

Your ref: APP/W0530/W/23/3315611  
Our ref: Cambridge North  
DD: 07976 579376  
E: [alison.wright@bidwells.co.uk](mailto:alison.wright@bidwells.co.uk)  
Date: 13/10/23

Alison Dyson  
The Planning Inspectorate  
Temple Quay House  
The Square Bristol  
BS1 6PN

Dear Mrs Dyson

**YOUR REF: APP/W0530/W/23/3315611**

**LAND TO THE NORTH OF CAMBRIDGE NORTH STATION, CAMBRIDGE**

We write further to our letter of this morning (“the Letter”), sent to the Inspector in line with the Inspector’s Note dated 14 September. We have subsequently received a response from South Cambridgeshire District Council to the EA’s representation dated 6 October 2023 (“the LPA’s Response”). This was a surprise as we expected to receive any comments from the LPA on 6 October in line with the Inspector’s Note.

Notwithstanding this, we raise the following points:

1. We note the LPA maintains its position of not raising an objection in relation to water resources; is of the view that the issue of water stress has been appropriately considered in respect of this development proposal by applying the relevant Local Plan policies; and considers that an appropriate package of mitigation has been secured.
2. Given this we are therefore very surprised that the LPA has gone on to raise the consideration of further mitigation. For the avoidance of doubt, the Appellant does not consider the additional mitigation items listed on page 4 of the LPA’s Response (delaying occupation or linking the development to strategic water supply intervention) to be necessary or justified.
3. The Appellant maintains its position as set out in its closing submissions at the Inquiry and our Letter of earlier today.
4. The Appellant has already made its submissions on the EA’s evidential position in our Letter and therefore does not accept that “greater clarity” around the level of risk has been provided by the EA.



Bidwell House, Trumpington Road, Cambridge CB2 9LD  
T: 01223 841841 E: [info@bidwells.co.uk](mailto:info@bidwells.co.uk) W: [bidwells.co.uk](http://bidwells.co.uk)

5. Furthermore, it is noted that on page 1 of the LPA's Response, the LPA states that "the normal approach to planning for necessary water supply at a strategic level does not apply". We are unsure whether this is a typographical error as (i) it runs counter to the LPA's position at the Inquiry and (ii) appears contrary to its subsequent statement "a plan-led approach should be applied". The Appellant stands by its closing submissions that this is a strategic issue and one for the water regulation system and not for the determination of planning applications or appeals.

Kind regards



**Alison Wright**  
Partner