Socio-Economic Benefits Statement.

Land West of Moorefield Close, Great Abington.

On behalf of Rosconn Group.

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Executive Summary

Background

This report has been produced on behalf of Rosconn Group ('the Appellant'). It presents the economic benefits of developing up to 40 homes ('the Proposed Development') on land West of Moorefield Close, Great Abington ('the Site').

Main Findings

Socio-Economic Baseline

- **Ageing Population:** Over the last decade, South Cambridgeshire has seen higher than average levels of population growth, with population growth being mostly driven by the older population (aged 65+). Growth in the Linton ward was lower than comparator areas, with only the 65+ age group increasing, while the younger and working-age populations declined, representing a risk for the local economy as more residents reach retirement age.

- **Supporting continued employment growth:** Over the last 10 years, employment has grown at a higher rate in South Cambridgeshire compared to other areas, demonstrating the increasing pressure on the district to deliver sufficient housing to support the expanding labour force.

- **Meeting housing need:** Demand for housing in the area is clear, with higher than average levels of home ownership in Linton and South Cambridgeshire. However, rates of home ownership in South Cambridgeshire are falling, and data shows that housing stock is generally less affordable for residents in Linton and South Cambridgeshire compared to elsewhere in the country, whilst housing delivery in Greater Cambridge is falling behind the target in the Draft Local Plan.

Literature & Policy Review

- There is an industrial cluster of high-tech industries, research and development, and life sciences in South Cambridgeshire and the wider Greater Cambridge area. These areas are targeted for further growth within the adopted South Cambridgeshire Local Plan and the Draft Greater Cambridge Local Plan.

- To ensure the continued growth of these sectors, housing and importantly affordable housing needs to be delivered in areas close to employment sites. The Proposed Development will deliver 40 dwellings, including 40% affordable dwellings, on land west of Moorfield Close, Great Abington which will provide homes that will be available for employees working within local life science and technology hubs such as Granta Park.

Housing Supporting the Science Economy and Delivery of Public Services

- Extensive evidence exists that the availability and affordability of housing in South Cambridgeshire is a barrier to the growth targeted by the adopted and emerging Local Plans. The range of types and tenures of homes proposed at the site are ideally aligned to the variety of incomes of those working within growth sectors, meaning that they will directly support this growth by alleviating housing pressures. If sufficient housing is not delivered the growth opportunity in areas such as life sciences will be lost to the UK and captured overseas.

- As policy identifies, local services are also critical in support of homes and jobs. A range of local health, education and community service providers are in close proximity to the site. These types of public employers currently struggle with retention and recruitment of staff, with housing typically being the largest single factor. As demonstrated within this report, the mix of market, intermediate and social / affordable rent homes means that a wide range of local keyworkers could afford to live at the site and support the delivery of local public services.

Construction Impacts

- **Direct and indirect construction-related employment:** The Proposed Development is estimated to support around 79 temporary jobs per annum on-site and in the wider economy over the expected 18-month build programme.

- **Contribution of construction phase to economic output:** The Proposed Development could generate £9.8million of gross value added (GVA) during the 18-month construction period (current prices).

- **Apprenticeship opportunities:** The construction phase could support one apprenticeship on-site during the 18-month build timeframe. The estimated social value of this apprenticeship is up to £11,294.

Operational Impacts

- **Increased supply of labour:** It is estimated that the scheme will provide homes for 50 economically active and employed residents.

- **Household spend:** Once fully built and occupied, the households are estimated to generate additional spend of £1.3million per annum.

- **First occupation expenditure:** Once fully built and occupied, the scheme is estimated to generate approximately £240,000 in first occupation expenditure within 18-months.

- **Increased Council Tax income:** The scheme could generate around £93,512 per annum in additional Council Tax revenue.

- **Improved energy efficiency:** The potential energy bill savings associated with the new homes are estimated to be around £39,169 per annum.

- **Supporting the climate change agenda:** The carbon emissions savings associated with the new homes could amount to around 92 tonnes per year.

- **Green space and Public Realm**: A total of £3,880 social value is estimated per annum as a result of households at the Proposed Development having access to green open space delivered on-site.

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Economic Benefits

Land West of **Moorefield Close, Great Abington**

Construction of up to **40** dwellings

Construction Benefits

£9.6million

Estimated construction investment over 18-month build programme [1]

79

Direct construction roles and indirect/induced jobs supported during build phase

£9.8million GVA [2]

Economic output contribution from jobs supported by activities at the Site over 18-month build programme (at current prices)



£11,294

Social value associated with the 1 apprenticeship supported during the scheme's construction phase



Operational Benefits



50

Economically active and employed residents estimated to live in the new housing

£240,000

Estimated first occupation expenditure. (Spending to make a house feel like a 'home') [3]



40%

Affordable dwellings delivered on-site to meet the needs of the variety of incomes of those working within local growth sectors

£3,880

Social value per annum as a result of green open space delivered by the Proposed Development



£1.3million

Total annual household spend

66%

Of employed residents estimated to be working in higher value/higher income occupations



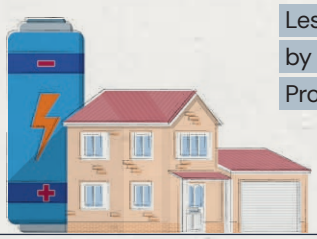
£93,512

Estimated annual increase in Council Tax revenue [4]



£39,169

Estimated energy cost savings per annum from the Proposed Development



92 tonnes

Less carbon emitted by the dwellings at the Proposed Development

[1] The construction cost has been estimated using BCIS Online tool and is exclusive of external works, contingencies, supporting infrastructure fees, VAT, finance charges etc. It is based on the cost of a typical mixed housing scheme in the West Midlands (Accessed: 23/01/2026).

[2] GVA, or gross value added, is the measure of the value of goods and services produced in an area, sector or industry.

[3] Research suggests that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18-months of moving in (available here: https://www.hbf.co.uk/documents/7876/The_Economic_Footprint_of_UK_House_Building_-_July_2018LR.pdf). This has been uplifted to £6,000 to account for inflation using the Bank of England Deflator calculator.

[4] Based on Council Tax for a Band D dwelling in Great Abington Parish, South Cambridgeshire is £2,337.80 for 2025/26.

1. Introduction

Scope and Purpose

1.1. This report has been produced on behalf of Rosconn Group ('the Appellant'). It presents the economic benefits of developing up to 40 homes ('the Proposed Development') on land West of Moorefield Close, Great Abington ('the Site') in South Cambridgeshire local planning authority (LPA). It quantifies the socio-economic benefits that could be created by the Proposed Development in terms of the construction impacts and the operational impacts associated with the housing. The report looks at the following issues:

- **How has South Cambridgeshire's economy performed in recent years?** The report looks at data on population, employment, wages, deprivation, the claimant count and housing.
- **What does local policy and literature say about housing need?** The report provides an overview of local policy and literature on the need for housing and affordable housing to support the growth of the life sciences cluster in South Cambridgeshire.
- **How will the development support the science economy and the delivery of public services?** The report provides analysis on how the housing at the Proposed Development will support the science economy and the delivery of public services within South Cambridgeshire and the local area around the Site.
- **What are the benefits of the construction phase?** The report considers how many temporary jobs will be created (both on-site and off-site), the contribution of the construction phase to economic output, and the number of apprenticeships that could be supported on-site during the build phase.
- **What benefits will be created by the homes?** The report looks at the additional annual household expenditure created by the new homes, as well as the Council Tax and 'first occupation' expenditure[1] that they could generate. It also considers the benefits of the homes in helping to attract more economically active people to the area, as well as the benefits generated by building modern energy efficient homes.

Report Structure

1.2. The remainder of the report is structured as follows:

- **Section 2** describes the socio-economic character of Linton ward (where the Proposed Development is located) and South Cambridgeshire local authority, in comparison to the East region and England. It presents information on population change, employment trends, deprivation, the claimant count and housing.
- **Section 3** provides an overview of local policy and relevant literature to assess the need for housing and affordable housing in South Cambridgeshire and how it can support the

[1] The amount of money people spend in the first 18-months to make their house "feel like home".

growth of the life sciences cluster in South Cambridgeshire and the wider Greater Cambridge area.

- **Section 4** provides analysis on how the housing will support the science economy and the delivery of public services within South Cambridgeshire and the local area around the Site.

- **Section 5** sets out the construction phase benefits of the 40 homes at the Proposed Development, focusing on its contribution to employment and economic output and the number of apprenticeships that could be supported on-site during the build phase.

- **Section 6** looks at the additional benefits provided by the new housing, including increased labour supply, household expenditure, 'first occupation' expenditure and Council Tax. It also considers the energy cost savings the new homes could generate, along with carbon savings.

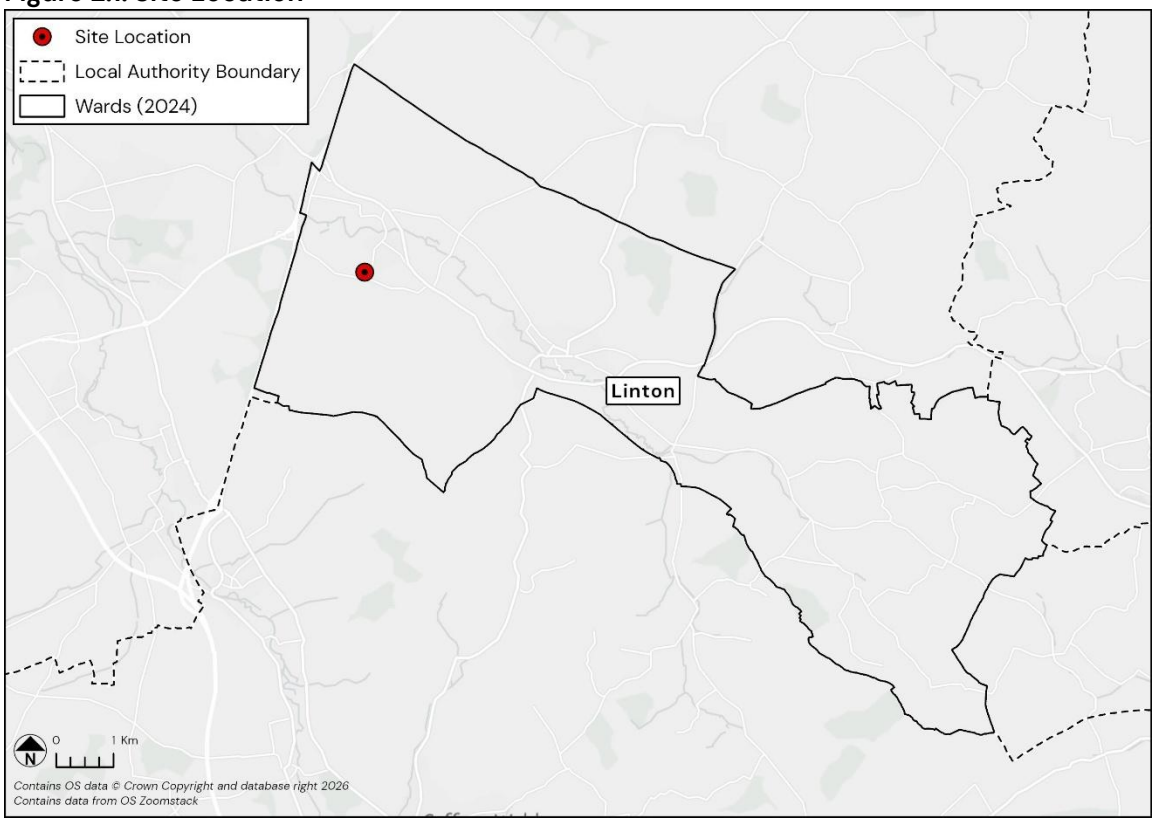
- **Section 7** provides a conclusion for the report and summarises the main findings of the socio-economic baseline, the literature and policy review and the construction and operational benefits.

2. Socio-Economic Baseline

Introduction

2.1. This section presents a socio-economic profile of the Linton ward[2] (where the Proposed Development is located), South Cambridgeshire district, the East region and England. Figure 2.1 shows the Site location in the context of the Linton ward.

