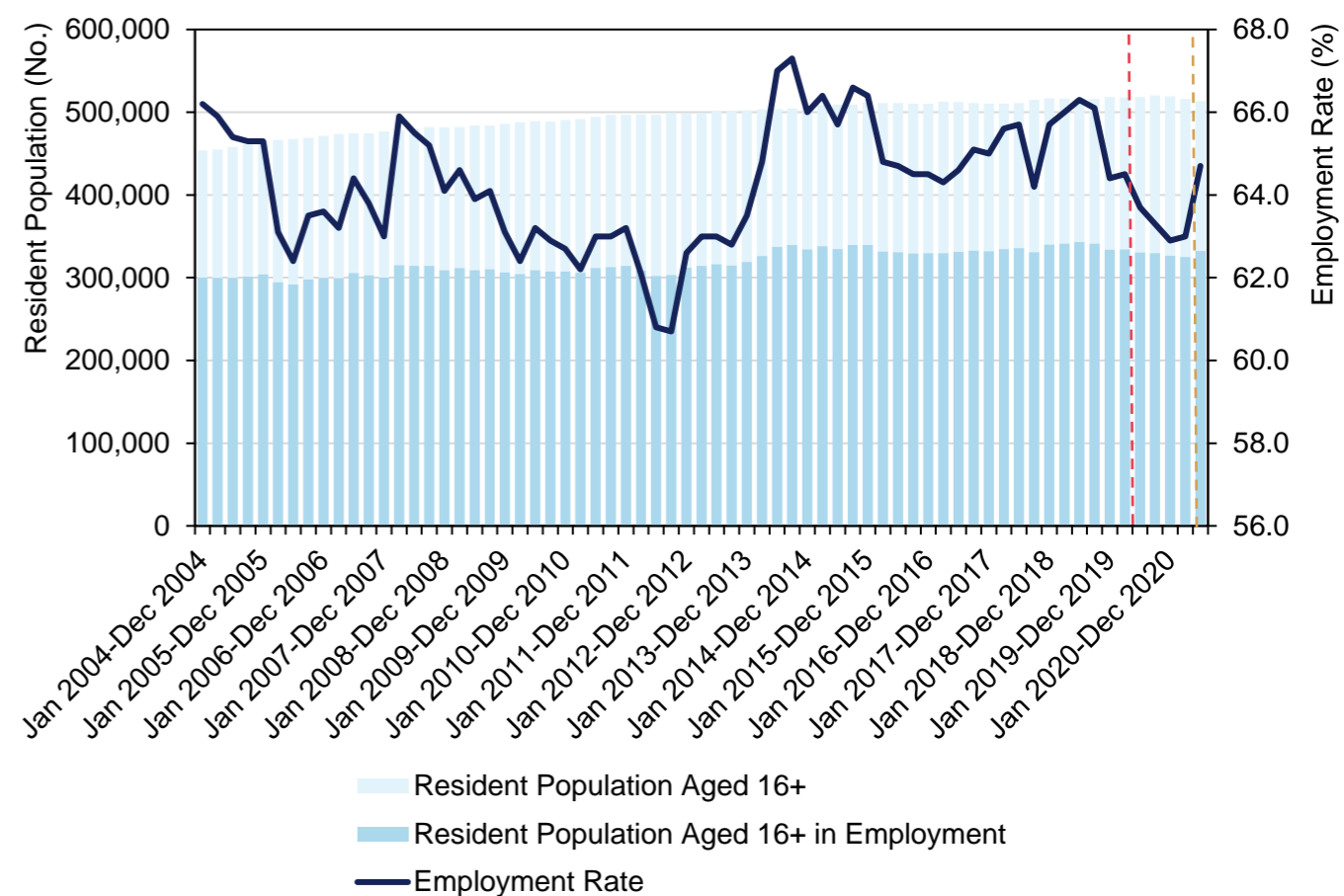
7.2.1 The proposed development is estimated to have a resident population aged 16+ of 5,777 people. Not all of these will require employment and some inevitably find themselves unemployed at times for various reasons.

7.2.2 **Figure 7.1** shows the employment rate for Cambridgeshire from the ONS Annual Population Survey (APS). It shows that there was a steady decline in the employment rate until 2012, which is most likely associated with the relative growth of the adult student population compared to the economically active adult population, and the historically low unemployment rates seen nationally.

