



Gloria Alexander  
Programme Officer  
Public Examination Office  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
CB23 6EA

1<sup>st</sup> March 2017  
U&C011/jaf

Dear Ms Alexander

**South Cambridgeshire Local Plan Examination Statements: Matter SC6A SS/5  
Waterbeach**

Thank you for your email of 27th February. The Inspector's position is clear. It has not been possible to agree a joint statement between DIO/U&C and RLW as suggested, largely because the two parties were seeking to append different evidence to their Statements. There is no single, agreed evidence base. DIO/U&C have therefore agreed that Boyer submit their Statement, on behalf of RLW alone, and independently justify to the Inspector the validity of the new material included, in the context of her comments in this regard. DIO/U&C withdraw their previously submitted statement and the accompanying appendices, without prejudice to the merit of the content. I also request that this letter is shared with other participants in the SS/5 Hearing.

DIO/U&C's decision has been taken on the understanding that the Inspector will, as indicated in her letter to us, ensure all parties are limited (in their Statements and contributions to the Hearing) to matters addressed in their original representations. As you know we have been concerned that this approach may leave DIO/U&C, and other parties for that matter, prejudiced in relation to discussion of further proposed modifications and new information, clearly not addressed in the original representations. The Inspector's guidance would therefore be appreciated on how further proposed modifications and her questions are to be addressed at the Hearing session, if limited to the circumference of the original representations and in the absence of the opportunity to make independent formal representations and Statements.

DIO/U&C have made significant progress towards commencing development of the Barracks and Airfield site (part of the proposed SS/5 allocation), including submission of an outline planning application. A brief update will be provided to the Examination in a Statement of Common Ground between RLW, DIO/U&C and the Council, which is in preparation. DIO/U&C recognise that the Local Plan Examination is not the place for consideration of a planning application, but its preparation has involved extensive assessment and survey work which has provided useful knowledge about the site and solutions to the challenges of delivery. While the Inspector's decision not to accept new information is acknowledged, application material can be provided, if it is subsequently deemed helpful and we are in discussion with the Council as to the use of this material to support the Council's case.

Submission of a planning application means that DIO/U&C have decided upon a preferred approach to development and delivery across the Barracks and Airfield site, with reference to

David Lock Associates Limited  
50 NORTH THIRTEENTH STREET, CENTRAL MILTON KEYNES, MK9 3BP  
t: 01908 666 276 f: 01906 605 747 e: mail@davidlock.com  
[www.davidlock.com](http://www.davidlock.com)



a comprehensive assessment and testing and a spatial framework for development, agreed with RLW. RLW continue to promote approaches and strategies to their land holding and indeed the whole site, based upon different assumptions and priorities, as set out in the information appended to their Statement. While DIO/U&C do not dispute that there are alternative approaches to delivery, they are now committed to an approach, set out in the planning application. There has been insufficient time for DIO/U&C to review the many hundreds of pages of new material appended to the original RLW Statement and establish the degree of consistency with the DIO/U&C position. If accepted by the Inspector, it must be made clear to all parties at the Examination that information appended to RLW's Statement has not been jointly prepared and does not necessarily represent the approach being pursued by DIO/U&C. DIO/U&C do nevertheless endorse most of the Boyer Hearing Statement itself (excluding the appendices) and subject to the following clarifications:

- Both parties have undertaken new work on capacity since the representations were made. RLW now suggest capacity of up to 11,000. DIO/U&C's outline planning application demonstrates capacity for up to 6,500 homes on the Barracks and Airfield alone and tests 10,000 units on the site as whole (this is achieved without compensatory ecological habitat being created off-site, as suggested by RLW). Total capacity of 10,000 is consistent with the representations on the Submission Local Plan. Capacity for '*approximately 10,000*' leaves sufficient flexibility and clarity.
- With regard to viable delivery of infrastructure, the RLW statement focuses upon the strategic picture set out in the IDS and RLW's transport strategy, addressed in an appendix to the Statement. DIO/U&C have a specific infrastructure delivery plan aligned with the planning application proposals. The Inspector has made clear that this new information is not required from DIO/U&C. The Council need to demonstrate a viable and practical delivery scenario; DIO/U&C will seek to assist in demonstrating this.
- DIO/U&C have a view about the delineation of the northern extent of built development, and evidence to support that view. RLW, Heritage England, the Council and DIO have all changed positions on this matter since the Submission Plan and the related representations. As no formal modification has been progressed (so no opportunity has been given for representations to be made) and the Inspector is clear that no new information is to be considered, U&C/DIO cannot substantiate their changed position. DIO/U&C maintain an objection to the boundary as shown on the Inset Plan and do not support the line now proposed by the Council as a further proposed modification. U&C/DIO trust that no other party will be allowed to present new evidence on this matter until the opportunity has been afforded to all parties to make representations, or the matter is left to be addressed at the planning application stage, when setting studies can be properly considered.

Please do not hesitate to contact me if you have any queries with regards to the above.

Yours sincerely

**JULIA FOSTER**

Partner

email: [jfoster@davidlock.com](mailto:jfoster@davidlock.com)

cc Tim Leathes, U&C; Caroline Hunt, SCDC; Mike Newton, Boyer Planning