Figure 2.1: Site Location



2.2. This section examines the following topics:

- UK GDP.
- Demographics – population estimates, current and future.
- Employment – change over time and key sectors.
- Wages.
- Business Count.
- Deprivation (analysed at a Lower Super Output Area level[3]).
- Claimant count.

[2] Data are presented at a ward level where available.
[3] Lower layer Super Output Areas comprise between 400 and 1,200 households and have a usually resident population between 1,000 and 3,000 persons.

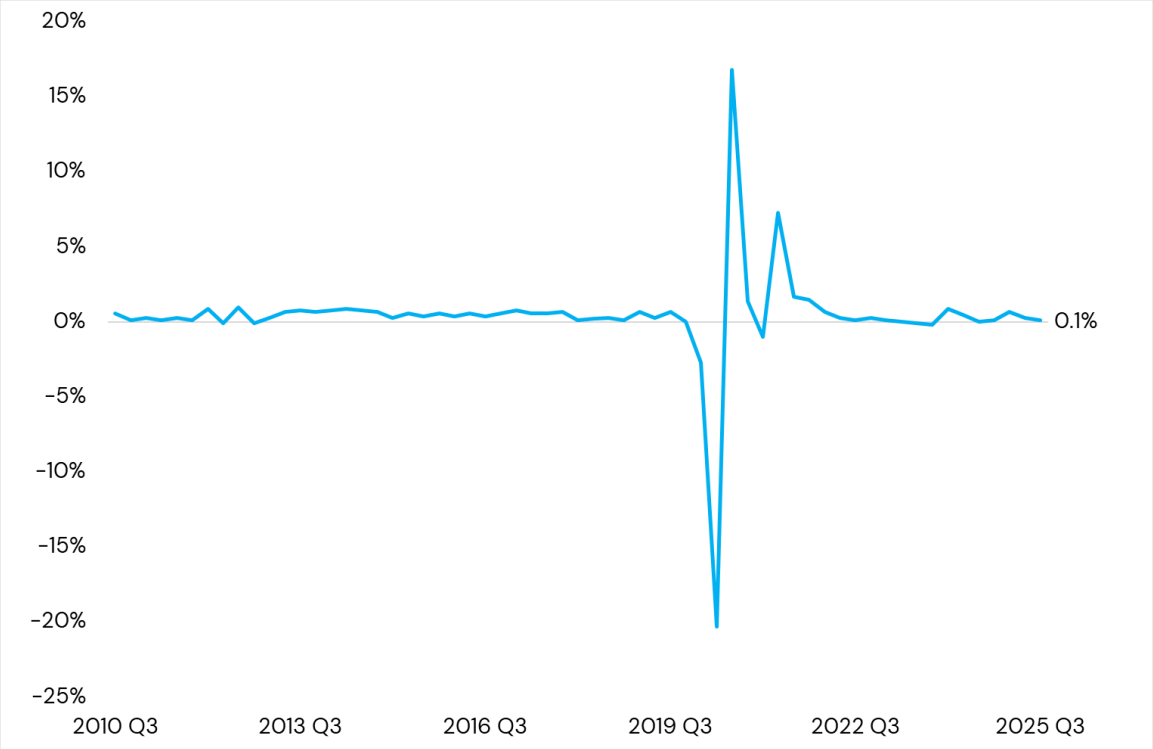
- Housing market – including affordability, delivery and tenure.

UK GDP

2.3. UK GDP is estimated to have experienced a rise of 0.1% in Q3 2025, following growth of 0.2% in Q2 2025. Year-on-year growth was 1.3%, showing that the UK economy is now on an upward trajectory following the recession in 2023 (see Figure 2.2). The quarterly growth was led by increases of 0.2% in services and 0.1% in construction, whilst the production sector fell by 0.5%.

2.4. Monthly GDP figures from the ONS show that after a 0.1% decline in October 2025, GDP grew by 0.3% in November 2025. Schemes such as the Proposed Development will bring new investment to South Cambridgeshire and help to deliver long-term economic benefits to the area, supporting economic growth.

Figure 2.2: UK GDP, Quarter on Quarter Growth, 2010-25



Source: ONS

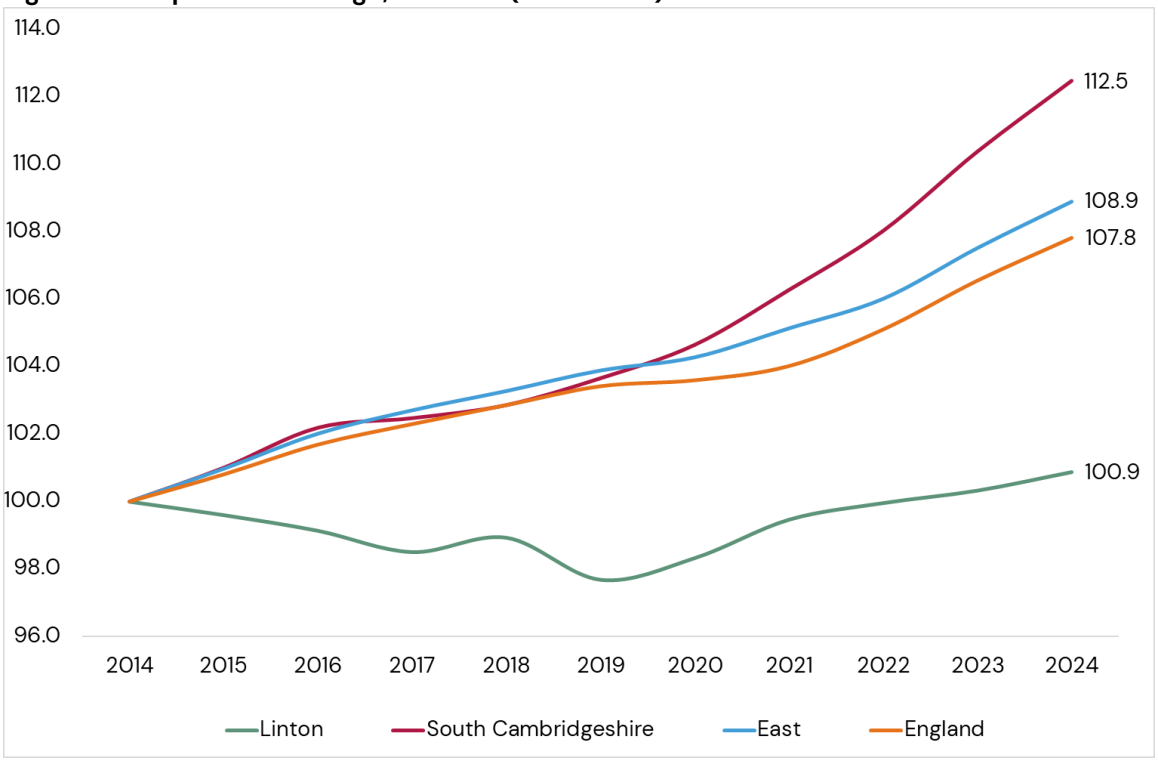
Population

Past Change

2.5. The 2024 mid-year population estimates published by the Office for National Statistics (ONS) show as of 2024, the total population of South Cambridgeshire is 172,544, of which 7,370 are within the ward of Linton.

2.6. Figure 2.3 presents population change between 2014 and 2024. Over this timeframe, South Cambridgeshire's population increased by 12.5% which equates to 19,121 more people. This was above the corresponding population increases for the ward of Linton (0.9% - 64 additional people), the East (8.9% - 536,785 additional people) and England (7.8% - 4.2 million additional people).

Figure 2.3: Population Change, 2014-24 (2014 = 100)



Source: ONS, Mid-Year Population Estimates

2.7. Tables 2.1 to 2.4 present population change by age between 2014 and 2024 for Linton, South Cambridgeshire, the East and England. All age groups in South Cambridgeshire increased over this period, as shown in Table 2.2. The age group that increased by the most was those aged 65+, increasing by 21.3% (5,996 additional people), which was higher than the growth of this age group in Linton (17.4%), the East (15.3%) and England (15.5%). In South Cambridgeshire, those aged 0 to 15 increased by 13.6% (4,098) and those aged 16 to 64 increased by 9.5% (9,027), however in the ward of Linton, these age groups declined by 7.5% and 2.5% respectively.

Table 2.1: Linton Population Estimates by age, 2014-24.

	2014	2024	Absolute Change	% Change
Ages 0 to 15	1,373	1,270	-103	-7.5%
Ages 16 to 64	4,344	4,234	-110	-2.5%
Ages 65+	1,589	1,866	277	17.4%
Total	**7,306**	**7,370**	**64**	**0.9%**

Source: ONS, Mid-Year Population Estimates

Table 2.2: South Cambridgeshire Population Estimates by age, 2014-24.

	2014	2024	Absolute Change	% Change
Ages 0 to 15	30,188	34,286	4,098	13.6%
Ages 16 to 64	95,032	104,059	9,027	9.5%
Ages 65+	28,203	34,199	5,996	21.3%
Total	**153,423**	**172,544**	**19,121**	**12.5%**

Source: ONS, Mid-Year Population Estimates

Table 2.3: East Population Estimates by age, 2014-24.

	2014	2024	Absolute Change	% Change
Ages 0 to 15	1,139,188	1,234,938	95,750	8.4%
Ages 16 to 64	3,761,865	4,028,657	266,792	7.1%
Ages 65+	1,138,468	1,312,711	174,243	15.3%
Total	**6,039,521**	**6,576,306**	**536,785**	**8.9%**

Source: ONS, Mid-Year Population Estimates

Table 2.4: England Population Estimates by age, 2014-24.

	2014	2024	Absolute Change	% Change
Ages 0 to 15	10,255,533	10,768,248	512,715	5.0%
Ages 16 to 64	34,610,320	36,870,761	2,260,441	6.5%
Ages 65+	9,504,466	10,981,092	1,476,626	15.5%
Total	**54,370,319**	**58,620,101**	**4,249,782**	**7.8%**

Source: ONS, Mid-Year Population Estimates

Future Change

2.8. The 2022-based ONS subnational population projections indicate that South Cambridgeshire's population is projected to increase by 18.9% (an additional 31,280 people) from 2022 to 2042. This exceeds the expected growth in the East (11.9% - 760,175 additional people) and England (10.8% - 6.1 million additional people)[4].

2.9. In relative terms, the fastest growing age group across all geographies is projected to be the 65+ age bracket, which is expected to expand most rapidly in South Cambridgeshire (a 38.6% rise - an additional 12,647 people), followed by the East (33.8% - an additional 430,037 people) and then England (a 33.6% rise - just under an additional 3.6 million people).

2.10. Between 2022 and 2042, South Cambridgeshire's 0 to 15 age cohort is expected to decrease by 15 people, whereas the working age cohort (aged 16 to 64) is expected to rise by 18.6% (an additional 18,646 people). See Tables 2.5 to 2.7 for further detail.

Table 2.5: Population Projections in South Cambridgeshire, 2022-2042

	2022	2042	Absolute Change	% Change
Ages 0 to 15	32,681	32,666	-15	0.0%
Ages 16 to 64	100,298	118,944	18,646	18.6%
Ages 65+	32,730	45,377	12,647	38.6%
Total	**165,709**	**196,989**	**31,280**	**18.9%**

Source: ONS 2022-Based Subnational Population Projections

Table 2.6: Population Projections in the East, 2022-2042

	2022	2042	Absolute Change	% Change
Ages 0 to 15	1,200,904	1,121,456	-79,448	-6.6%
Ages 16 to 64	3,929,692	4,339,278	409,586	10.4%
Ages 65+	1,270,822	1,700,859	430,037	33.8%
Total	**6,401,418**	**7,161,593**	**760,175**	**11.9%**

Source: ONS 2022-Based Subnational Population Projections

[4] Population projections are not available at ward level, therefore it is not possible to analyse data for Linton.

