

The Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026 (CPO/PLA/10002)

Statement of Evidence of Paul Belton (Carter Jonas) (CD 9.4)

dated 15 September 2026

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1 INTRODUCTION

1.1 Qualifications and experience

- 1.1.1 My name is Paul Belton. I hold a Bachelor of Arts (Honours) degree in Town Planning and a Diploma in Town Planning from the University of Newcastle upon Tyne (2001 and 2003). I am a Chartered Town Planner. I obtained membership of the Royal Town Planning Institute in 2003. I have over 23 years' experience as a practicing Town Planner in both local government and planning consultancy. I am currently employed as a Partner and Head of Planning & Development East at Carter Jonas LLP, a nationwide firm providing property services to public sector, private and corporate clients. I am based in the Cambridge office.
- 1.1.2 This Statement of Evidence is made in support of The Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026 (the **Order**) in connection with the proposed redevelopment of Hanover Court and Princess Court (the **Estate**), comprising of the demolition of existing blocks and redevelopment to provide the erection of 165 new homes, landscaping, community room, parking and associated works (also referred to in this Statement of Evidence as the **Scheme**). For the purposes of this Statement, I adopt the definitions of Development and Planning Application as set out in the Council's Statement of Case (**CD 1.4**).
- 1.1.3 The facts and matters set out within this Statement of Evidence are true to the best of my knowledge and belief. Where reference is made to facts which are outside my knowledge, I set out the source of my information, and I believe such information to be true.
- 1.1.4 I have been assisted by other professional advisors and officers of Cambridge City Council (the **Council**) with the preparation of this Statement of Evidence, one of whom will also provide evidence to the inquiry.

1.2 Involvement with the Scheme

- 1.2.1 I have been the lead planning consultant for the proposed development at the Estate since the commencement of the project in May 2021, acting on behalf of the Cambridge Investment Partnership (**CIP**). I have advised on all relevant planning matters arising on this project since 2021.
- 1.2.2 Over the past five years, my role has covered the following key tasks:
- Identifying all relevant planning designations and assisting in the identification of the site's key opportunities and constraints;
 - Advising on the planning policies relevant to the redevelopment proposals;
 - Appraising the planning merits of the emerging concept schemes;
 - Engaging in extensive pre-application discussions with Cambridge City Council, acting as the Local Planning Authority (the **LPA**) and other stakeholders;

- Assisting with public engagement events;
- Overseeing the drafting of the Planning Statement (**CD 4.14**);
- Leading the preparation and submission of the Planning Application to redevelop the site in October 2025; and
- Managing the Planning Application through to obtaining a resolution to approve at Planning Committee in June 2026.

1.2.3 My project brief was to act as planning consultant and to assist in the preparation of a planning application to demolish the existing buildings and redevelop the site to provide replacement affordable and market housing. The project brief sought to make the efficient use of the Estate, boosting the number of homes provided on the land.

1.2.4 As noted within Section 2 of this Statement, this is a very complex site and, as a result, extensive project testing was undertaken by the appointed architects during the pre-application phase of the project. My key responsibility was to help build a clear understanding of the Estate's characteristics, opportunities and constraints to help inform and steer the preparation of development options. The key material considerations which influenced the design were:

- The Estate's location within the designated conservation area;
- The setting of nearby Listed Buildings, including Wanstead House on the junction of Hills Road and Union Road;
- The presence of protected trees both around the Estate perimeter and within the central open space;
- The relationship shared with neighbouring buildings that include houses, commercial/office buildings and schools; and
- Compliance with policies contained within the adopted development plan.

1.2.5 Extensive testing of options was required to balance the many competing policy and Estate requirements.

1.2.6 Throughout my time working on the project, I have worked alongside Ross Jones, Ben Binns and Connor Gilyatt at the Council.

1.3 **Scope of Evidence**

1.3.1 I set out the following in my evidence:

- (a) The planning status of the Scheme and procedural details including planning history;
- (b) The statutory requirements and compliance with national and local policies;

- (c) The conditions, obligations, and public benefits related to the Development;
 - (d) The status of the Planning Application and my views on the likelihood of implementing the proposed Development; and
 - (e) Responses to Objectors on the following topics:
 - i) Status of the Planning Application;
 - ii) Consideration of development options; and
 - iii) Public benefits.
- 1.3.2 I conclude that, in my professional opinion, the proposed Development (which has a resolution to approve) is in general conformity with the adopted Cambridge Local Plan (the **Local Plan, CD 3.4**). Where conflicts/harm have been identified, these harms are outweighed by the clear and significant benefits of the Development.
- 1.3.3 Before the Planning Application is approved, the section 106 agreement needs to be completed, revised wording for a demolition condition agreed to respond to the Planning Committees request to secure additional safeguard measures for adjacent schools during the demolition works, and an additional condition added seeking a Site Waste Management Plan to be agreed prior to the Development commencing. Good progress is being made with these matters. I expect the planning approval to be issued prior to the end of 2026.
- 1.3.4 When approved, all planning conditions and obligations will have been agreed between CIP and the LPA.
- 1.3.5 The Development has also been the subject of detailed viability testing during the consideration of the Planning Application.
- 1.3.6 For these reasons, I am not aware of any planning impediments that would prevent the implementation of the Development once approved.
- 1.3.7 I append to this Statement the following documents:
- (a) **Appendix PB1:** Carter Jonas Rebuttal Letter dated 16th February 2026; and
 - (b) **Appendix PB2:** Record of Executive Decision for Key and non key decisions (Subject to Call-in) - Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report 2026.

2 PLANNING HISTORY AND THE PLANNING PERMISSION

2.1 Planning History

2.1.1 The following applications are visible on the Council's online portal:

Reference	Description	Decision
C/66/0250	Erection of 2 blocks of flats and a 3-storey garage block - New Town Redevelopment	Approved July 1966
C/68/0598	Residents Laundry [Relates to current community building]	Approved October 1968
06/1113/FUL	Enclosure of existing balcony (and refurbishment of studio flat).	Withdrawn April 2009
16/1590/FUL	Retrospective application for enclosing of balcony with UPVC and glass windows.	Withdrawn October 2016
16/1847/FUL	Construction of a mono-pitch canopy roof over ten individual external stairwells at the front of each block of flats.	Withdrawn Jan 2017
18/0952/FUL	Retrospective application to install a window on the balcony for security reasons	Refused, Appeal Dismissed July 2020
25/00507/SCRE	EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the redevelopment of Hanover and Princess Courts.	Environmental Statement not required

2.1.2 The planning history of the Estate indicates that the blocks which are still in situ on the Estate were erected after 1966, with the community room erected after 1968 as a standalone laundry. Within the last 15 years, the Council as landowner and various residents have sought planning permission to improve the flats through enclosure of balconies and staircases; however, these applications have been unsuccessful due to the impact on the conservation area and have either been withdrawn or refused.