7.2.3 Between 2012 and the beginning of 2020 the employment rate remained high, averaging 65.5%; fluctuations during this period are as much to do with the erratic nature of survey data as a reflection of real world events. At the beginning of 2020 however there is a clear step change that coincides with the start of the Covid-19 pandemic (the red line). The response following the full reopening of the economy in the middle of 2021 is equally clear (the orange line). Data from between this period is not atypical and cannot be used as an indicator of the likely future employment rate.

7.2.4 For the purposes of this analysis, an employment rate of 65.5% has been applied to the resident population of the proposed development aged 16+, resulting in a labour force of 3,784 people.

Figure 7.1: Employment Rate in Cambridgeshire



Source: ONS APS

7.3 Working At or From Home

7.3.1 The 2011 Census suggests that 11.8% of residents in employment aged 16-74 work at or from home. This is likely to have increased following the pandemic but it is unclear to what degree this trend will continue. Therefore the 11.8% is applied to the proposed development, suggesting 447 people would work at or from home.

7.4 Education

- 7.4.1 The three schools will also generate employment opportunities. While there is some fluctuation, in broad terms 7.2 pupils are required to support one full time equivalent employee.
- 7.4.2 Assuming that the two primary schools are 95% occupied would suggest 798 pupils, equating to 112 FTE employees.
- 7.4.3 For the secondary school, it is assumed that it would operate as a 6-form entry, suggesting 900 pupils. This would equate to 125 FTE employees.
- 7.4.4 Nurseries and Sixth Forms would also generate employment but this is more difficult to determine and are relatively few by comparison. For the purposes of this assessment it is assumed that they are included in the primary and secondary schools employment estimates.
- 7.4.5 Overall therefore the schools are estimated to support 237 FTE employees.

7.5 Local Centres

- 7.5.1 It is unclear as to how much employment would be delivered in the local centres simply because the uses have yet to be determined. These uses could include healthcare, convenience and comparison retailing, cafes and restaurants (including takeaways and pubs), offices, and leisure uses such as gyms, soft play areas etc.
- 7.5.2 With the exception of leisure uses, which have particularly low employment densities, the above uses generally have employment densities of 15-20m² (net internal area) per FTE employee. Assuming that leisure uses would comprise only a small proportion of the overall floorspace, it is reasonable to select the higher end of this range.
- 7.5.3 In terms of the amount of floorspace, this can only be assumed by using average town centre plot ratios at this stage. These local centres are likely to be low density with most employment uses located on the ground floor with housing above. Others, such as the convenience retail, are likely to be single storey buildings. Therefore a plot ratio of 0.25 is reasonable, i.e. 75% of the area would be roads, car parking, landscaping etc. or non-employment generating uses.
- 7.5.4 The 4.5ha is likely to accommodate 11,250m² (gross external area) of local centre uses, the net of which is likely to be approximately 9,000m².
- 7.5.5 Applying an employment density of 20m² to 9,000m² suggests the local centres would support 450 FTE employees.

7.6 Employment Land

- 7.6.1 This 6ha employment land is likely to be limited to industrial or warehousing. Business uses are unlikely in this location. These uses have different employment densities and average plot ratios. Therefore for possible employment generation is calculated for each use and the average between them is taken.
- 7.6.2 For industrial, the plot ratio for business parks is generally 0.4, which would suggest 24,000m² gross external floorspace, the net of which would be 19,200m². Applying a standard employment density ratio for light industrial of 47m² would suggest this scenario would support 409 FTE employees.
- 7.6.3 For warehousing, the plot ratio is generally 0.5, which would suggest 30,000m² gross external floorspace. The standard employment density of 77m² for warehousing can be directly applied to the gross external floorspace, suggesting that this scenario would support 390 FTE employees.
- 7.6.4 The average of the two is 400 FTE employees.

7.7 BRC Expansion

- 7.7.1 Some 31ha is safeguarded for the future expansion of the BRC. However, this land will only come forward once the land already being allocated at the BRC is fully built out and found to be required. There is no timescale for this and therefore it is inappropriate at this time to consider it further.

7.8 Conclusions

- 7.8.1 In total, the proposed development is anticipated to support the following employment:

- Working at or from home: 447 people
- Education: 237 employees
- Local centres: 450 employees
- Employment land: 400 employees
- Total: 1,534 people in employment.