Table 2.7: Population Projections in England, 2022-2042

	2022	2042	Absolute Change	% Change
Ages 0 to 15	10,567,635	9,646,795	-920,840	-8.7%
Ages 16 to 64	35,915,152	39,408,988	3,493,836	9.7%
Ages 65+	10,629,755	14,205,816	3,576,061	33.6%
Total	**57,112,542**	**63,261,599**	**6,149,057**	**10.8%**

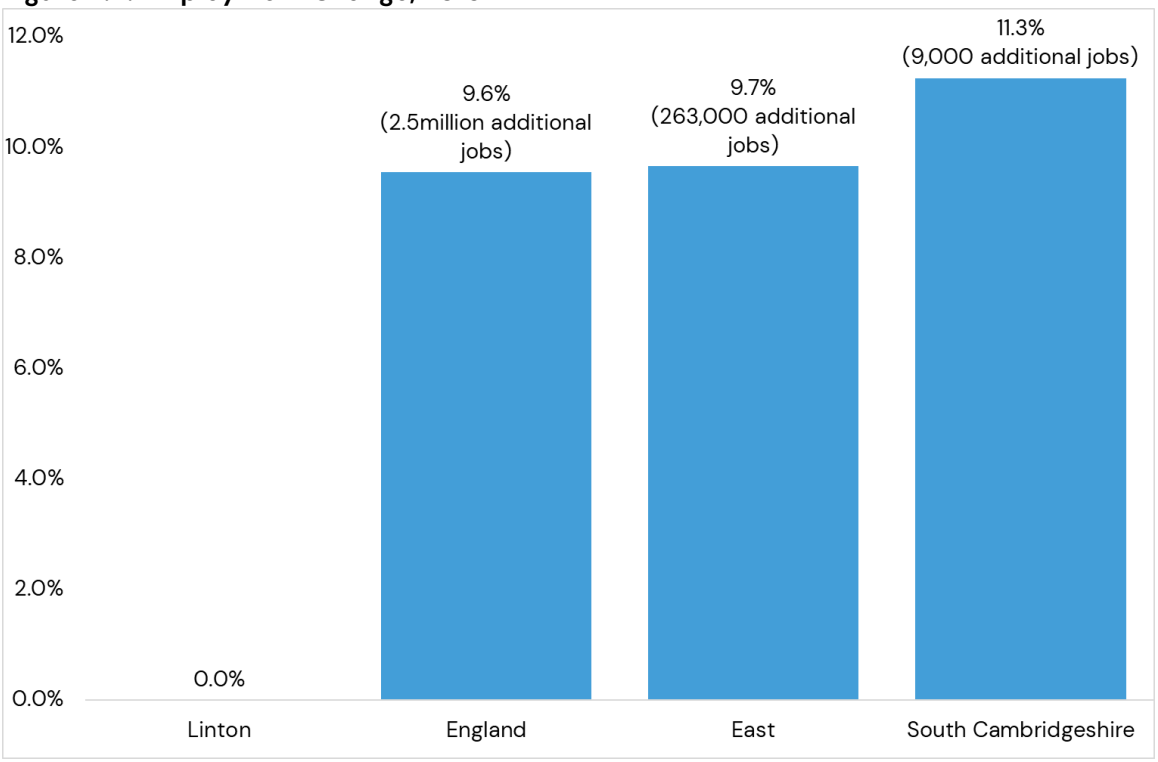
Source: ONS 2022-Based Subnational Population Projections

Employment

2.11. Based on the most recent ONS data from the Business Register & Employment Survey (BRES), in 2024 there were 89,000 jobs – including self-employment – in South Cambridgeshire. The Linton ward accounted for 6,000 of these jobs.

2.12. Between 2015 and 2024, Linton experienced no growth in employment whilst South Cambridgeshire saw employment rise by 11.3% (9,000 additional jobs). At a regional scale, employment grew by 9.7% (263,000 additional jobs) and as of 2024, there were around 3 million jobs. At a national scale employment rose by 9.6% (2.5 million additional jobs), equating to a total of around 28.4 million jobs in 2024. Delivering new homes will increase local spend and support jobs in local businesses, helping to maintain South Cambridgeshire's strong labour market growth.

Figure 2.4: Employment Change, 2015-24



Source: ONS, Business Register & Employment Survey

2.13. One sector that will benefit significantly as a result of the Proposed Development is the construction sector, which will see jobs created during the build phase. Of the 6,000 jobs in Linton in 2024, 250 were in the construction sector, which equates to 4.1% of total employment.

2.14. The accommodation and food services sector is also likely to benefit as a result of the new residents that will be generated by the Proposed Development, as a result of new residents

spending money on items such as food and drink. This sector accounted for 4.9% of employment in Linton, which is slightly lower than South Cambridgeshire (5.0%), the East (6.9%) and England (7.6%).

Table 2.8: Employment by Sector, 2024[5]

	Linton	South Cambridgeshire	East	England
Agriculture, mining, utilities etc.	0.3%	2.2%	2.5%	2.3%
Manufacturing	8.1%	12.3%	7.1%	7.0%
Construction	4.1%	6.7%	6.6%	5.0%
Wholesale & retail	5.9%	11.2%	14.7%	13.7%
Transport & storage	0.6%	2.2%	5.6%	5.1%
Accommodation & food services	4.9%	5.0%	6.9%	7.6%
Information & communication	1.2%	7.8%	3.1%	4.7%
Business, financial & professional services	59.9%	31.3%	24.2%	23.9%
Public admin, education & health	13.3%	17.9%	24.8%	26.2%
Arts, entertainment, recreation & other services	1.6%	3.4%	4.4%	4.5%

Source: ONS, Business Register & Employment Survey

Wages

2.15. Data from the annual survey of hours and earnings shows that as of 2025 the gross median annual salary for workers living in South Cambridgeshire is £48,916. This is £8,053 above the gross median annual salary for workers living in the East (£40,863) and is £9,673 above the gross median annual salary for workers living in England (£39,243).

2.16. The gross median annual salary for people working in South Cambridgeshire is £46,007. This is £7,410 above the gross median annual salary for people working in the East (£38,597), and £6,709 above the gross median annual salary for people working in England (£39,298).

Business Count

2.17. Table 2.9 shows the change in the number of businesses in South Cambridgeshire, the East and England between 2015 and 2025. The number of businesses in South Cambridgeshire grew by 5.6% between 2015 and 2025, equating to 485 new businesses. This was below the growth rates for the East (10.0% - 28,180 new businesses) and England (10.1% - 251,580 new businesses).

Table 2.9: Change in Business Numbers, 2015-25

Area	2015	2025	Absolute Change	% Change
South Cambridgeshire	8,590	9,075	485	5.6%
East	282,455	310,635	28,180	10.0%
England	2,489,825	2,741,405	251,580	10.1%

Source: ONS, UK Business Count

[5] Figures may not sum due to rounding.

2.18. Looking at businesses by sector, Table 2.10 shows that the largest sector in South Cambridgeshire in 2025 is the business, financial and professional services sector, accounting for 34.1% of businesses and equating to 3,100 businesses. This sector also accounted for the largest share of businesses in the East (28.2%) and England (29.6%).

2.19. The sectors most likely to benefit from the anticipated household spending increase from residents at the Proposed Development are the wholesale & retail and accommodation & food sectors. In South Cambridgeshire 11.5% of businesses operate in the wholesale and retail sector, totalling 1,045 businesses. Meanwhile, the accommodation and food sector comprises 4.7% of businesses in South Cambridgeshire, which translates to 425 companies. When the new homes are built and operational, it is expected that there will be an increase in local spending, boosting these sectors and contributing to the overall economic development of the area.

Table 2.10: Business Count by sector, 2025

	South Cambridgeshire	East	England
Agriculture, mining, utilities etc.	6.0%	4.2%	4.1%
Manufacturing	5.6%	4.6%	4.4%
Construction	12.5%	15.8%	12.6%
Wholesale & retail	11.5%	15.5%	16.1%
Transport & storage	2.5%	4.8%	4.2%
Accommodation & food services	4.7%	6.1%	6.9%
Information & communication	8.8%	5.9%	6.6%
Business, financial & professional services	34.1%	28.2%	29.6%
Public admin, education & health	8.9%	8.4%	8.7%
Arts, entertainment, recreation & other services	5.3%	6.5%	6.9%

Source: ONS, Business Count

Deprivation

2.20. The latest English indices of deprivation were published in 2025 by the Ministry of Housing, Communities and Local Government. They provide statistics on relative deprivation in small areas in England. The small areas are measured as lower super output areas (LSOAs) which are typically built from four to six output areas.

2.21. England has 33,755 lower super output areas (LSOAs). The Proposed Development falls within the South Cambridgeshire 017C LSOA. In terms of deprivation, all the LSOAs have been ranked in the English Indices of Deprivation (2025) from 1 (being the most deprived) to 33,755 (being the least deprived). Overall, the South Cambridgeshire 017C LSOA ranks at 26,206. This places it amongst the top 30% least deprived LSOAs in England. Table 2.11 presents full analysis of the domains of deprivation for the LSOAs.

2.22. The highest domain for South Cambridgeshire 017C is the barriers to housing and services domain, with a ranking of 9,033 (30% most deprived). The lowest domain is the crime domain with a ranking of 31,229, this ranking puts South Cambridgeshire 017C in the 10% least deprived LSOAs for this domain.

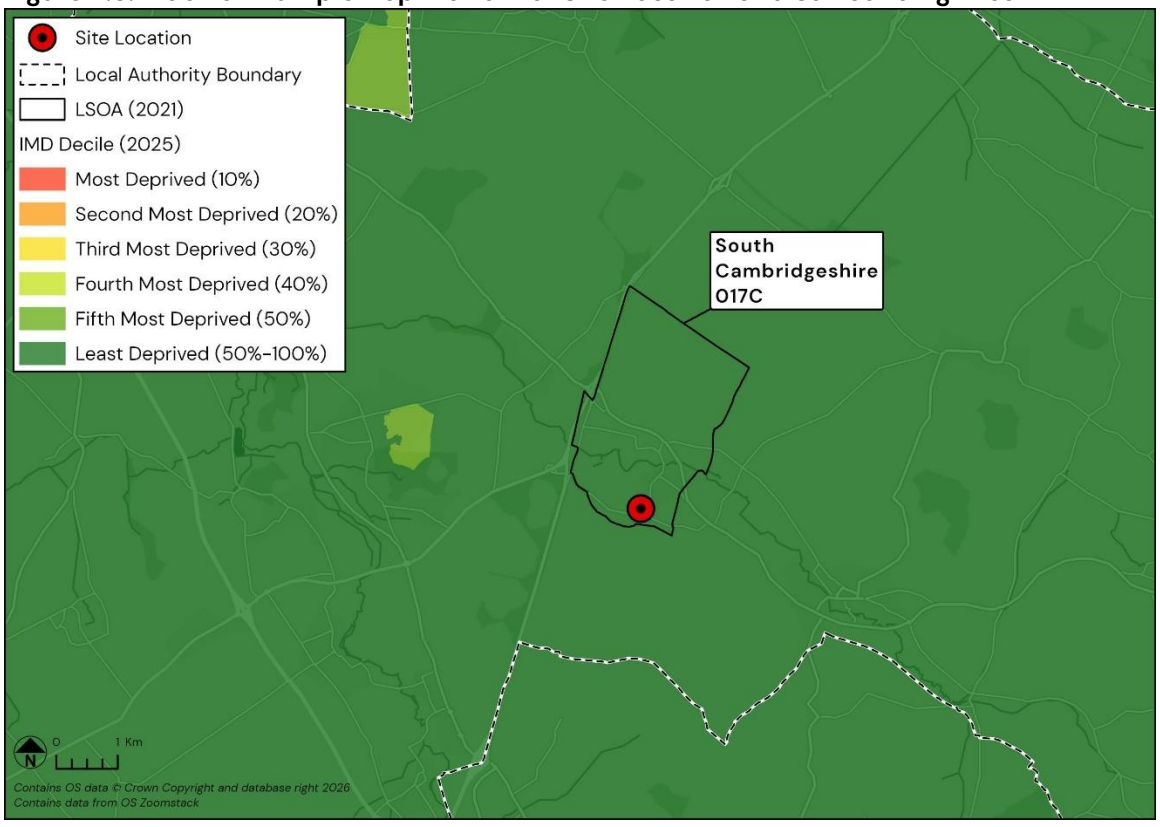
Table 2.11: Domains of deprivation for South Cambridgeshire 017C LSOA

	Rank (out of 32,844, 1 being the most deprived)	Deprivation Status
Overall IMD	**26,206**	**Top 30% (least)**
Income	22,893	Top 40% (least)
Employment	27,857	Top 20% (least)
Education & Training	29,286	Top 20% (least)
Health	29,430	Top 20% (least)
Crime	31,229	Top 10% (least)
Barriers to Housing & Services	9,033	Top 30% (most)
Living Environment	11,373	Top 40% (most)

Source: Ministry for Housing, Communities & Local Government

2.23. Figure 2.5 presents the overall deprivation data for South Cambridgeshire 017C LSOA and the surrounding area. As shown the LSOA is within the least deprived (50%-100%), as is most of the surrounding area, with areas in the 50% most deprived to the west (South Cambridgeshire 015C) and north west (Cambridge 011B) of the Site.