2.2 Early stages and development of the Scheme

2.2.1 As noted above, Carter Jonas was formally instructed to act as planning consultant in May 2021. Initial pre application meetings were held with the LPA in June 2021, June 2022 and November 2022, these being pre application meetings 1, 2 and 3 (**CD 4.6, 4.7 and 4.8**).

2.2.2 During these three meetings, a variety of development options were tested. Key issues explored included:

- (a) Whether the three London Plane trees located within the centre of the site can be retained?

The Tree Officer had a strong desire to retain these Category A trees but retention, even if possible, was shown to significantly reduce the capacity of the site. Notwithstanding this, significant concerns were raised by

officers in relation to the proposed loss of the trees. Further investigations were sought on the feasibility for tree retention.

(b) Matters of scale and massing.

The impact of taller buildings spread across the site was considered, by the LPA, to result in harm to the character and appearance of the conservation area. The need for further consideration of scale and massing was therefore identified.

(c) Building form and layout.

How the Scheme can seek to knit into/repair the streets was also seen as a key design aspiration of the LPA. Further design testing was needed on where buildings would be positioned, how they would relate to the street and adjacent terraces and how they would incorporate improved connectivity across the site.

2.2.3 Following the completion of pre application meeting 3 (**CD 4.8**), the project was paused until October 2023 to enable the requested retention of the three London Plane trees in the centre of the Estate to be fully explored. During this time, the wider team assessed the physical ability to retain the trees, as well as the health and safety implications to construction workers if the trees were kept. The work undertaken by others concluded that the three trees could not be retained. This was relayed to the LPA and it was agreed that, while an arboricultural objection would remain, the pre application process would recommence on the basis that the trees would not be retained.

2.2.4 The four pre application meetings that followed (pre-application meetings 4-7) together with accompanying workshops and public consultation events, were used to refine the proposal, ready for planning submission (**CD 4.9, 4.10, 4.11 and 4.12**).

2.2.5 The key issues reviewed during this second phase of pre-application engagement focused on the following key topics:

- (a) The form and location of individual blocks;
- (b) How the buildings sit along the street, and within the landscape setting to help encourage access and connectivity;
- (c) The height of individual blocks and the impact on key views within the conservation area and the setting of Wanstead House;
- (d) The climate resilience of the buildings, and specifically the strategy for managing overheating and minimising single aspect homes;
- (e) The location of the replacement community facility; and
- (f) Elevational detailing and design.

2.2.6 The very extensive pre application process, that was also informed by public consultation, youth engagement and an independent Design Review, ensured

that a fully considered development proposal was able to be presented as part of the Planning Application lodged in October 2025. The Planning Statement which supported the Planning Application is found at **CD 4.14**.

- 2.2.7 Following the submission of the application, the LPA undertook comprehensive consultation in response to which formal consultation responses to the submission were received.
- 2.2.8 In February 2026, an update to the original submission was lodged with design updates being made to respond to the further design and landscape advice received. Additional clarifications were also included in the Carter Jonas cover letter dated 16th February 2026 in order to provide a comprehensive rebuttal to all comments received. A copy of this rebuttal letter is appended as **Appendix PB1**.
- 2.2.9 The February submission also included a Viability Assessment dated January 2026, prepared by Savills on behalf of CIP (**CD 4.15**). This Assessment confirmed that the Development, which included the provision of 72 affordable homes, was not viable. In response, an independent viability assessment was commissioned by the LPA, undertaken by Quintic. The final report from Quintic (**CD 4.16**), submitted to the LPA, concluded that the Scheme could not support the delivery of any affordable housing. The application was amended to reflect this, and the LPA's assessment of the Development proceeded on the basis that no affordable housing was to be provided.
- 2.2.10 The application was referred to the Council's planning committee (the **Planning Committee**) on 24th June 2026 with an officer recommendation of approval. The Planning Committee report (the **Committee Report, CD 2.4**) noted the following:
- (a) The site is not allocated but its re-use for housing accords with the Local Plan (Policy 3) and therefore the principle of development is acceptable;
 - (b) The reprovision (and extension) of the existing community facility accords with Policy 73 which seeks to protect and retain community floorspace;
 - (c) The Development would make effective use of land, resulting in an increase in homes from the former 127 to 165 homes, and as such, accords with the NPPF (paragraph 165 as it was, **CD 3.1A**);
 - (d) The proposed Development does not include any affordable housing, but the report notes in paragraph 1.13 that;

"This must be considered in the context of the site's existing condition and the evidence within the submitted and independently reviewed viability assessment. The existing dwellings have reached the end of their life and are considered moribund. In the absence of redevelopment, the condition of the estate will continue to deteriorate, leading to increasing and ongoing costs for the Council. The viability evidence demonstrates that a scheme including any affordable housing would not be viable".
 - (e) The design of the Development, informed by the extensive pre-application process, successfully responds to the many constraints of the

site and is considered acceptable in the context of Local Plan policies 55, 56, 57, 58, 59 and 60, as well as the relevant sections of the NPPF (**CD 3.1A**);

- (f) In terms of wider townscape impacts, the Development was found to be compliant with Policy 60 of the Local Plan with either limited or positive impacts on existing views and vantage points of the site identified;
- (g) The Development, by virtue of being taller than the existing buildings on the Estate, was however deemed to result in a degree of harm to the character and appearance of the Newtown and Glisson Road conservation area, falling within the lower end of “less than substantial harm”, as defined within the NPPF (**CD 3.1A**);
- (h) The proposed loss of three Category A London Plane trees was also considered harmful. Having regard to policy 71, this therefore requires the harmful impact caused by the loss of these trees to be weighed against wider public benefits.