- 7.8.2 When compared to the estimated number of residents in employment of 3,784 people, this suggests there would be 2,250 people available to support the surrounding science parks.

8.0 Southern Cluster Strategic Employment

8.1 Introduction

8.1.1 The purpose of this assessment is to understand the amount of current and future employment opportunities within the 'Southern Cluster' of science parks, that are located within walking or cycling distance of Cheveley Park. These include the Babraham Research Campus (BRC), Granta Park and the Wellcome Genome Campus (WGC). The Cambridge Biomedical Campus (CBC) on the edge of Cambridge is also sometimes included within the cluster, despite being located approximately 6km to the north of the BRC.

8.1.2 CBC will be linked to the BRC and Granta Park in due course by the Cambridge South East Transport (CSET) proposals. These include a transport hub between the BRC and Granta Park providing 1,250 car parking spaces and an entirely off-road busway, pedestrian and cycle route into CBC.

8.2 Existing Employment

8.2.1 For the purposes of this assessment interest is particularly in large employment areas that are readily accessible from Cheveley Park.

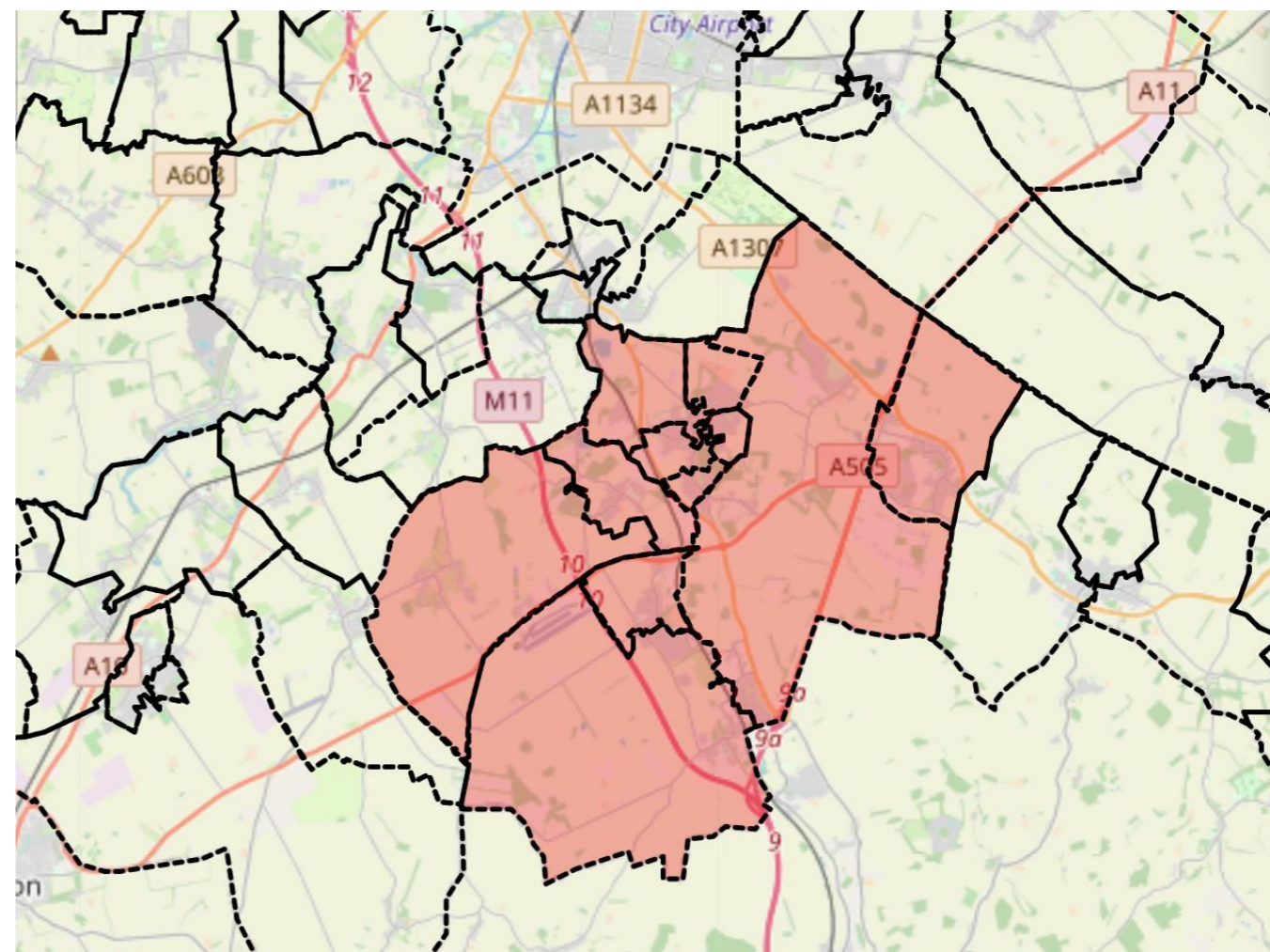
8.2.2 Existing employment is estimated from the Business Register and Employment Survey (BRES) produced by the Office for National Statistics (ONS) which provides a breakdown of employment by industrial sector at the Lower Super Output Area (LSOA) geography. This enables a relatively detailed analysis, although there are some issues:

- The term 'employment' should be used carefully as self-employed people not registered for VAT or PAYE, along with HM Forces and Government supported trainees are excluded. In the context of this area, this is not anticipated to be a significant issue.
- The data is rounded to the nearest five people meaning there is inevitably a degree of error when manipulating it.
- The latest results are for 2020, which are unreliable due to the Covid-19 pandemic. ONS have identified a significantly lower response rate in 2020 compared to previous years and changes in employment suggested by BRES in several areas of Greater Cambridge do not reflect Bidwells local knowledge. As such, the 2019 data is used.
- LSOAs are co-terminus geographical areas designed to reflect homogenous areas based primarily on housing data from the 2011 Census. As such they do not always fit

comfortably with employment areas (for example, CBC is split in two while the BRC and WGC fall within the same LSOA).

8.2.3 The area around the three science parks (excluding CBC) includes the settlements of Babraham, Little and Great Abington, Sawston, Pampisford, Whittlesford, Duxford, Hinxton and Ickleton. These fall within LSOAs E01018238-39, E01018279-83, E01018288-89 and E01018302-03 (11 in total, **Figure 8.1**).

Figure 8.1: LSOAs Representing the Southern Cluster Area



8.2.4 In 2019, the BRES suggests that there were 17,000 jobs in this area.

8.2.5 As identified above, the BRC and WGC need to be considered together since they fall within the same LSOA, E1018289. This area has seen sustained growth, largely driven by the recent

expansion of the BRC, which is now fully occupied. In 2019 there were 6,090 people in employment, a 15.6% increase from 2018. Of these, 4,000 people were in the scientific research and development sector, accounting for 20% of all employment in this sector in Greater Cambridge.

8.2.6 Granta Park falls entirely within LSOA E01018288. This area saw a decline in employment between 2018 and 2019, to 3,890 people. Overall however, employment levels have remained broadly the same since 2015. Scientific research and development is by far the largest sector with 3,000 people in 2019.

8.2.7 Overall therefore, the three science parks account for approximately 40% of the jobs in this area.

8.2.8 CBC falls within LSOAs E01017993 and E1017995. This area has saw rapid growth in 2019 with the relocation of the Papworth Hospital to the Campus. Overall, there were 20,105 people employed in this area with 93.5% in the three main sectors of education, human health and scientific research and development.

8.3 The Local Labour Force

8.3.1 According to ONS Small Area Population Estimates (SAPE), the area in **Figure 8.1** had a resident population of 15,257 people in 2019, of which 12,380 were aged 16+. Assuming an employment rate of 65.5% (the long term average for Cambridgeshire pre-pandemic as described in the previous chapter), it is estimated that this area had a resident labour force of 8,109 people.

8.3.2 Therefore, in 2019, it is likely that there were approximately 8,891 more jobs in the area than people in employment. This results in substantial commuting into the area.

8.4 Future Growth

8.4.1 The WGC has planning permission for a mixed use development that includes 150,000m² of floorspace and 1,500 dwellings. The socioeconomic assessment that accompanied the planning application suggests that this would create 4,300 additional jobs. However, the assessment does not consider the number of residents in employment.

8.4.2 Using standard population density multipliers for South Cambridgeshire described in Chapter 3, it is estimated that the 1,500 dwellings would have a population of 3,672 people. Of these, 2,889 people would be aged 16+. Assuming an employment rate of 65.5%, this would suggest a resident labour force of 1,892 people.