Figure 2.5: Index of Multiple Deprivation for Site Location and Surrounding Area

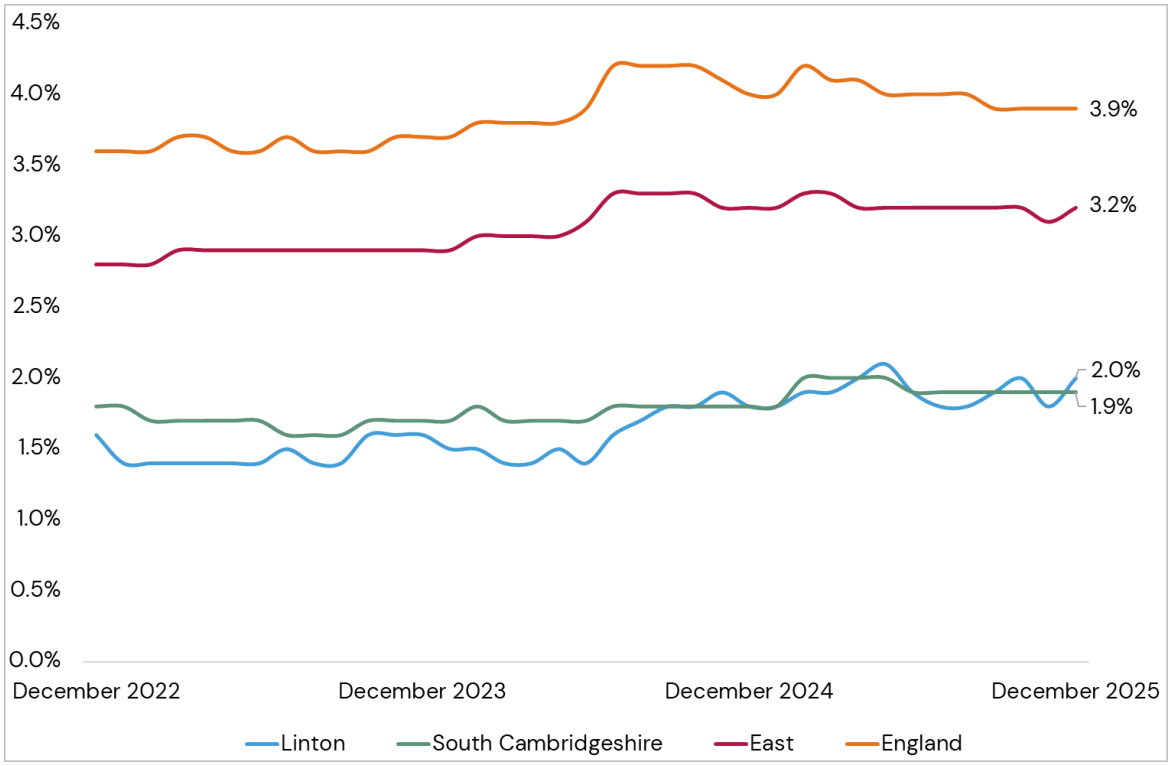


Claimant Count

2.24. The claimant count records the number of people claiming Jobseeker's Allowance (JSA) plus those who claim Universal Credit (UC) and are required to seek work and be available for work. Figure 2.6 illustrates the claimant count in Linton, South Cambridgeshire, the East and England from December 2022 to December 2025, presented as a percentage of residents aged 16-64.

2.25. In December 2022, Linton recorded a claimant count of 1.6%, which increased to 2.0% over the three years analysed. Meanwhile, South Cambridgeshire's claimant count was 1.8% in December 2022 and rose to 1.9% by December 2025. By comparison, as of December 2025, the East had a claimant count of 3.2%, and England's rate stood at 3.9%. The low claimant count in Linton and South Cambridgeshire suggests that there is little 'slack' in the labour market to take-up any projected increase in jobs. Attracting younger people to the area is therefore important, which in turn could lead to an increased need for housing.

Figure 2.6: Claimant Count as % of Residents aged 16-64, December 2022 – December 2025



Source: NOMIS

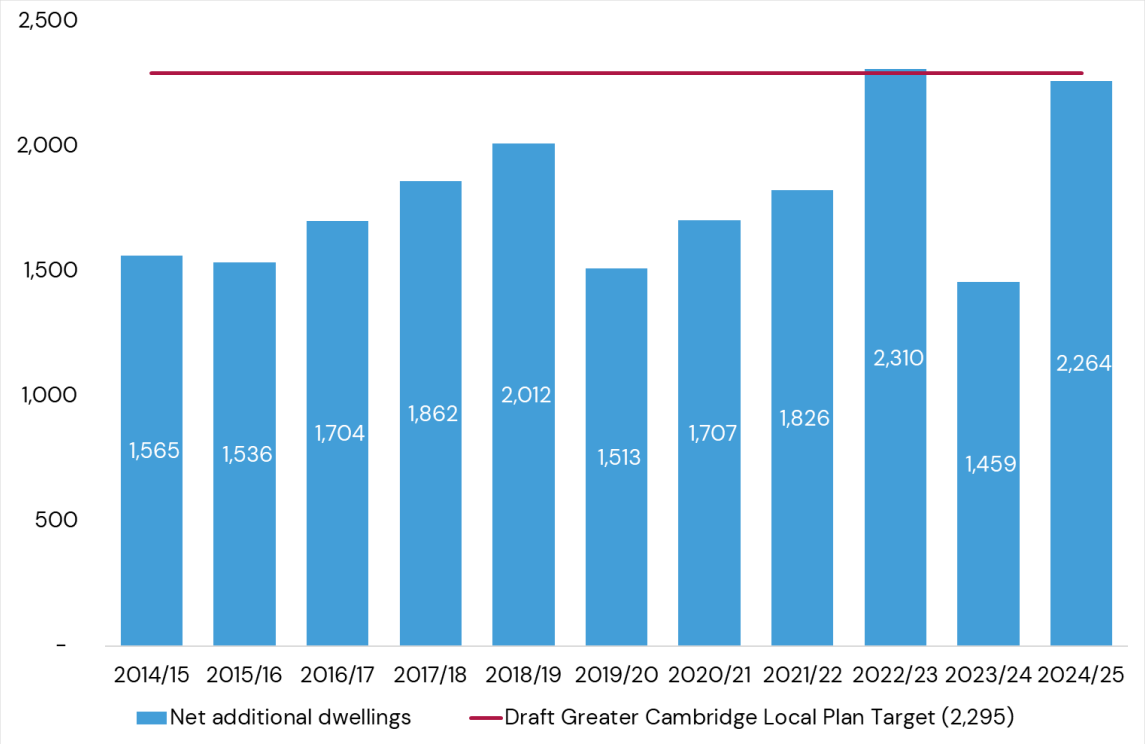
Housing Delivery

2.26. Figure 2.7 illustrates the net additional homes delivered in the Greater Cambridge area (South Cambridgeshire and Cambridge City combined) between 2014/15 and 2024/25. This area has been used, as the Regulation 18 Draft Greater Cambridge Local Plan covers this area and presents an overall housing need figure for the two local authorities combined. Over the plan period of 2024 to 2045, there is a housing need figure of 2,295 dwellings per annum.

2.27. Between 2014/15 and 2024/25, the average net additional dwellings delivered in Greater Cambridge was 1,796 which is below the target in the Draft Local Plan. In the most recent year. 2,264 net additional dwellings were delivered in Greater Cambridge. The only year the target has been exceeded was 2022/23 when 2,310 net additional dwellings were delivered.

2.28. To ensure the housing target is met within Greater Cambridge in the coming years, new sites such as the Proposed Development must be delivered to ensure the Greater Cambridge area achieves its growth targets.

Figure 2.7: Housing Delivery and Annual Target for Greater Cambridge, 2014/25-2024/25



Source: Live Table 122 & Draft Greater Cambridge Local Plan

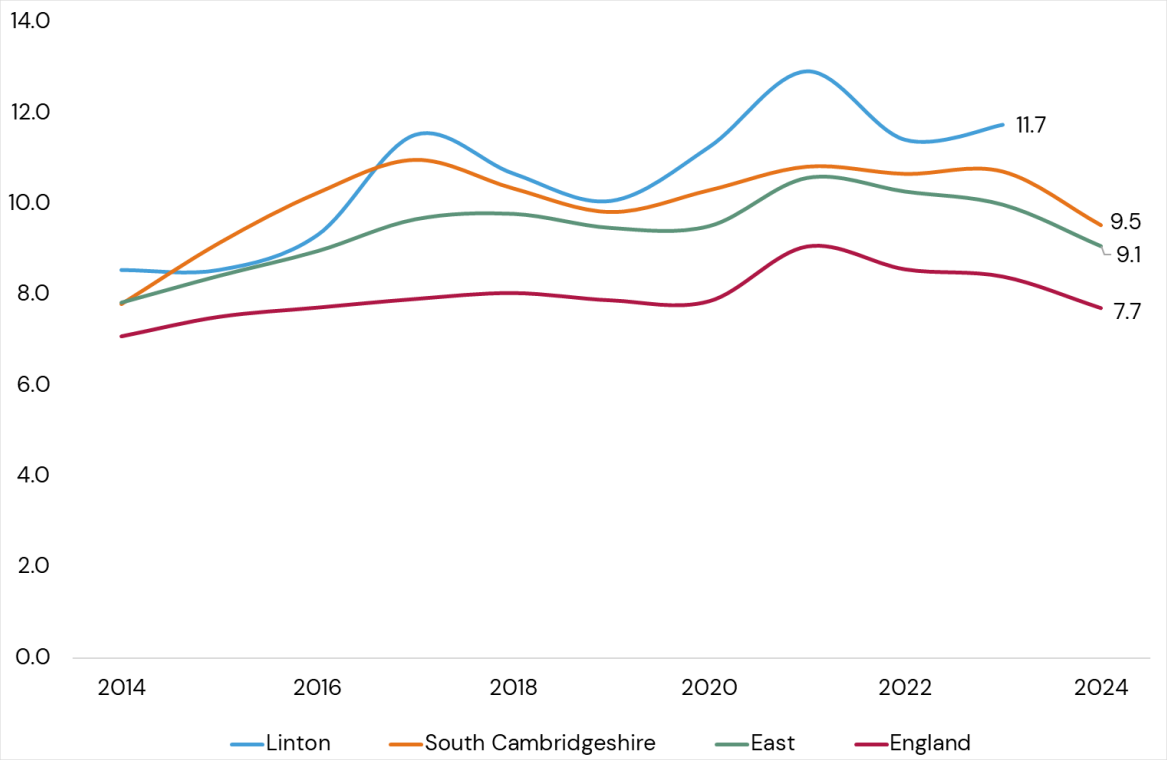
Affordability

2.29. An affordability ratio is calculated by dividing the median price paid for a house in an area by the median annual workplace-based salary of the area. Figure 2.8 shows the affordability ratio in South Cambridgeshire, the East and England from 2014 to 2024. Data on the affordability ratio for the Linton[6] ward is only available up to 2023. In that year, the ward's affordability ratio was 11.7, above all other comparator areas in that year.

2.30. In 2014, the affordability ratio in South Cambridgeshire was 7.8 and by 2024, it had risen to 9.5, which is higher than the ratio in the East (9.1) and England (7.7). To put this ratio into context, the median house price in South Cambridgeshire as of 2024 is £425,025 and the median annual salary in South Cambridgeshire as of 2024 is £44,532. The typical mortgage a bank will lend is around 4-4.5 times an annual salary and the data highlights how unaffordable the housing market is in South Cambridgeshire.