2.2.11 The Committee Report (**CD 2.4**) also identified the following benefits of the Development:

- (a) Making efficient use of a brownfield site;
- (b) Delivering highly sustainable new homes to help address local housing need;
- (c) Improving the public realm of the area and the landscape spaces, whilst also contributing to the regeneration of the area;
- (d) The re-provision of the community space;
- (e) The biodiversity net gain of 20%;
- (f) Removal of car dominated spaces;
- (g) Enhanced connectivity across the Development; and
- (h) Generation of jobs and spend during the demolition and construction phase.

2.2.12 In undertaking the planning balance, the Committee Report (**CD 2.4**) concluded that the substantial economic, social and environmental benefits of the Development outweigh the harm caused by the loss of the London Plane trees, and the less-than-substantial harm caused to the conservation area. Subject to the completion of the section 106 agreement, a recommendation of approval was therefore made.

2.2.13 The officer's assessment of the Development, and its associated benefits, broadly accords with my own assessment of the Scheme. The only meaningful difference between the LPA's assessment and that contained within the Carter Jonas Planning Statement (**CD 4.14**) is that the Planning Statement concluded that the Development would have a beneficial impact on the conservation area,

rather than a negative one. The view contained within the Planning Statement (**CD 4.14**) was supported by the expert heritage advice provided to CIP by RPS, the appointed Heritage Consultant (see the Built Heritage Statement (**CD 4.4**)).

- 2.2.14 Following its own consideration of the application, the Planning Committee resolved to approve the planning permission in accordance with the officer recommendation, subject to the completion of the section 106 agreement, the imposition of an additional condition relating to a site waste management plan and an amended condition relating to demolition.

2.3 **Current status of the Scheme**

- 2.3.1 The Planning Application has not yet been granted but continues to have a resolution to approve. To enable the planning permission to be granted, the section 106 agreement needs to be finalised, the amended condition wording covering the demolition of the buildings (condition 30) needs to be agreed, and a new condition relating to the Site Waste Management Plan added. These matters are being progressed by CIP, and I expect planning permission to be granted in the coming months (between October and December 2026).
- 2.3.2 The Committee Report (**CD 2.4**) includes wording for 44 conditions. The wording of these conditions has already been agreed with CIP.
- 2.3.3 As per the resolution of the Planning Committee, condition 30 is however being redrafted, and the final wording still needs to be agreed with both officers and the Chair, Vice Chair and Spokesperson of the Planning Committee. The committee resolution is seeking to secure additional controls during demolition operations to limit the impact of works on pupils attending nearby schools. A process of engagement is ongoing with the adjacent schools and once this has been concluded, the proposed condition wording will be submitted to the LPA for sign off (expected in September/October). I see no reason why an appropriately worded condition cannot be agreed that achieves additional safeguarding measures during demolition.
- 2.3.4 The wording of the additional condition (condition 45) to secure a Site Waste Management Plan will be based on standard condition wording and I again see no reason why this condition wording will not be agreed.
- 2.3.5 While planning permission has not yet been granted, I see no reason therefore why the agreed actions set out in the Planning Committee's resolution cannot be completed.
- 2.3.6 Save for those under discussion with the LPA specified above, all conditions of the Development have been agreed by CIP and are not considered to be unusual or onerous. The heads of terms for the section 106 agreement are also agreed by CIP.

3 PLANNING POLICY

3.1 Introduction

- 3.1.1 As set out in the Ministry of Housing, Communities & Local Government's "Guidance on the Compulsory Purchase Process" (2026) (**CD 3.2**), where planning permission is required for the proposed scheme, local planning authorities should demonstrate that there are no obvious reasons why permission may be withheld.
- 3.1.2 In the present case, the compliance of the Development with national and local planning policy is set out within the Planning Statement (**CD 4.14**). Compliance with these policies has also been assessed by the LPA in its Committee Report (**CD 2.4**). These assessments both underline the absence of any likely impediment from a planning perspective to the delivery of the Scheme and support the Council's compelling case for the confirmation of the Order.

3.2 National policy

- 3.2.1 When considered by the Planning Committee in June, the application was assessed against the 2024 version of the National Planning Policy Framework (**NPPF**) (**CD 3.1A**), this being the framework that was in place at the time of the Planning Committee meeting.
- 3.2.2 On the 17th August 2026, the Government published a new and updated version of the NPPF (the **Updated NPPF**, **CD 3.1B**). While the NPPF has been rewritten, the policy framework relevant to this Scheme remains supportive of the Development proposals. The Updated NPPF continues to support brownfield regeneration, the delivery of homes, making best use of land and ensuring developments are viable. The Updated NPPF has indeed strengthened the presumption in favour of brownfield redevelopment proposals in built up areas such as this. Policy L2 of the Updated NPPF states that substantial weight should be given where a development proposal makes better use of vacant and underutilised land and buildings.
- 3.2.3 I conclude that the proposed Development also complies with Updated NPPF, when taken as a whole.

3.3 Local policy

- 3.3.1 The proposed Development's compliance with the adopted Local Plan (**CD 3.4**) is described in full within the Committee Report (**CD 2.4**) and Planning Statement (**CD 4.14**). There have been no changes to the Local Plan since the June Planning Committee meeting.
- 3.3.2 A new Greater Cambridge Local Plan is in the process of being prepared (the **Emerging Local Plan**). This Emerging Local Plan remains at an early stage in its preparation and at this time, is not being given weight in the determination of planning applications. The Emerging Local Plan is not expected to be adopted until mid/late 2027 at the very earliest.

- 3.3.3 I expect the planning permission to have been issued prior to the adoption of the Emerging Local Plan. Even if it were not, the in-principle support for the Development, set out within the Committee Report (**CD 2.4**), would not, in my view, materially change if the Emerging Local Plan were to be adopted.

3.4 **Conclusion**

- 3.4.1 The Scheme has already been referred to Planning Committee with an officer recommendation of approval. The Planning Committee has considered and debated the proposed Development and resolved to grant planning permission. This resolution to approve is subject to a section 106 agreement being agreed, the wording of one of the conditions being revised and an additional condition added. I expect these actions to be completed by the end of 2026, at which point planning permission will be able to be granted.
- 3.4.2 CIP, the applicant of the Planning Application, will carry out the Development. CIP has already approved the conditions and heads of terms for the section 106 set out within the Committee Report. The proposed Development has also been the subject of a detailed viability appraisal.
- 3.4.3 It is my professional opinion that once approved, the planning permission will be deliverable and implementable.
- 3.4.4 CIP has a proven track record of implementing the planning permissions it obtains. Based on the evidence before me, I see no reason to consider that the same will not occur here.

