

LAND NORTH OF CAMBRIDGE NORTH STATION, CAMBRIDGE

APPEAL REF: APP/W0530/W/23/3315611

NOTE FOR INSPECTOR

1. Introduction

This note responds to the Inspector's questions on the following questions to the Council's planning witness.

2. Reference to homes in the Typology Study

Mr Bodkins (ID1.11) states that *"Based on the Typologies Study and Development Capacity Assessment, which was published by Greater Cambridge Shared Planning Services in December 2021, the plots forming part of the appeal site should be delivering a total of 730 homes. Instead there are 425 proposed."*

The figure of 730 homes, quoted by Mr Bodkins, is derived from Parcels A1-A3, which are included in Appendix B of the NEC Typologies and Development Capacity Assessment. The Study considered Parcels A1-A5 (as shown on the attached plan at Appendix A) was suitable to deliver a total of 1,250 homes. This was based on an average density of 180dph and building heights of 4-6 storeys and also allowed for some commercial and community uses. It is worth noting that part of Parcel A4 is also included in the application site, where the Wild Park is located. Parcel A5 is located to the north of the existing aggregates yard, completely outside the appeal site.

3. Greater Cambridge Local Plan – reliance on DCO process

The policy for North East Cambridge in the First Proposals version of the Greater Cambridge Local Plan includes the housing numbers for the whole of NEC. It says that based on the Area Action Plan, it is anticipated that the whole of NEC could accommodate up to 8,350 dwellings.

The Development Strategy Topic Paper, published alongside the First Proposals (Regulation 18: The Preferred Options) Consultation 2021, sets out the reasoning for the delivery assumptions for NEC and also includes the specific trajectory for NEC which shows 3,900 dwellings to be delivered at NEC within the plan period. The delivery of these dwellings is contingent upon the DCO process.

4. Timetable for the Greater Cambridge Local Plan

The updated Greater Cambridge Local Development Scheme (published August 2022) sets out the timeframes the Greater Cambridge Local plan as follows:

- Draft Greater Cambridge Local Plan (Regulation 18) consultation will take place in Autumn 2023
- Proposed Submission plan to follow the anticipated date of the outcome of the DCO. If the DCO is approved in Winter (early) 2024, it is anticipated that the Proposed Submission Greater Cambridge Local Plan will be published for consultation in Autumn 2024.
- Assuming no new issues are raised in representations that would require material changes to be made, the plans would then be Submitted for Examination in Summer/Autumn 2025.

5. Rolling Five Year Supply

The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (published April 2023) sets out at para. 55 that based on the Greater Cambridge housing trajectory published in this report (6.1 for year period 2023-2028), it is anticipated that there will be a rolling five-year housing land supply going forwards when calculated using the standard method and applying a 5% buffer as follows:

Area / Five Year period	2024-2029	2025-2030	2026-2031	2027-2032	2028-2033
Greater Cambridge	6.3	6.2	6.0	6.0	6.0

Date: 22 June 2023

APPENDIX A

Parcels In Appendix B of Typology Study