[6] Affordability ratios are not available at a ward level. To calculate affordability in Linton, the median house price in the ward has been divided by the median annual salary in South Cambridgeshire.

Figure 2.8: Median Affordability Ratios, 2014-24

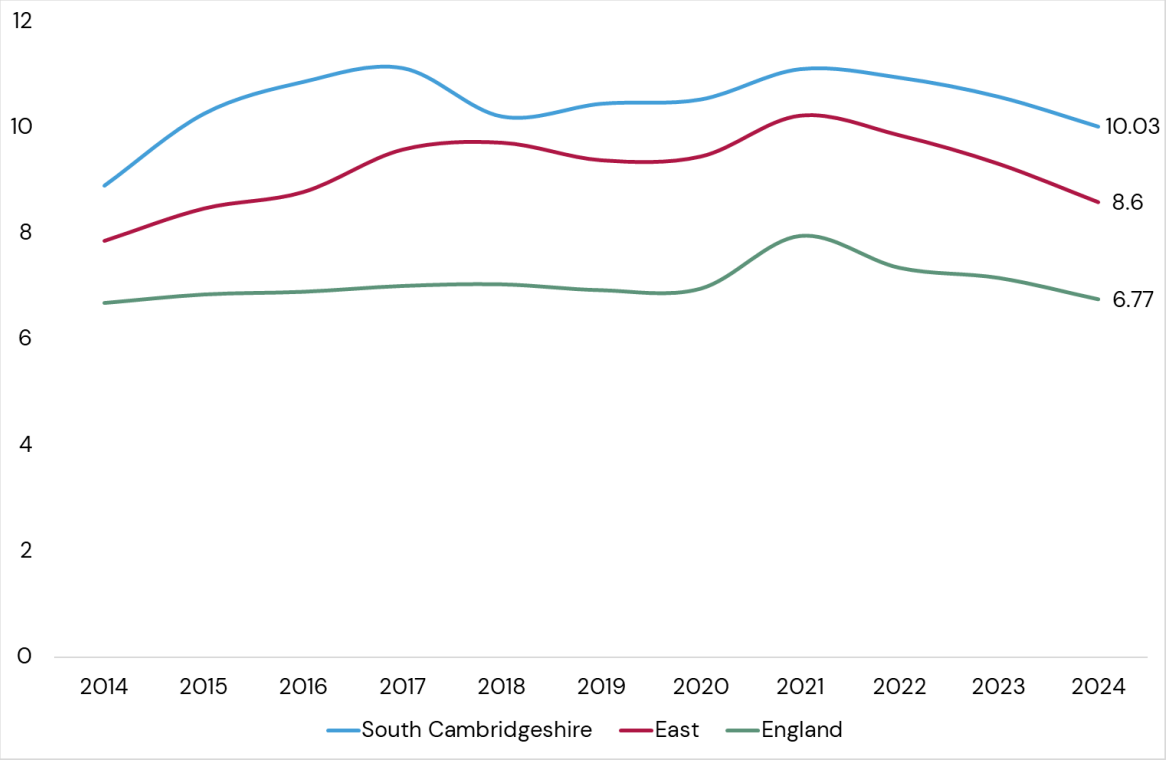


Source: ONS, Affordability Ratios

2.31. Figure 2.9 shows the lower quartile affordability ratio for existing dwellings in South Cambridgeshire, the East and England. This data aligns with that presented in the Draft Greater Cambridge Local Plan and it should be noted the analysis presented above on the median affordability ratio is based on all dwellings.

2.32. As of 2024, the lower quartile affordability ratio for existing dwellings in South Cambridgeshire is 10.03, increasing from 8.92 in 2014. This is above the ratio seen in the East region (8.6) and England (6.77). It is also significantly above the typical mortgage a bank will lend of around 4-4.5 times an annual salary. This data again highlights how unaffordable the housing market is in South Cambridgeshire.

Figure 2.9: Lower Quartile Affordability Ratios for Existing Dwellings, 2014-2024



Source: ONS, Affordability Ratios

House Prices and Rental Levels

2.33. Table 2.12 shows the monthly rental prices in South Cambridgeshire, the East and England for the period, October 2022 – September 2023 as provided through the Office for National Statistics Private Rental Market Statistics dataset[7]. South Cambridgeshire had higher levels of rent compared to the East and England with a median monthly rental price of £1,195.

Table 2.12: Monthly Rental Prices, October 2022-September 2023

	Lower Quartile	Mean	Median	Upper Quartile
South Cambridgeshire	£995	£1,210	£1,195	£1,350
East	£750	£1,009	£925	£1,200
England	£650	£994	£850	£1,200

Source: ONS, Private Rental Market Statistics (2022-2023)

2.34. Table 2.13 shows the changes in median rental prices for all comparator areas for the period October 2018-September 2019 to October 2022-September 2023. In this time, the monthly rental price in South Cambridgeshire increased by 25.8% (£245). This compares to a 16.4% rise in the East and a 21.4% increase in England.

[7] This is the most recent dataset and has now been discontinued.

Table 2.13: Change in Median Monthly Rental Price, 2018/19-2022/23

	2018-19	2022-23	Absolute Change	% Change
South Cambridgeshire	£950	£1,195	£245	25.8%
East	£795	£925	£130	16.4%
England	£700	£850	£150	21.4%

Source: ONS, Private Rental Market Statistics (2018/19, 2022/23)

Home Ownership

2.35. Table 2.14 shows the 2011 housing tenure in South Cambridgeshire, the East and England, while Table 2.15 presents the corresponding data for 2021. As of 2021, 71.4% of households owned their homes in South Cambridgeshire, a fall from 72.4% of households in 2011. The proportion of socially and privately rented homes has risen in all comparator areas over the ten years, rising from 26.2% to 28.5%. In 2011, the proportion of homes owned in South Cambridgeshire (72.4%) was larger than the East (68.3%) and England (64.1%). By 2021, the proportion of homes owned in South Cambridgeshire (71.4%) remained above the proportion in the East (66.2%) and England (62.3%) but had declined slightly.

2.36. The decline in home ownership in South Cambridgeshire, coupled with the rise in socially and privately rented homes, indicates increasing demand for housing and evidences the growing issue of housing affordability in the area.

2.37. Analysis for the Linton ward is only available for 2021 due to changes to ward boundaries since 2011. As shown in Table 2.15, 72.1% of households owned their homes in Linton, which is a larger proportion than all comparator areas in 2021. Linton also had a lower proportion of socially and privately rented homes (27.8%) when compared to South Cambridgeshire, the East and England.

Table 2.14: Housing Tenure, 2011

	Owned: Outright or with a mortgage/ or shared ownership	Social or private rented	Living rent free
South Cambridgeshire	72.4%	26.2%	1.4%
East	68.3%	30.4%	1.3%
England	64.1%	34.5%	1.3%

Source: 2011 Census

Table 2.15: Housing Tenure, 2021

	Owned: Outright or with a mortgage/ or shared ownership	Social or private rented	Living rent free
Linton	72.1%	27.8%	0.1%
South Cambridgeshire	71.4%	28.5%	0.1%
East	66.2%	33.7%	0.1%
England	62.3%	37.6%	0.1%

Source: 2021 Census

Summary

2.38. Over the last decade, South Cambridgeshire has seen higher than average levels of population growth, with population growth being mostly driven by the older population (aged 65+). Growth in the Linton ward was lower than comparator areas, with only the 65+ age group increasing, while the younger and working-age populations declined, representing a risk for the local economy as more residents reach retirement age. However, South Cambridgeshire is also projected to see a higher increase in its working age population than regional and national averages in future. This is an opportunity for the area, as the younger population can help boost labour market supply as the older members of the workforce reach retirement age and become economically inactive. It is therefore vital that younger people are retained within the area through the provision of modern housing that is attractive to working families, such as that being delivered through the Proposed Development.

2.39. Additionally, demand for housing in the area is clear, with higher than average levels of home ownership in Linton and South Cambridgeshire. However, rates of home ownership in South Cambridgeshire are falling, and data shows that housing stock is generally less affordable for residents in Linton and South Cambridgeshire compared to elsewhere in the country. South Cambridgeshire's rate of housing delivery over the past decade has increased and has remained above target for the past 7 years. Building new homes in the area, such as those delivered by the Proposed Development, can help South Cambridgeshire to continue to reach housing delivery targets.

2.40. Over the last 10 years, employment has grown at a higher rate in South Cambridgeshire compared to other areas, demonstrating the increasing pressure on the district to deliver sufficient housing to support the expanding labour force. Additionally, the percentage of jobs in the construction industry in South Cambridgeshire are higher than the regional and national averages, indicating that local residents are likely to benefit from construction phase employment brought about by the Proposed Development.

2.41. Providing new and appropriate housing, such as that provided through the scheme, can be an important way of providing local employment, strengthening the local economy, retaining younger working-age residents, increasing the local housing offer and meeting the demands of a changing population.

3. Literature & Policy Review

South Cambridgeshire Adopted Local Plan[8]

3.1. The South Cambridgeshire Local Plan was adopted in September 2018 and covers the period from 2011 to 2031. The vision of the Local Plan is the following:

> *"South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment."*

3.2. Policy S/2 of the Local Plan sets out six key objectives to achieve this vision. This includes,

- To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology-based industries, research, and education; and supporting the rural economy.
- To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.

3.3. Policy S/5 of the Local Plan sets out the 'Provision for New Jobs and Homes' over the plan period. It states that development will meet the objectively assessed needs in the district over the 20-year period of 22,000 additional jobs to support the Cambridge Cluster and provide a diverse range of local jobs and 19,500 new homes, including affordable housing. The Local Plan highlights the strong link between jobs and homes, and that it is important to provide an appropriate balance to support the whole community and the nationally and internationally successful local economy with its focus on the high technology and research sectors.

3.4. Policy H/10 of the Local Plan sets out the affordable housing policy for South Cambridgeshire. The Policy states that all developments of 11 dwellings or more will provide 40% of homes on-site as affordable housing.

Draft Greater Cambridge Local Plan[9]

3.5. The Regulation 18 Draft Greater Cambridge Local Plan was published for consultation in December 2025. The Local Plan is a new joint Local Plan for Cambridge and South Cambridgeshire setting out development in the Grater Cambridge area between 2024 and 2045. The vision of the Draft Local Plan is for:

> *"Greater Cambridge to be a place where impacts on the climate and environment are significantly reduced, balanced with the continued flourishing of the internationally significant innovation economy, and an increase in the quality of everyday life for all communities."*

[8] South Cambridgeshire Local Plan: South Cambridgeshire District Council, September 2018.
[9] Draft Greater Cambridge Local Plan 2024-2045: Greater Cambridge Shared Planning, December 2025.

3.6. The Draft Local Plan outlines that the Greater Cambridge economy is nationally and internationally important and has one of the most significant clusters in Europe of high-tech industries, research and development, and life sciences. The plan anticipates 73,300 additional jobs in Greater Cambridgeshire between 2024 and 2045, with a large proportion being in office, R&D and industrial jobs. To respond to the increase in jobs, the plan aims to deliver at least 48,195 additional homes between 2024 and 2045, equating to 2,295 in the Greater Cambridge area.

3.7. The Plan has identified a number of key existing employment and commercial sites as Areas of Major Change, this includes Granta Park and Babraham Research Campus which are both located to the north west of the Proposed Development. The draft Plan highlights that locating homes close to existing and proposed jobs at the cluster of research parks to the south of Cambridge would help reduce commuting and associated carbon emissions and congestion. This includes developments close to Granta Park and Babraham Research Campus, such as the Proposed Development.

3.8. Policy H/AH of the Draft Local Plan outlines the requirement for affordable housing in the Greater Cambridge area. It states that all major developments for housing will provide at least 40% of the new homes on-site as affordable housing.

Greater Cambridge Growth Sectors Study[10]

3.9. The Greater Cambridge Growth Sectors Study was commissioned by Greater Cambridge Shared Planning (GCSP) to study the employment space requirements for 'key sectors' that drive employment growth in Greater Cambridge. These key sectors were identified as life sciences and ICT.