4 RESPONSE TO OBJECTORS' OBJECTIONS AND STATEMENTS OF CASE

In this Section, I set out responses to the objections which refer to planning related issues.

4.1 Objector 1 - Objection dated 22 April 2026 (CD 5.1)

4.1.1	Ground 1: The acquiring authority has not demonstrated that there are sufficiently compelling reasons to seek compulsory purchase powers at this stage <i>"The Government Guidance on the Compulsory Purchase Process (January 2025) requires an acquiring authority to demonstrate that there are sufficiently compelling reasons for powers to be sought at the time the Order is made and confirmed, and that there are no obvious impediments to implementation within a reasonable timescale. In this case, as I understand it, planning permission for the redevelopment scheme has not yet been granted. The planning application remains undetermined. An undetermined planning application is a material impediment. Until planning permission has been granted, there is no sufficient basis for the Secretary of State to conclude that the scheme will in fact proceed, and therefore no sufficient basis to override property rights by way of compulsory acquisition at this stage. Confirming the Order in advance of the planning decision would, in my respectful submission, be premature."</i>
4.1.2	My response: At the time of drafting the objection in April, planning permission had not yet been granted. Since April 2026, the Planning Application has however been presented to Planning Committee (June 2026) and a resolution to approve has been passed. That resolution is subject to the section 106 being completed, revised wording for a planning condition being agreed and an additional condition being added. These actions are progressing. I expect them to be concluded in a matter of months at which point planning permission will be granted. I note, for the reasons set out above, that Ground 1 is no longer being pursued in the same form by Objector 1, as confirmed in paragraph 5 of Objector 1's Statement of Case (CD 5.6).

4.2 Objector 1 - Statement of Case (CD 5.6)

4.2.1	Ground 1: No Compelling Case in the Public Interest: The housing case on which the Order was promoted has collapsed. <i>"13. The housing case advanced in the SoR was, in summary, that the Scheme would deliver 165 new homes of which 72 (44 per cent) would be affordable (SoR paragraphs 4.1.2–4.1.3); that all existing residents, including leaseholders, would enjoy a "right of return" "in line with the Council's Regeneration Policy" (SoR paragraph 4.1.5); and that affordable provision would be "above the 40% affordable housing requirement for developments of this size in Cambridge" (SoR paragraph 7.4.2(d))."</i>
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	<i>"14. That is not the scheme for which planning permission was granted on 24 June 2026. Application 25/04187/FUL was approved on the basis of an officer's report which stated in terms that "the only deliverable regeneration option available to the Council is to pursue a 100% market-led scheme" (paragraphs 1.13 and 11.3), and which described the proposal as "new residential accommodation totalling 165 market homes" (paragraph 3.1)."</i> <i>"20. The Council has explained publicly that "any profit the council makes from selling these homes is reinvested to fund the building of more council homes", and its announcement of 16 June 2026 confirms that other Cambridge Investment Partnership sites will continue to deliver council homes while the Scheme – on this high-value, central site – is brought forward wholly for market sale. The Objector does not contend that cross-subsidy of that kind is unlawful. The point is a narrower one: the scheme which the Order now facilitates is materially more commercial in character, and delivers materially less public benefit on this site, than the case presented in the SoR. The compelling-case balance must be struck afresh on that changed footing; struck fairly, it does not justify the compulsory acquisition of the Objector's home on the present terms."</i>
4.2.2	My response: Ground 1 in the Statement of Case is not solely relevant to planning matters but a number of the points made are relevant to my evidence. I comment on the matters relevant to planning below: (a) <u>The removal of affordable housing from consideration under the planning balance</u> Objector 1 is correct in stating that during the consideration of the Planning Application, the proposals were updated and the delivery of 72 affordable homes on the site was omitted from the proposed Development. This was in response to a viability assessment prepared by Savills (CD 4.15) which demonstrated that the Scheme was unviable if any affordable housing was secured by the section 106 agreement. The Planning Committee's consideration of the Planning Application was therefore based on the Development being an entirely market housing scheme. (b) <u>The findings of the Viability Appraisal</u> As noted above, the Savills viability assessment (CD 4.15) was the subject of an independent review by Quintic. The final report from Quintic is provided as CD 4.16. The viability assessment and independent review both concluded that the Development is unable to deliver any affordable housing. The final Savills letter dated 8th May 2026 (CD 4.17) concludes that the proposed Development, even with zero affordable housing, still generates a deficit of -£11,624,713 against the viability benchmark. (c) <u>The assessment of public benefits</u>

	Section 22 of the Council's Committee Report (CD 2.4) sets out the assessment of the planning balance, including the public benefits. The delivery of affordable housing has not been included as a benefit of the Development. The benefits that were given weight in the planning balance included: • Economic benefits: - Developing a vacant and deteriorating site - Supporting employment and investment during the demolition and construction phase - Delivery of 165 highly sustainable new homes - Supporting wider regeneration objectives • Social benefits: - Replacement of poor quality and unsafe homes with 165 new dwellings - Provision of replacement community facilities • Environmental benefits: - Making effective use of previously developed land - Promoting the use of sustainable forms of transport - Improvement to air quality - Positive enhancement to townscape - Improved environmental performance of homes - A 20% biodiversity net gain The Committee Report (CD 2.4) concluded that these benefits outweighed the identified harms, even with no affordable housing being secured by the section 106 agreement. I agree with this assessment. Had affordable housing been able to be secured by the section 106 agreement, as originally proposed, the delivery of affordable housing, and indeed the overprovision in the number of affordable homes (77) relative to the Local Plan requirement (66), would have been another clear and significant benefit of the Development. This additional benefit would have added to the planning balance meaning that the benefits of the Development would have outweighed the identified harms to an even greater degree. In addition to the above, it should be noted that following the Planning Committee meeting in June, an Addendum to the Greater Cambridge
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	Housing Trajectory and Housing Land Supply Report 2026 was published on 8th September 2026 (Appendix PB2). This update (which is subject to a potential call in until 16th September 2026) confirms that the 5 year housing land supply for Cambridge City Council is now to be calculated separately from South Cambridgeshire District Council. The effect of this Addendum (if it is not called in) is that the identified housing land supply for Cambridge City now equates to a supply of 2.72 years. Given this identified shortfall in housing supply, the delivery of additional homes on the Estate to boost the supply of homes in Cambridge City would also be a clear benefit of the Development that would now be given significant positive weight in the planning balance.
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5 CONCLUSION