8.4.3 The BRC is also identified to expand with a further 1,400 jobs anticipated plus a small amount of housing, most of which would be for students.

8.4.4 There are various other much smaller employment and residential developments that are likely to occur in the area over the plan period but these are generally anticipated to cancel out one another and therefore are not considered further.

8.4.5 Therefore, it is anticipated that the number of jobs would increase to 22,700 while the residents in employment would increase to 10,001 people. The difference between jobs and residents in employment would have grown to approximately 12,699 people, increasing the amount of commuting into the area by over 50%.

8.4.6 Cheveley Park

8.4.7 The Cheveley Park proposals are anticipated to deliver a further 1,534 jobs, but also boost the resident labour force by 3,784 people as set out in the previous chapter. The net effect of this is that it will provide 2,250 residents in employment that could work elsewhere in the area.

8.4.8 The effect of Cheveley Park therefore would be to increase the number of jobs to 24,234 and the number of residents in employment to 16,483 people. This would reduce the difference between jobs and residents in employment to approximately 7,751 people, reducing the amount of commuting into the area by almost 13% compared to data from 2019.

8.4.9 Conclusions

8.4.10 Current proposals either permitted or in the emerging Greater Cambridge Local Plan seek to build on the essential life science research the Southern Cluster is world renowned for. However, these proposals are currently insufficiently supported by housing development to ensure a sustainable mix of uses and limit commuting by private car as far as possible. Indeed, it is likely that they will exacerbate the current levels of in-commuting, although the CSET will undoubtedly help to mitigate this to some degree.

8.4.11 The Cheveley Park proposals provide an opportunity to redress this balance by providing more housing, and therefore more local labour, than jobs. This would be labour that would be able to walk or cycle to the three science parks. It would entirely reverse the issues related to the expansion of WBC and BRC, and make a notable improvement on the current situation.

9.0 Conclusions

9.1 Overview

9.1.1 The proposed development provides a sustainable new settlement within the Southern Cluster of science parks. It will deliver considerable environmental benefits through the creation of a substantial country park and implementing significant areas of green and blue infrastructure that can be enjoyed by existing and future residential and work communities.

9.2 Population

9.2.1 As discussed in chapter 3, the population of the proposed development will evolve from being relatively young initially to largely reflecting the surrounding area after a few decades. This evolution needs to be recognised and accommodated with the masterplan to ensure it is sufficiently flexible to meet the needs of the population as it changes rather than being too prescriptive at this early stage.

9.2.2 Overall, it is anticipated that the proposed development would support a residential population of approximately 7,300 people.

9.3 Education

9.3.1 The proposed development includes two 2-form entry primary schools and one 6-form entry secondary school. These reflect the anticipated needs of the proposed development plus a degree of flexibility to accommodate a younger population initially.

9.3.2 The secondary school has the land available to increase capacity further in recognition of the constraints affecting existing secondary schools in the area.

9.4 Public Open Space

9.4.1 It is anticipated that the proposed development would require 39.3ha of public open space to meet the needs of its resident population. The masterplan however provides for approximately 200ha of green and blue infrastructure, plus a further 170ha for a country park. Provision therefore eclipses the demand generated by the proposed development and will enable considerable biodiversity net gain, as well as ensuring there is sufficient room to address existing shortfalls in formal open space in Sawston.

9.5 Local Centre Uses

9.5.1 The two local centres proposed are generously sized to ensure that they remain flexible spaces providing for a range of uses to meet the needs of the resident population. These will most likely include a healthcare centre, retail and other services (pharmacies etc.), cafes and restaurants, and various leisure uses.

9.6 Employment

9.6.1 It is anticipated that the resident population of 7,300 people will include approximately 3,800 people in employment. These will likely find approximately 1,500 jobs onsite within a dedicated employment area, the local centres, schools, as well as those that choose to work at or from home. This is anticipated to create a 'surplus' of 2,250 people in employment that could make use of the opportunities at the surrounding science parks.

9.7 Southern Cluster Strategic Employment

9.7.1 This assessment found that current proposals at the Wellcome Genome Campus and Babraham Research Campus are likely to exacerbate the high levels of commuting into the area, despite both including housing proposals. The Cheveley Park proposals however would negate these issues and reduce the difference between the number of jobs in the area and people in employment compared to existing levels.