3.10. The study identifies that Greater Cambridge has one of the least affordable housing markets in the country. The delivery of new housing is perceived as not keeping pace with employment growth – demand for housing is outstripping supply. The report highlights the requirement for affordable housing within easy access to workplaces is important to attract and retain workers across all sectors. Although workers in high paying roles can achieve home ownership, there are a diverse range of roles across the sectors including technical and entry level which need to be catered for.

3.11. Due to the need for housing and affordable housing to be close to employment hubs especially in the life sciences sector, some new developments are providing housing on or near the site. The Wellcome Genome Campus will provide 1,500 new homes as part of the new development which will only be available to employees of the campus.

3.12. With the Proposed Development being within close proximity to the Granta Park life sciences development, Babraham Research Campus and Wellcome Genome Campus, the Site would provide much needed housing, including affordable housing, for employees working at these developments in a range of occupations.

[10] Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs: iceni, September 2024.

Settlement Hierarchy Study Update 2025

3.13. The Settlement Hierarchy Study 2025 Update provided an update to the 2021 Settlement Hierarchy Study which supported the Greater Cambridge Local Plan First Proposals in 2021. The Update informs the Settlement Hierarchy Policy S/SH in the draft Greater Cambridge Local Plan 2025.

3.14. The study identifies Great Abington as a Group Village. It has a high job to population ratio as a result of the increase of jobs at Granta Park. Therefore, Great Abington would be suitable for smaller scale development such as the Proposed Development which would provide housing in the area that is needed to reduce the currently high job to population ratio.

Homes England – Housing Affordability & Productivity[11]

3.15. The report produced by Homes England looks to understand the role of housing affordability in the context of economic growth and productivity. The analysis presented is based on two studies, econometric analysis and case study analysis of housing and productivity.

3.16. The case study analysis was based on five local authorities: Cambridge, Wokingham, Bolsover, South Derbyshire, and Rushmoor. Cambridge is highlighted as having a high concentration of key industries including life sciences, biotechnology, and research and development.

3.17. It is concluded from the case study analysis that industrial clusters are important for driving productivity growth, however these clusters rely on local conditions. It was found that the industrial clusters which are responsible for driving productivity growth of a region, such as life sciences in Cambridge are place-based. They require the right local conditions to grow, which includes having access to the right talent which in turn requires affordable housing to be available to workers.

3.18. The case study analysis also found that building houses in locations where there are growing industrial clusters that benefit from agglomeration effects is important. Analysis showed that productivity growth of key sectors is linked to increased inward migration, which leads to greater housing demand and a reduction in affordability. The lack of availability for affordable housing could constrain the future expansion of the sectors and future productivity growth. Within the case study analysis, it was highlighted by stakeholders that the level of availability of housing was a key factor in whether businesses decided to relocate or stay in the area. It was noted that when housing availability was low, it was difficult to recruit skilled workers which could constrain future growth. It was concluded that building more homes in areas with growing sectors benefitting from agglomeration effects could support future growth.

Conclusion

3.19. As concluded in the policy and literature in this section, there is an industrial cluster of high-tech industries, research and development, and life sciences in South Cambridgeshire and the wider Greater Cambridge area. These areas are targeted for further growth within the adopted South Cambridgeshire Local Plan and the Draft Greater Cambridge Local Plan.

3.20. An area of growth which is identified in the Draft Greater Cambridge Local Plan is Granta park which is a science, technology and biopharmaceutical park located to the north west of the

[11] Paper 7 – Housing Affordability and Productivity: Homes England, June 2025.

Proposed Development and Babraham Research Campus also located to the north west of the Site. However, as concluded in the Homes England report on Housing and Productivity to ensure the continued growth of industrial clusters such as life sciences, there needs to be the delivery of affordable housing within close proximity to employment hubs.

3.21. The Proposed Development will deliver 40 dwellings on land west of Moorfield Close, Great Abington which will provide homes that will be available for employees working within local life science and technology hubs such as Granta Park, Babraham Research Campus and Wellcome Genome Campus. The Proposed Development will also provide 40% affordable dwellings on-site in line with Policy H/10 of the Local Plan and Policy H/AH of the Draft Greater Cambridge Local Plan.

4. Housing Supporting the Science Economy and Delivery of Public Services

4.1. Availability and affordability of housing is a significant barrier to the growth of the science sector in South Cambridgeshire and the effectiveness of local public service providers. Through the proposed mix of types and tenures of homes the Proposed Development will directly support the ability of local private and public sector employers to recruit and retain the staff they need. This in turn will support growth in the science sector and the delivery of local public services.

4.2. The following sub sections set out the direct links between the local policy aims and the homes which the Proposed Development will deliver.

The policy context for growth

4.3. The Draft Cambridge Local Plan (2025) sets the achievement of growth in sectors of local economic strength as a clear priority, confirming within the Jobs theme a priority to:

"Encourage a flourishing, dynamic and mixed economy in which includes a wide range of jobs, while maintaining our area's global reputation for education, research and innovation"

4.4. The Draft Plan also recognises the importance of local services in support of employment centres, confirming that they must:

"provide supporting facilities, green spaces, and services where people can thrive"

4.5. The Draft Plan is consistent with the adopted South Cambridgeshire Local Plan (2018) which confirms at paragraph 2.9 that:

"Population growth and the continued success of the Cambridge and South Cambridgeshire economies are important drivers for further growth. There is a strong link between jobs and homes and it is important that the Local Plan provides an appropriate balance that will provide jobs for the whole community as well as supporting the nationally and internationally successful local economy with its focus on the high technology and research sectors, while at the same time delivering homes to meet the overall housing needs."

4.6. Overall growth in local sectors of economic strength is a clear adopted and emerging policy priority. This is aligned to NPPF paragraph 86 which confirms that policies should "set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth" and that particular regard should be had to the needs of a modern economy.

The links between housing, economic growth and local services in South Cambridgeshire

4.7. As noted above, the adopted Local Plan confirms the "strong link" between jobs and homes. The Minister of State for Housing and Planning, Matthew Pennycook, emphasised this point in a Written Ministerial Statement on 23 October 2025 indicating that:

4.8. "*The Oxford-Cambridge region is already home to world leading universities and globally renowned science and technology firms. It has the potential to become one of the most*

innovative and economically dynamic areas in the world. However, numerous long-standing barriers to further growth, from inadequate transport connections to a lack of affordable housing, are preventing it from realising its true potential"

4.9. The barriers to local economic success created by a lack of housing have been consistently recognised for many years. The government's Planning for Sustainable Growth in the Oxford Cambridge Arc document indicated in 2021 that the arc is constrained by "escalating housing costs" (paragraph 1.7) and that:

"*The wider economic effect of this is to make it harder for businesses to attract the skilled workers they need, to locate in the most productive locations, and is forcing longer and more polluting journeys as people travel longer distances to get to work*" (paragraph 1.21).

4.10. The world leading Wellcome Genome Campus is a short distance from the Proposed Development. Within its Case for Growth, supporting its own planning application for homes, the Wellcome Trust noted that:

"A principal challenge for recruitment and retention is that Cambridgeshire is one of the most expensive places to live in the country. Housing is needed to strengthen the Campus against international competition, facilitate global recruitment and to enrich its sense of place"

4.11. Housing is also key to delivery of local public services. The NHS Homes Alliance (a collaboration between NHS Trusts and private sector) confirmed in its 2023 report that staff retention within the NHS is in crisis, with 68% of staff indicating that a lack of suitable housing would be a key driver in deciding to leave within the next two years. The report confirmed that the problem is particularly acute in areas where the cost of housing is prohibitively high, both to buy and to rent.

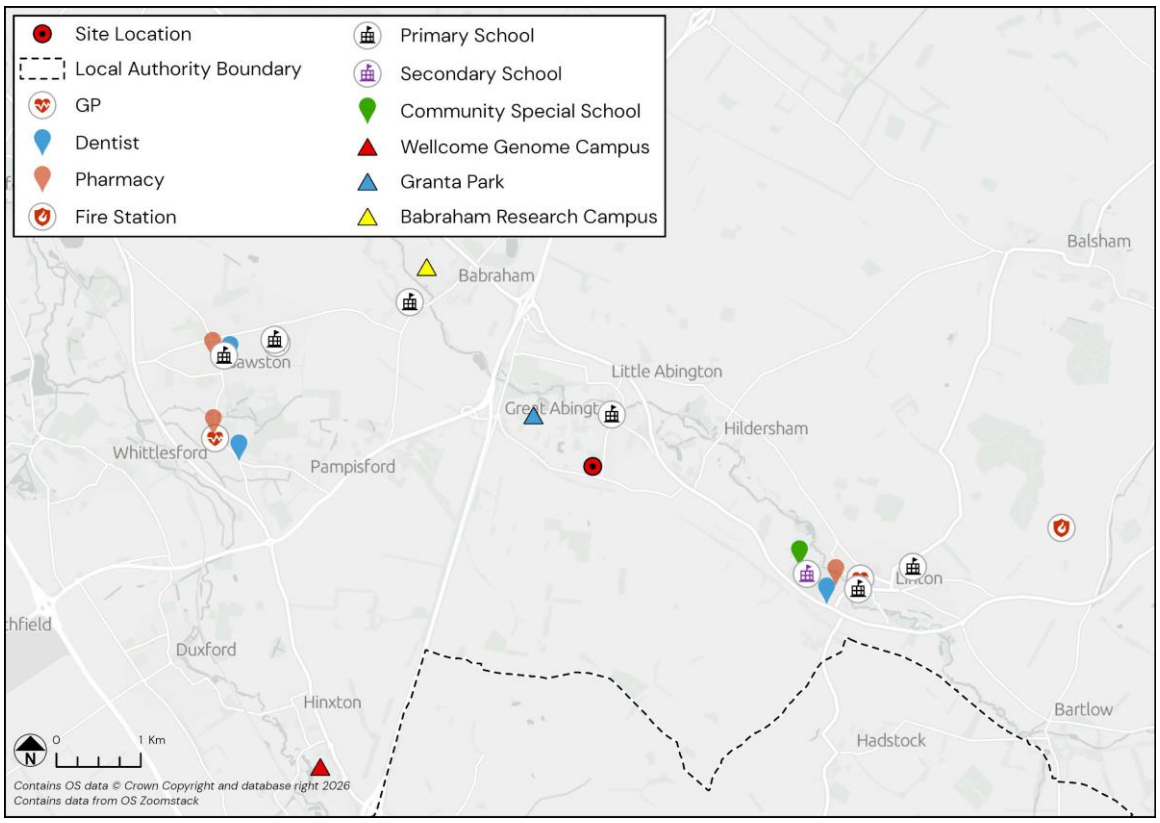
4.12. All of the above confirms that if the local economic growth and public service ambitions are to be realised there is a critical need for appropriate types of homes in the right locations. As set out elsewhere within this evidence, the Proposed Development is in close proximity to both leading science and research employers and local public service providers. It will therefore allow sustainable access from the homes to these jobs.

Local employers and public service providers

4.13. Figure 4.1 maps the location of the nearby science parks of Granta Park, Babraham Research Campus and Wellcome Genome Campus, and key worker employers within 3-miles of the Site. As shown, Granta Park is located to the immediate north west of the Proposed Development and Babraham Research Campus is slightly further to the north west, whilst Wellcome Genome Campus is located to the south west of the Proposed Development.

4.14. Within 3-miles of the Proposed Development there are two GP surgeries, three dental practices, three pharmacies, one fire station, seven pre-schools and primary schools, one secondary school and a community special school.