- 5.1 As is explained above, I have been working on the Scheme since 2021. My role as planning consultant has involved me advising on all relevant planning matters, including the preparation of, submission, and management of the Planning Application.
- 5.2 The proposed Development will provide much needed homes, community facilities and improved public realm.
- 5.3 The proposed Development has already been referred to Planning Committee and benefits from a resolution to approve (**CD 2.4**).
- 5.4 This resolution is subject to the completion of a section 106 agreement, redrafting of a demolition condition and drafting of a new Site Waste Management condition. All of these actions are being progressed, and I see no reason why these will not be completed in the remaining months of 2026, enabling the planning permission to be granted.
- 5.5 I am satisfied that there are no planning impediments to the delivery of the Scheme.

6 **STATEMENT OF TRUTH AND DECLARATION**

6.1 **Statement of Truth**

6.1.1 I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

6.2 **Declaration**

6.2.1 I confirm that my report has drawn attention to all material facts which are relevant and have affected my professional opinion.

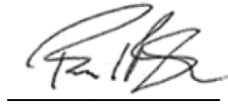
6.2.2 I confirm that I understand and have complied with my duty to the inquiry as an expert witness which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required.

6.2.3 I confirm that I am not instructed under any conditional or other success based fee arrangement.

6.2.4 I confirm that I have no conflicts of interest.

6.2.5 I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the inquiry.

Signed:



Dated: 15 September 2026

PAUL BELTON

Appendix 1 - Carter Jonas Rebuttal Letter dated 16th February 2026 (PB1)

One Station Square
Cambridge
CB1 2GA
T: 01223 368771

Aaron Coe
Greater Cambridge Shared Planning
Mandela House
Regent Street
Cambridge

Your ref:
Our ref:

16th February 2026

Dear Aaron

SUBMISSION OF AMENDMENTS: 25/04187/FUL, HANOVER COURT AND PRINCESS COURT, BENTINCK STREET, CAMBRIDGE CB2 1JJ

This letter is provided by Carter Jonas LLP on behalf of the Cambridge Investment Partnership. It accompanies submission of amendments and additional information relating to application 25/04187/FUL: “Demolition of existing buildings and erection of 165 new homes, landscaping, community room, parking and associated works”.

In summary, as well as this Covering and Rebuttal Letter this submission comprises:

- A Viability Appraisal demonstrating that the project can no longer provide affordable housing in line with local planning policy;
- Revised elevations and floor plans, taking into account design comments;
- Revised landscape and highways drawings, taking into account design and highways comments;
- Letter response on drainage from D4S, including CCTV survey results;
- Revised Travel Plan;
- Revised Transport Assessment; and
- New Health Impact Assessment.

This letter reviews the key consultation comments that have been received since the application was validated on 28th October 2025, and summarises the additional and revised material.

1 Response to comments received

In the interests of brevity, only those comments that required further information are reviewed below.

Airport Safeguarding: Requested a Glint and Glare Assessment to assess the impact of the buildings on the operations of Cambridge airport.

Response: A Glint and Glare Assessment will be provided by condition. This will review the likely impact of solar panels on air traffic using Cambridge airport.

Natural England: The site is within the impact zone of the Cherry Hinton Chalk Pits SSSI and an assessment of the potential recreational impacts should be provided.

Response: The closest nationally important statutory wildlife site is Cherry Hinton Pit Site of Special Scientific Interest (SSSI) located 3.2 km to the south-east of the site and separated from it by extensive urban and suburban development around the City of Cambridge.

Recreational use of Cherry Hinton Pit SSSI by the new residential occupants of the development is likely to be negligible, given the relatively isolated nature of the SSSI from the development and the presence of other more closely located areas of green space which includes, Parker's Piece, Cambridge Botanic Gardens and Lamas Land. It should also be noted that the site was in use as housing until 2021, with 127 flats provided.

In summary, it is considered highly unlikely that the marginal net increase in residential units resulting from the redevelopment of Hanover and Princess Courts will lead to any associated decline in the condition of Chery Hinton Pit SSSI as a result of increased recreational use of the Site by new residents of Hanover and Princess Courts, and alternative open space provision to mitigate such potential effects are not considered reasonable or necessary given the proximity of the Site to areas of public open green space in and immediately around Cambridge City Centre.

Lead Local Flood Authority: Evidence must be provided that the site connects to the existing sewerage system.

Response: A CCTV survey has been undertaken. The results are set out in a letter from D4S (dated 11th February 2026). The site is clearly linked to a surface water manhole, corroborated by Anglian Water sewer asset records.

Anglian Water: Evidence must be provided that the site connects to the existing sewerage network.

Response: As above.

Ecology: Further information should be provided on how the 10% biodiversity net gain is to be achieved.

Response: The submitted BNG Assessment shows that 2.74 units are to be purchased offsite (paragraph 2.18). The Cambridge Investment Partnership will be purchasing credits from the provider Boxworth 52 Limited, based off Boxworth Road in Boxworth. The majority of the habitat provided is to be individual trees. It is expected that a Biodiversity Net Gain Plan will be conditioned.

Highways: A plan should be provided showing that a 2m footway is available around the perimeter of the site. A plan should be provided showing the parts of the road that are to be stopped up.

Response: A Ground Floor Plan has been labelled to show where footway widening, modification of retained vehicular access points, and removal of redundant accesses is being carried out. The Landscape Masterplan and Ground Floor Layout have also been revised to ensure that footway widths around the edges of the site are maximised where possible (noting that the position of some of the retained trees to the east and west do not allow provision of a full 2m width). Detailed stopping up and kerb works will be part of the section 278 process.

Urban Design: The floor plans of Block C should be reviewed for potential overlooking. Clarification was also requested on the proposed materials.

Response: The floor plans of Block C have been reviewed. The north facing balcony is now east-facing. In terms of materials, these will be as specified on the plans and Design and Access Statement. This sets out brick types and RALs. Future "watering down" will not be permitted. A Schedule will follow by way of condition.

