

LOCAL PLAN EXAMINATIONS CAMBRIDGE CITY and SOUTH CAMBRIDGESHIRE

INSPECTOR: Laura Graham BSc MA MRTPI
ASSISTANT INSPECTOR: Alan Wood MSc FRICS
PROGRAMME OFFICER: Gloria Alexander
Tel: 07803 202578

email: programme.officer@cambridge.gov.uk / programme.officer@scambs.gov.uk

Our Ref: CCC/SCDC/Insp/Prelim4
Your Ref:

10 September 2015

Mrs S Saunders
Planning Policy Manager
Cambridge City Council

Mrs C Hunt
Planning Policy Manager
South Cambridgeshire District Council

Dear Mrs Saunders and Mrs Hunt

Local Plan Examinations Cambridge City Local Plan and South Cambridgeshire District Local Plan

Thank you for your letter of 1 September 2015. The Inspector's response follows.

In relation to the principle of the use of a joint housing trajectory you will be aware that Planning Policy Guidance Ref 010 2a-010-20140306 advises: *Where there is a joint plan, housing requirements and the need to identify a five year supply of sites can apply across the joint plan area. The approach being taken should be set out clearly in the plan.* As you have not produced a joint plan this guidance does not apply.

I will need, therefore, to consider whether the approach of a joint housing trajectory will deliver sustainable development in accordance with the national Planning Policy Framework, bearing in mind the particular circumstances of the two Local Plans. As you point out the joint housing trajectory is a response to the development strategy of the two plans, which is a matter you have agreed to revisit during the suspension of the examinations, including the preparation of an Addendum to the Sustainability Appraisal. The judgment in the case of Cogent Land LLP v Rochford District Council was referred to at the hearings and consequently you will be aware of the importance of ensuring that the Addendum is not undertaken as an exercise to justify a predetermined strategy.

For these reasons, I do not consider it would be appropriate to reach any conclusions on the principle of a joint housing strategy in advance of knowing the outcome of the work you are currently undertaking. Furthermore, as you accept, a decision on the joint housing strategy would not resolve the issues surrounding the calculation of a five year housing land supply so it is difficult to understand how it would be of particular assistance with current development management decisions where housing land supply issues are involved.

Turning to the issue of the CIL examinations, I am content to reconsider this issue in the light of changing circumstances but, for the reasons given in our previous letter, it appears unlikely that we will be able to proceed with the CIL examinations during the suspension of the local plan examinations. In addition, for a variety of practical reasons, including other work commitments that Mr Wood and I will be required to undertake, it will not be possible to undertake the CIL hearings at short notice.

Laura Graham

Inspector

Please do not hesitate to contact me if you have any queries.

Yours sincerely,

Gloria Alexander

Gloria Alexander
Programme Officer