Figure 4.1: Location of Science Parks and Local Keyworker Employers

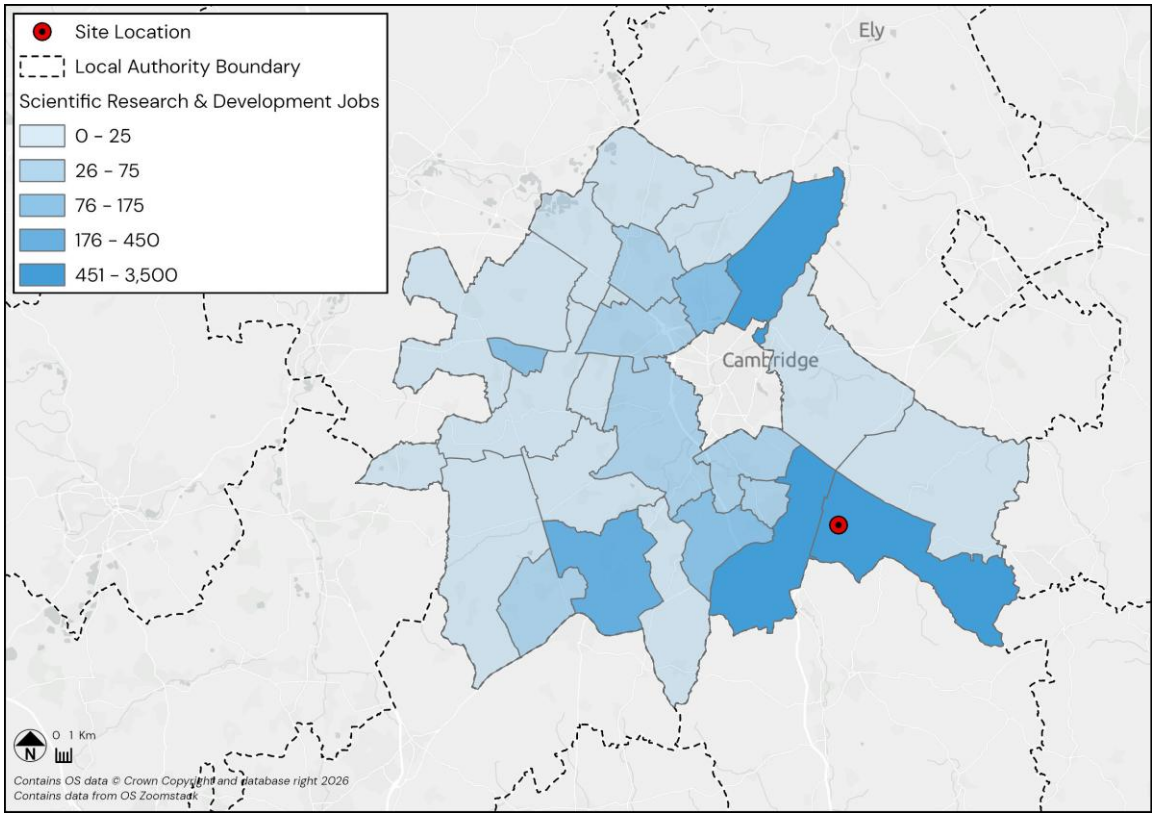


Employment in Research & Development

4.15. Within South Cambridgeshire there are 11,000 jobs in the Research and Development sector as of 2024. Figure 4.2 shows the concentration of this employment split by wards within South Cambridgeshire. As shown, there is a large concentration of R&D employment in Milton & Waterbeach which is located to the north of the Site, and in the wards of Linton (within which the Proposed Development is located) and the adjacent ward of Duxford. Within Linton and Duxford there are 6,500 jobs in R&D, which accounts for over 60% of total jobs in the sector in South Cambridgeshire.

4.16. As highlighted within the report, R&D is a key growth sector for South Cambridgeshire and the wider Greater Cambridge area, and it is therefore important to meet the increased demand for housing to keep pace with the increase in jobs.

Figure 4.2: Concentration of R&D Jobs in South Cambridgeshire



Source: ONS, Business Register & Employment Survey

The proposed homes

4.17. The Proposed Development includes a wide mix of types and tenures of home in compliance with the adopted local plan. 60% of homes are for market sale and 40% are affordable in line with policy H/10. The affordable homes will include social / affordable rent and intermediate tenures, again in line with adopted policy.

4.18. The proposed homes will include a variety of types, with the following minimums secured:

- At least 30% 1 or 2 bedroom homes.
- At least 30% 3 bedroom homes.
- At least 30% 4 bedroom and above homes.

4.19. Affordable homes will be provided on terms as required by the Regulator of Social Housing which sets rents for social / affordable rent and model requirements for intermediate homes offered as shared ownership. Table 4.1 below indicates the monthly housing cost for each of the types and tenures, with details of calculations provided at Appendix I.

Table 4.1: Monthly Housing Costs

	1 Bed	2 Bed	3 Bed	4 Bed
Market Sale	£1,366	£1,897	£2,259	£3,136
Social Rent (SR) / Affordable Rent (AR)	£557 (SR) £898 (AR)	£677 (SR) £947 (AR)	£813 (SR) £1,122 (AR)	£944 (SR) £1,446 (AR)
Intermediate (Shared Ownership)	£693	£963	£1,284	£1,592

4.20. Table 4.2 below indicates the approximate income which would be required to afford the monthly housing costs set out above. As set out within the South Cambridgeshire Affordable Housing SPD (2010), it is assumed that a household should spend no more than 30% of its gross income on housing in order for the housing to be affordable to it.

Table 4.2: Indicative Income Required by Type/Tenure

	1 Bed	2 Bed	3 Bed	4 Bed
Market Sale	£54,626	£75,869 (£37,935 per person for a couple)	£101,159 (£50,580 per person for a couple)	£125,437 (£62,719 per person for a couple)
Social / Affordable Rent*	£0	£0	£0	£0
Intermediate (Shared Ownership)	£27,738	£38,524 (£19,262 per person for a couple)	£51,366 (£25,683 per person for a couple)	£63,694 (£31,847 per person for a couple)

*social / affordable rent available to households with no income in receipt of benefit support

4.21. As indicated at Table 4.2, the Proposed Development offers a wide range of options, enabling those with low or no incomes to benefit from the social / affordable rent homes, those earlier in a career or in lower paid occupations to access home ownership through the intermediate homes, and those wanting to buy to have choices for singles, couples or families.

4.22. The range of affordability offered by the Proposed Development is also directly relevant to the needs of the science sector and local public service providers. This is explored in the next section below.

The relevance of the proposed homes to local employers

4.23. As indicated above, a large number of public service providers are in close proximity to the Proposed Development, including schools, health and community facilities. Table 4.3 below indicates the total numbers of employees and median annual salaries in a range of relevant roles within South Cambridgeshire:

- Human Health Activities (GP and nurses).
- Education.
- Research & Development.

- Fire Services Activities.

4.24. As shown there are currently 4,000 jobs in human health activities in South Cambridgeshire with a median annual salary in the East of England being £39,310 in this sector. Employment data are not available for GPs and nurses but based on SOC codes, the median annual salary for a GP in the East of England if £55,111 and for nurses it is circa £43,000.

4.25. There are 7,000 jobs in education in South Cambridgeshire with a median annual salary of £38,731, 11,000 jobs in R&D with a median annual salary of £49,744, and 2,000 jobs in public administration and defence (including fire service activities) with a median annual salary of £39,828

4.26. As indicated within Figure 4.3, there are a range of roles and incomes important to local policy priorities and within which staff will need accommodation close to their place of work.

Figure 4.3: Employment and Median Annual Salaries in key sectors in South Cambridgeshire

Sector	Number of jobs	Median annual Salary
Healthcare	4,000 across healthcare professions	£39,310
GP		£55,111
Nursing		£43,000
Education	7,000	£38,731
R&D	11,000	£49,744
Fire service	2,000	£39,828

4.27. Figure 4.4 below indicates median incomes for specific roles based on the ONS 2025 Annual Survey of Hours and Earnings (ASHE) and for each example household the type of home they could afford at the Proposed Development.

Figure 4.4: Example Households

Households		Household Income	Suitable & Affordable Home
	Dental technician & Homemaker	£27,172	2 bed social rent home
	Nurse & Teacher	£94,674	4 bed shared ownership home
	Biomedical Scientist	£54,211	1 bed market sale home
	Science Technician & Research Professional	£78,368	2 bed market sale home
	Social Scientist & Lab Technician	£62,562	3 bed shared ownership home
	Midwife & Homemaker	£44,688	3 bed social rent home
	Natural Sciences & Volunteer	£45,118	2 bed shared ownership home
	QA Technician & Student	£27,324	1 bed social rent home
	Process Engineer & Biochemist	£100,313	3 bed market sale home

4.28. As indicated in Figure 4.4, may types of household will be able to live affordable in good quality, energy efficient new homes at the Proposed Development. As the evidence set out earlier within this report indicates, this will help address a critical shortage of accommodation for those working in science and public services roles.

Conclusions on Housing Supporting the Science Economy and Delivery of Public Services

4.29. As indicated within this section of the report:

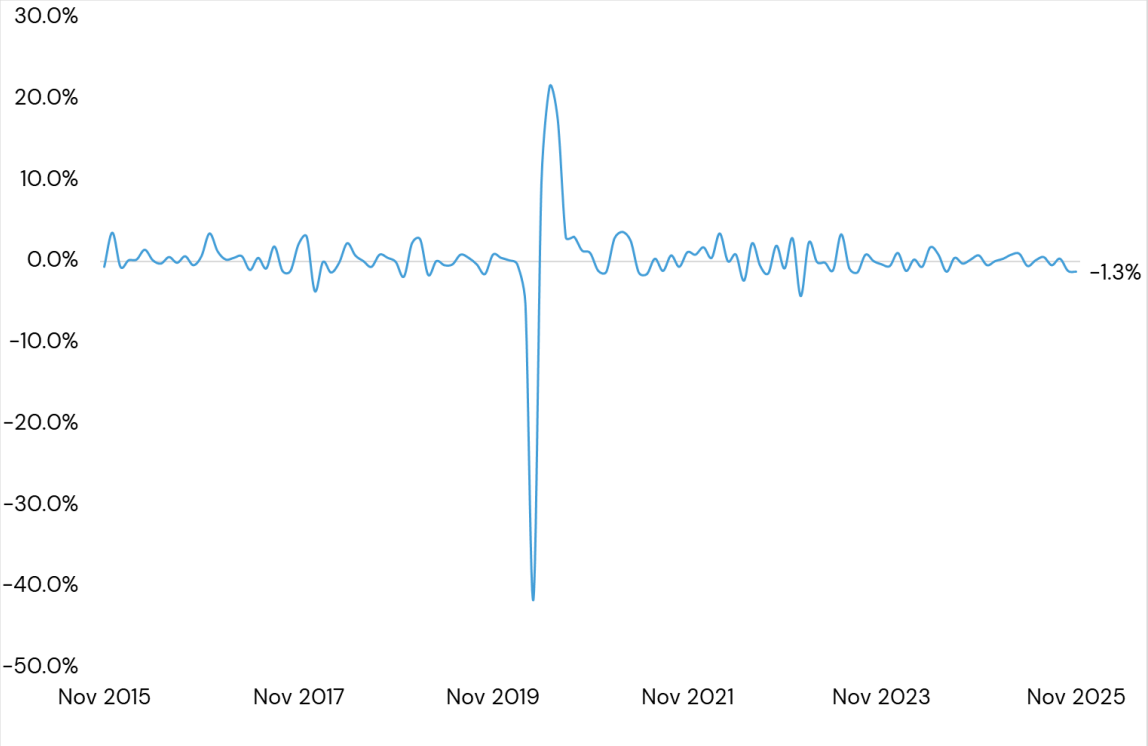
- The local policy support for growth in the science sector and delivery of public services is clear – it is a national, regional and local priority.
- Availability of the appropriate types and affordability of homes in the right places is already holding back growth and meaning critical roles in public services go unfilled.
- The Proposed Development is ideally located to enable short, sustainable travel to leading employment centres such as Granta Park, Babraham Research Campus and Wellcome Genome Campus, together with local schools, health and community facilities.
- The wide mix of types and tenures of homes within the Proposed Development are affordable to exactly those types of households which are needed to realise the economic growth and public service provision aims of policy.
- The proposed homes will therefore play an important role in delivering the aims of adopted and emerging policy.

5. Construction Phase Benefits

Supporting the Construction Sector

5.1. According to the ONS, monthly construction output is estimated to have declined in November 2025 by 1.3% (see Figure 5.1 for further detail). This follows a decline of 1.2% in October 2025. To ensure that there is growth in the sector in the long-term, it is important for the sector to continue to see further investment, such as the investment generated by the Proposed Development, that will support jobs and boost growth.