Sustainability: Questions were raised on whether the PV panels will power the community room, and what the rationale was for the glazing ratios, particularly on the western elevation.

Response: The glazing ratios have been architecturally-led but in close consultation with our sustainability consultants. It will be confirmed at detailed design stage whether the PV will also power the community room.

Landscape: It was noted that the landscape plans should be updated to ensure they were consistent. A Tree Plan was requested, as well as specifications for planting, street furniture and hard landscape materials.

Response: The landscape pack has been comprehensively updated with a Planting Plan, Tree Plan, Hardscape Plan, Masterplan, Legend and Letter all provided. Additional new trees are proposed (from 17 to 20); areas of soft landscaping increased; planting and tree schedules provided; and materials have been clarified to ensure ease of wayfinding and maintenance. It is expected that other detailed matters will be conditioned.

Trees: The Arboricultural Impact Assessment and landscaping plan should be updated to improve the protection of and future landscape around the retained trees. The proposals conflict with Policy 71 due to the loss of high-value trees.

Response: The loss of the Category A plane trees is regrettable, and the priority for the design team was always their retention. However, as set out in the Planning Statement, it has been concluded that these trees must be removed to allow for the safe demolition of existing buildings and their redevelopment. Even if retained, their survival is unlikely given the extensive works in their Root Protection Zones.

In relation to Policy 71, parts a-c:

- a) *Development proposals should preserve, protect and enhance existing trees and hedges that have amenity value as perceived from the public realm;*

The site is highly constrained, with three large structures being demolished and four new ones constructed; existing hard surfacing being removed and replaced within the RPA; and requirements for working/construction space. Realistic and robust tree protection measures will require a detailed demolition and construction management plan, including phasing information. Tree protection will also need to be phased.

The trees around the boundaries of the site – T006, T007, T008, T009, T010, T003, T004, G001, G002 and G003 – are all being retained. Many of these, particularly the Chinese Scholar trees, are situated in extensive hardstanding and constrained by services. These constraints are not introduced by the proposals but form part of the existing site context.

- b) *provide appropriate replacement planting, where felling is proved necessary;*

As set out in the revised Landscape Masterplan and Tree Planting Plan, 20 trees are now proposed rather than 17. Their positioning has been revised with more trees proposed in the central courtyard, which is less subject to constraints. Increased soft landscaping is proposed within the RPAs of existing and proposed trees. The schedule of proposed trees, including the species and proposed size, is provided on the “Legend Softscape and Hardscape” document.

A Canopy Cover Assessment has been commissioned and will follow by way of condition. It is still expected that there will be an increase in canopy cover in the long term.

- c) *provide sufficient space for trees and other vegetation to mature*

As set out above, the site is highly constrained. Many of the existing trees to be retained, particularly T003 and G002, are already in close proximity to the buildings with canopies extending over existing parking and amenity areas.

The new buildings have been sited and angled with consideration for these retained trees. The site will continue to be managed by a single entity (Cambridge City Council); it is also the case that all trees on site will benefit from protection due to their location within the Conservation Area. It is therefore considered that any potential conflict can be managed. In the event that any works are required in the future this will be subject to oversight from the Local Planning Authority.

2 Viability Appraisal

A formal Viability Appraisal has been submitted to the local planning authority. This has demonstrated that the proposed development is unviable if the s106 were to secure 40% of the proposed homes as affordable housing (the policy compliant position). The appraisal therefore assesses a variety of options and in doing so, has concluded that only two of the proposed homes can be delivered as affordable housing. The appraisal concludes that this application should therefore be amended so that the s106 secures a financial contribution for the provision of two affordable homes off site.

All of the homes to be delivered on site should therefore be regarded as market housing within the planning balance and assessment.

CIP remains committed to delivering at least 50% of the new homes it delivers across its portfolio as affordable housing. Strategies are being developed to enable this development to still contribute towards the supply of new, much needed affordable homes.

As CIP has done on other sites recently (such as Fanshawe Road), it is hoped that Homes England funding can be secured to enable the two apartment blocks currently identified as the affordable housing blocks (Block A and D) to still be provided as Council homes, albeit not secured by the s106 agreement.

Homes England funding can only be applied to affordable homes not secured by the s106 agreement. Even if Homes England funding is able to be secured (which at this time it has not) it could not be considered in the overall viability appraisal of the development.

2.1 Implications

2.1.1 Design

As it is hoped that blocks A and D can still be delivered as affordable housing, there are no changes to the scheme design. Blocks A and D will continue to be built to Cam Standards, with ground floor flats provided as M4(3) dwellings with corresponding disabled parking bays. Blocks A and D will therefore continue to meet the Council's design standards for affordable homes.

However, as indicated above funding cannot be guaranteed and in determining this application it must be assumed that both blocks are occupied as market housing. The design and layout of these blocks is suitable for this alternative tenure.

2.1.1 Housing Mix

Architects PTE have issued a revised accommodation schedule setting out what the mix will be for a 100% market scheme. This is as follows:

Table 1: Submitted Housing Mix

Size/Type	Market Homes	Affordable Homes	Total
1b2p	53	38	91
2b4p	40	26	66

Size/Type	Market Homes	Affordable Homes	Total
3b5p	0	8	8
Total	93	72	165

Table 2: Amended Housing Mix

Size/Type	Market Homes	Affordable Homes	Total
1b2p	53 91 (55%)	38 0	91
2b4p	40 66 (40%)	26 0	66
3b5p	0 8 (5%)	8 0	8
Total	93 165	72 0	165

The scheme no longer complies with Policy 45, which requires 40% affordable housing to be provided. However, the scheme continues to provide a balanced mix of dwelling sizes which responds to the latest identified housing need, as set out at paragraph 7.34 onwards of the Planning Statement. It will also provide four wheelchair accessible homes (M4(3) homes). There is no policy requirement to deliver M4(3) homes as part of a market housing development. The provision of four M4(3) properties is therefore a benefit of the development that should be given weight in the planning balance.

The proposals continue to comply with Policy 50 on residential space standards.

2.1.2 Traffic impact

It is acknowledged that market housing will generate a different population yield and different traffic impact, with market housing generally considered to yield a lower population but a higher traffic impact. This is reflected in the revised Travel Plan and Transport Assessment. As a result:

- The uplift in flats provided on the site remains the same (an additional 38 compared to the 2021 situation).
- The net change in all-mode person trips for a 100% private scheme is +8 in the AM peak, and +10 in the PM peak (now 35 trips and 34 trips in total respectively) relative to the originally submitted mixed tenure scheme.
- The biggest increases in terms of modal share are in walking and cycling.