Figure 5.1: UK Monthly Construction Output Change, November 2015 - November 2025



Source: ONS

Supporting Employment

5.2. Economic benefits will arise through the provision of temporary jobs during the construction phase of the scheme, which is expected to be up to 18 months[12]. Construction costs of the 40 homes are estimated to be around £9.6million over the 18 month build programme. Costs have been calculated using the BCIS Online tool[13] and are exclusive of external works, supporting infrastructure, fees, VAT, finance charge etc.

5.3. Using ONS data on turnover per job in the construction sector in the East in 2025 (£223,255[14]), 29 construction jobs could be supported on-site per annum during the expected 18 month build timeframe.

[12] Information provided by the Appellant.
[13] Accessed 23/01/2026.
[14] ONS – 2025 Business Population Estimates.

5.4. It is widely recognised that housebuilding has knock-on effects for other sectors, which leads to increased demand for building materials and equipment at the construction phase, as well as domestic furniture and carpets etc. following completion. This generates and sustains employment in other sectors. The July 2018 'Economic Footprint of House Building in England and Wales' report by the Home Builders Federation found that for every 1 job in housing construction, the scale of employment supported is equivalent to between 2.4 and 3.1 direct, indirect and induced jobs per new home built. Taking an average of these figures, a multiplier of 2.75 has been used – i.e. for every 1 job in house building, a further 1.75 jobs are supported in the wider economy. Therefore, as well as the 29 on-site jobs supported per annum during the build phase, the construction of up to 40 homes could support a total of 50 additional jobs per annum in the wider economy over the construction phase.

5.5. In total, an estimated **79[15] temporary jobs per annum** could be supported during the scheme's build phase.

5.6. In 2024 there were 6,000 jobs within the construction industry in South Cambridgeshire (representing 6.7% of total employment) and there were 1,135 businesses operating within the sector (representing 12.5% of total business numbers). Companies in the sector can potentially benefit from opportunities to support the build phase of the Proposed Development.

Contributing to Economic Output

5.7. Another way of looking at the economic impact of the construction phase is to calculate the contribution a development makes to wealth creation, as measured by the increase in the value of goods and services generated within an area. This can be done by looking at the increase in gross value added (GVA)[16], a common proxy for economic output. Using ONS data, it is possible to calculate GVA per employee by sector at a regional level. Applying these estimates to the job numbers outlined above, the construction phase of the scheme could generate **£9.8million of GVA** for the economy (current prices) over the 18-month build phase.

5.8. In 2023 the total GVA generated by construction in South Cambridgeshire was £665million. The Proposed Development will contribute towards increasing this figure and help to boost an already important sector in the local area.

Apprenticeships

5.9. The construction sector supports a significant number of apprenticeships, which can generate socio-economic benefits for the people undertaking them. Using research published by the Home Builders Federation published in 2024, we estimate that on average, 2.5 apprenticeships are provided for every 100 net additional dwellings constructed in England and Wales. Within the context of the Proposed Development, this means that 1 apprenticeship opportunity could be provided.

5.10. When reviewing the social value associated with the 1 apprenticeship, the HACT Social Value Bank[17] estimates that the adjusted total social value of these to individuals could be **£11,294**.

[15] Figures may not sum due to rounding

[16] Gross value added is the measure of the value of goods and services produced in an area, industry or sector of an economy.

[17] HACT, Version 6. Accessed 23/01/26.

6. Operational Phase Benefits

6.1. The Proposed Development will create a number of long-term socio-economic benefits once they are built and occupied, which are outlined in this section.

Increased Supply of Labour

6.2. It is estimated that the 40 homes within the Proposed Development will provide homes for up to 51 economically active residents[18]. Data from the Annual Population Survey, published by the ONS, show that around 99% of the economically active population in South Cambridgeshire are in employment[19]. Assuming this figure remains broadly the same, applying it to the population living at the 40 homes within the Proposed Development could result in up to 50 economically active and employed residents living on-site once fully built and occupied. This is likely to be a mixture of people from outside the area, as well as existing residents who move from other parts of the local area.

6.3. If residents show a similar employment profile to the existing working age population of South Cambridgeshire, 66% could be working in higher value occupations. This includes managers, directors, and senior officials; professional occupations; and associated professional and technical occupations.

Increased Household Spend

6.4. Additional household expenditure will be supported by the Proposed Development. While not all of this spend will be in the local area, it is reasonable to assume that a substantial proportion will be retained within South Cambridgeshire. Figures produced by the ONS[20] at a regional level can be used to provide an estimate of what this spend could be worth on an annual basis. For the East, average household spend is estimated by the ONS to be around £604.80 per week. This covers spend on commodities/services such as food & drink, clothing, transport and recreation.

6.5. Applying the £604.80 average weekly spend figure to the 40 homes, the Proposed Development could generate annual household expenditure of up to **£1.3million per annum** once it is complete and fully occupied.

6.6. Of the total annual household expenditure of £1.3million, it is estimated that £502,100 will be spent on food & drink, leisure, restaurants, clothes, household goods etc. A proportion of this will be spent locally, which will particularly benefit the 930 businesses[21] in the retail and accommodation & food services sectors in South Cambridgeshire.

First Occupation Expenditure

6.7. Research published by the Home Builders Federation (HBF) suggests that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18 months of moving in[22]. Taking into account inflation, this figure is now estimated to be around

[18] Census 2021: average number of economically active residents per household in South Cambridgeshire of 1.27.
[19] Annual Population Survey, October 2024 – September 2025.
[20] Estimates represent a three-year average and are derived from household spend by region for 2022-24, produced by the ONS.
[21] Based on data from the 2025 ONS UK Business Count.
[22] https://www.hbf.co.uk/documents/7876/The_Economic_Footprint_of_UK_House_Building_July_2018LR.pdf

£6,000. Applying this to the 40 homes gives an estimate of up to **£240,000** in first occupation spend.

Contribution to Council Tax Income

6.8. Assuming the new homes fall within Band D[23], once fully occupied the 40 homes is estimated to generate up to **£93,512** on an annual basis in additional Council Tax payments, or £0.9million over ten years at 2025/26 rates[24].

Improved Energy Efficiency

6.9. In South Cambridgeshire as of 2024, data from the Valuation Office Agency show that 71.3% of homes were built before 2000[25]. New homes are more energy efficient and according to research by the HBF[26], new build homes will on average reduce energy bills by £979.23 per annum. This is due to 86% of new builds having an A or B Energy Performance Certificate (EPC) rating compared to less than 5% of existing older properties with an A or B EPC rating.

6.10. Assuming the Proposed Development delivers homes with an A or B EPC rating, the potential energy bill savings of the 40 homes are estimated to be around **£39,169 per annum**.

Supporting the Climate Change Agenda

6.11. HBF research highlights that new build homes emit 65% less carbon per annum compared to older properties. The average new build home emits 1.22 tonnes of carbon annually, the equivalent of 35% of an average older property's emissions, which has an annual emission figure of 3.51 tonnes. Applying this calculation of 2.29 fewer tonnes of carbon emissions to the 40 homes delivered by the Proposed Development, it is estimated that the carbon emissions savings could amount to around **92 tonnes per year**.

Social Value of Delivering Open Space On-site

6.12. Research from Homes England[27] indicates that the social value of having green open space nearby equates to £97 per household per year. This equates to a total of **£3,880 in social value** as a result of green open space delivered by the Proposed Development per year, or **£38,800[28] over 10 years**.

Affordable Housing

6.13. The Proposed Development proposes up to 40 homes of which 40% will be provided as affordable homes to meet the requirements of Policy H/10 of the South Cambridgeshire Adopted Local Plan

[23] 2025/26 Council Tax for Band D properties in the parish of Great Abington, South Cambridgeshire is £2,337.80.
[24] It is acknowledged that Council Tax revenue is not a financial consideration which is material to any planning balance assessment.
[25] Data available at: https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2024.
[26] Available at: https://www.hbf.co.uk/policy/wattasave/
[27] *Measuring Social Value – Paper 2: Brownfield Development Values*, Homes England, November 2023. Available at: Brownfield Development Values.
[28] Current prices

7. Conclusion

7.1. The Proposed Development will deliver long-term benefits for South Cambridgeshire's economy and residents. It addresses two pressing challenges identified in this socio-economic analysis: an ageing population and housing affordability challenges. Delivering homes that are attractive to economically active people is essential for balanced, sustainable population growth. New housing can help to attract younger residents, and retain working-age families, whilst also supporting construction jobs and generating household spending that benefits local businesses.

7.2. Local policy and relevant literature also identify there is a need within South Cambridgeshire to deliver housing that will meet the increasing demand from jobs within the cluster of high-tech industries, research and development, and life sciences. The lack of housing and affordable housing close to employment sites could potentially limit the productivity and growth of these sectors as it limits the supply of workers unable to move to the area. The delivery of the Proposed Development close to employment hubs such as Granta Park will provide housing and affordable housing for local employees.

7.3. The range of types and tenures of homes proposed at the site are ideally aligned to the variety of incomes of those working within growth sectors, meaning that they will directly support this growth by alleviating housing pressures. If sufficient housing is not delivered the growth opportunity in areas such as life sciences will be lost to the UK and captured overseas.

7.4. As policy identifies, local services are also critical in support of homes and jobs. A range of local health, education and community service providers are in close proximity to the site. These types of public employers currently struggle with retention and recruitment of staff, with housing typically being the largest single factor. As demonstrated within this report, the mix of market, intermediate and social / affordable rent homes means that a wide range of local keyworkers could afford to live at the site and support the delivery of local public services.

7.5. Economic and social benefits will be provided in both the construction and the operational phase. During the construction phase, the Proposed Development will create up to 79 temporary jobs annually over the 18-month build programme, both on-site and in the wider economy. These jobs should be advertised locally to maximise benefits for South Cambridgeshire residents. Additionally, the scheme will contribute an estimated £9.8million in GVA over the 18-month build timeframe (current prices) and support one apprenticeship on-site which could generate social value in the region of £11,294.

7.6. Once operational, the Proposed Development will continue to strengthen the local economy through increased numbers of economically active residents, higher household expenditure, and additional council tax revenue – helping the council reinvest in the area. Furthermore, the scheme also supports the climate change agenda and will help residents reduce energy costs.

Appendix I – Monthly House Cost Calculations

Market Sale

Unit Type	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed**
Net Internal Area (m2)	50	70	93	115
Net Internal Area (ft2)	538	753	1,001	1,238
Value	£270,000	£375,000	£500,000	£620,000
Monthly Mortgage Cost	£1,366	£1,897	£2,529	£3,136
Household Income	£54,626	£75,869	£101,159	£125,437
Individual Income (couple)	£54,626	£37,935	£50,580	£62,719

Market sale mortgage assumptions	
Deposit	10%
Loan Period (years)	25
Average Interest Rate	4.50%

Shared Ownership

Unit Type	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed**
Net Internal Area (m2)	50	70	93	115
Net Internal Area (ft2)	538	753	1,001	1,238
Value	£270,000	£375,000	£500,000	£620,000
£/ft2	*£502*	*£498*	*£499*	*£501*
Monthly Housing Cost (mortgage + rent on unsold equity)	£693	£963	£1,284	£1,592
Household Income	£27,738	£38,524	£51,366	£63,694
Individual Income (couple)	£27,738	£19,262	£25,683	£31,847

Shared ownership assumptions	
First Tranche Sale	10%
Rent on Unsold Equity	2.75%
Deposit	10%
Loan Period (years)	25
Average Interest Rate	4.50%

Affordable Rent (Capped at Local Housing Allowance)

Unit Type	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed**
Net Internal Area (m2)	50	70	93	115
Net Internal Area (ft2)	538	753	1,001	1,238
Monthly Rent	£898	£947	£1,122	£1,446

Social Rent (Target Rents)

Unit Type	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed**
Net Internal Area (m2)	50	70	93	115
Net Internal Area (ft2)	538	753	1,001	1,238
Monthly Rent	£557	£677	£813	£944

Note - all calculations performed using Beacon Optimix software having regard to the requirements of the Regulator of Social Housing

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