A 100% private scheme will therefore see a marginal increase in movements compared to a mixed affordable/private scheme. However this will continue to have a limited impact on the local traffic network, with a substantial reduction in driving to and from the site compared to the 2021 situation still expected.

The amount of car and cycle parking proposed is unchanged.

2.1.3 Affordable housing provision across the portfolio

The Planning Statement set out that the two existing blocks comprise 127 flats, 82 of which were still provided as Affordable Housing (the rest being leasehold). It was however noted that since 2021 the site has been substantially vacant due to safety concerns, with only two affordable homes still occupied.

Given the very poor condition of the buildings, and the associated safety concerns, the building now meets Homes England's definition of "moribund" and can no longer be used as housing. The site currently provides only two homes. This scheme will deliver 165 new homes, an uplift of 163 properties. The s106 will also secure a financial contribution to deliver two affordable homes off site. The resultant uplift in homes on this highly sustainable city centre site should therefore be given significant weight.

Notwithstanding the moribund status of the existing buildings, the impact of this development only delivering two affordable homes has also been considered in the context of CIP's wider portfolio. Table 2 of the Planning Statement has been updated below to reflect the outcome of the viability appraisal on the wider portfolio:

Table 3: Affordable housing across CIP developments

Site	Total Homes	Total Affordable Housing	AH as %	Total Market Homes
East Barnwell	120	120	100%	0
Fanshaw Road	84	45	54%	39
Murketts ATS	70	28	40%	42
Newbury Farm	150	60	40%	90
Hanover and Princess	167	72 2 (off site)	43.6% 1%	93 165
Ekin Road	134	78	58%	56
Total	723	403 333	56% 45.8%	347 389

It remains the case that across the portfolio as a whole, the Cambridge Investment Partnership has provided 45% affordable housing across the sites delivered/approved. This remains above the requirements of policy 45 (40%). This should be given consideration in the planning balance.

If the viability assessment had not been submitted, CIP would, in effect have had two choices. The first would be to demolish the site, either leaving the land vacant, or selling it on the open market for a private developer to bring forward. Alternatively, CIP could have subsidised the development from its wider portfolio but this would have required a substantial financial investment which would have a significant detrimental impact on the delivery of affordable housing on other sites across the City.

In this unique case, and due to the significant constraints on the site, it has therefore been decided to seek planning approval for a market housing scheme that will still be delivered by CIP. If CIP is successful in obtaining Homes England funding, Block A and D (73 homes) will still be delivered as Council housing. If Homes England Funding is not secured, CIP will deliver affordable housing across its portfolio at a rate that exceeds the policy required of 40%.

2.1.4 Benefits and Planning Balance

As set out above, the proposals no longer accord with Policy 45. However the scheme continues to provide the following benefits which should be weighed in the planning balance.

High-Quality New Homes

- 165 new homes in a mix of one to three bed units, replacing outdated and substandard moribund accommodation
- Provision of two affordable homes off-site by way of contribution
- Provision of 165 new homes in a highly sustainable location
- All homes meet Nationally Described Space Standards
- Provision of four wheelchair accessible homes (M4(3)), which is not a planning requirement for market housing

Sustainability & Energy Efficiency

- All-electric, gas-free homes with enhanced building fabric
- Designed to meet Cambridge's sustainability standards (Cam Standard)

Improved Public Realm & Open Space

- 61.5% of the site retained as open space
- High-quality landscaping with play areas, sensory gardens, and rain gardens
- Enhanced biodiversity and a projected increase in tree canopy cover
- 20% Biodiversity Net Gain

Enhanced Connectivity & Accessibility

- New pedestrian and cycle routes through the site
- Secure cycle parking for all residents and visitors, including oversized cycles
- Car-free design with parking limited to disabled and car club spaces, integrated into the landscape

Community Facilities

- New 103.4m² community room with flexible uses (e.g. events, classes, resident meetings)
- Youth engagement reflected in design features like benches and play areas

Heritage & Townscape Improvements

- Sensitive design that enhances the New Town Conservation Area
- Improved views and permeability, especially along Union Road
- Positive impact on nearby heritage assets

Transport & Air Quality

- Highly accessible location near public transport and amenities
- Reduced car use and associated emissions
- No significant air quality or noise impacts identified

Economic & Social Value

- Regeneration of a deteriorating housing estate
- Creation of a safer, more inclusive and attractive neighbourhood
- Long-term benefits for residents' health, wellbeing, and community cohesion

3 Health Impact Assessment

In line with the Greater Cambridge Health Impact Assessment SPD (2025), a Health Impact Assessment is provided. This is Desktop Assessment only as the SPD came into force when the designs were already well advanced. This approach has been agreed with officers.

The Assessment finds that the proposals will have a positive impact on the health and wellbeing of existing and future occupants, particularly in terms of the themes High Quality Places; Employment; Active Travel; Green Infrastructure; and Community Safety. It is acknowledged that the scheme will no longer be policy-compliant on affordable housing, however the scheme still delivers a mixed community that includes a mix of flat sizes and wheelchair accessible flats.

Carter Jonas

4 Replacement Drawings

Original Submission	Replacement	Consultant
HPC-PTE-ZZ-XX-D-A-10001-P01-Existing Site Plan	HPC-PTE-ZZ-XX-D-A-10001-P01-Existing Site Plan	PTE
Existing Building Photos		PTE
Existing Levels (Topo)		PTE
HPC-PTE-ZZ-XX-D-A-10005-P02-Proposed Site Plan	HPC-PTE-ZZ-XX-D-A-10005-P03-Proposed Site Plan	PTE
HPC-PTE-XX-ZZ-D-A-10301-P02-Elevations Sheet 1	HPC-PTE-XX-ZZ-D-A-10301-P02-Elevations Sheet 1	PTE
HPC-PTE-XX-ZZ-D-A-10302-P02-Elevations Sheet 2	HPC-PTE-XX-ZZ-D-A-10302-P03-Elevations Sheet 2	PTE
HPC-PTE-XX-ZZ-D-A-10303-P02-Elevations Sheet 3	HPC-PTE-XX-ZZ-D-A-10303-P02-Elevations Sheet 3	PTE
HPC-PTE-XX-ZZ-D-A-10304-P02-Elevations Sheet 4	HPC-PTE-XX-ZZ-D-A-10304-P03-Elevations Sheet 4	PTE
HPC-PTE-XX-ZZ-D-A-10310-P03-Detailed Elevations Sheet 1	HPC-PTE-XX-ZZ-D-A-10310-P03-Detailed Elevations Sheet 1	PTE
HPC-PTE-XX-ZZ-D-A-10311-P03-Detailed Elevations Sheet 2	HPC-PTE-XX-ZZ-D-A-10311-P03-Detailed Elevations Sheet 2	PTE
HPC-PTE-ZZ-00-D-A-10000-P02-Ground Floor Plan	HPC-PTE-ZZ-00-D-A-10000-P03-Ground Floor Plan	PTE
HPC-PTE-ZZ-04-D-A-10004-P02-Fourth Floor Plan	HPC-PTE-ZZ-04-D-A-10004-P03-Fourth Floor Plan	PTE
HPC-PTE-ZZ-05-D-A-10005-P03-Fifth Floor Plan	HPC-PTE-ZZ-05-D-A-10005-P04-Fifth Floor Plan	PTE
HPC-PTE-ZZ-06-D-A-10006-P02-Roof Plan	HPC-PTE-ZZ-06-D-A-10006-P02-Roof Plan	PTE
HPC-PTE-ZZ-XX-D-A-10013-P02-Typical Floor Plan	HPC-PTE-ZZ-XX-D-A-10013-P03-Typical Floor Plan	PTE
HPC-PTE-ZZ-XX-D-A-10111-P02-Ground Floor - Block A, B and E	HPC-PTE-ZZ-XX-D-A-10111-P02-Ground Floor - Block A, B and E	PTE
HPC-PTE-ZZ-XX-D-A-10112-P02-Ground Floor - Block C and D	HPC-PTE-ZZ-XX-D-A-10112-P03-Ground Floor - Block C and D	PTE
HPC-PTE-ZZ-XX-D-A-10115-P02-Typical Floor - Block A, B and E	HPC-PTE-ZZ-XX-D-A-10115-P02-Typical Floor - Block A, B and E	PTE
HPC-PTE-ZZ-XX-D-A-10116-P02-Typical Floor - Block C and D	HPC-PTE-ZZ-XX-D-A-10116-P03-Typical Floor - Block C and D	PTE
HPC-PTE-ZZ-XX-D-A-10117-P02-Fifth Floor - Block A, B and E	HPC-PTE-ZZ-XX-D-A-10117-P02-Fifth Floor - Block A, B and E	PTE
HPC-PTE-ZZ-XX-D-A-10118-P02-Fifth Floor - Block C and D	HPC-PTE-ZZ-XX-D-A-10118-P03-Fifth Floor - Block C and D	PTE
HPC-PTE-ZZ-XX-D-A-10201-P01-Sections 01	HPC-PTE-ZZ-XX-D-A-10201-P01-Sections 01	PTE
HPC-PTE-XX-XX-D-A-10510-P02-Facade Details	HPC-PTE-XX-XX-D-A-10510-P02-Facade Details	PTE
HPC-PTE-XX-XX-D-A-10511-P01-Balcony Detail	HPC-PTE-XX-XX-D-A-10511-P01-Balcony Detail	PTE
HPC-PTE-XX-XX-D-A-10512-P03-Entrance Details	HPC-PTE-XX-XX-D-A-10512-P03-Entrance Details	PTE
LD-SK-001 Masterplan Rev A	LD-SK-001 Masterplan Rev B	MOOWD
LD-SK-004 Tree Plan Rev A	LD-SK-004 Tree Plan Rev B	MOOWD

Carter Jonas

Original Submission	Replacement	Consultant
LD-SK-003-Planting Plan Rev A	LD-SK-003-Planting Plan Rev B	MOOWD
LD-SK-002-Hardscape Plan Rev A	LD-SK-002-Hardscape Plan Rev B	MOOWD
LD-SK-005-Section AA BB Rev A		MOOWD
	LD-SK-006-Legend_ Softscape & Hardscape Rev A	MOOWD

5 Conclusion

I trust these amendments are sufficient to overcome consultee concerns. It is believed that other detailed matters can be covered off sufficiently by way of condition.

However should any further information be of assistance, please get in touch.

Yours sincerely,

John Mason MRTPI
Associate

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**Appendix 2 - Record of Executive Decision for Key and non key decisions (Subject to Call-in) -
Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report
2026 (PB2)**

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF EXECUTIVE DECISION FOR KEY AND NON-KEY DECISIONS (SUBJECT
TO CALL-IN)**

This form should be used to record key and other decisions made by individual Lead Cabinet members. The contact officer will ensure that the signed and completed form is given to Democratic Services as soon as reasonably practicable after the decision has been taken.

A key decision shall not be taken unless notice of the item has been published at least 28 days before the decision is to be taken except where:

- a General Exception notice has been published under Rule 15 of the Access to Information Procedure Rules and the Chairman of Scrutiny and Overview Committee has been informed in writing; or
- a Special Urgency notice has been published under Rule 16 of those Rules and the Chairman of Scrutiny and Overview Committee has agreed the decision is urgent.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that this decision may be treated as a matter of urgency under Rule 12.19 of the Scrutiny and Overview Committee Procedure Rules, this decision will come into force, and may then be implemented, on the expiry of five working days after the publication of the decision, unless called in under Rule 7 of the Budget and Policy Framework Procedure Rules or Rule 12 of the Scrutiny and Overview Committee Procedure Rules. Where consent has been obtained to exempt the decision from call-in, this will be specified below.

Lead Cabinet Member	Lead Cabinet Member for Planning
Subject Matter	Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report 2026
Ward(s) Affected	All Wards
Date Taken	Tuesday, 8 September 2026
Contact Officer	Jonathan Dixon, Planning Policy Manager, Jenny Nuttycombe, Principal Planning Policy Officer (jonathan.dixon@scambs.gov.uk, jenny.nuttycombe@greatercambridgeplanning.org)
Date Published	Tuesday, 8 September 2026
Call-In Expiry/Exempt from call-in	Tuesday, 15 September 2026
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
Purpose 1. The purpose of this report is:

- a. To agree the Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report (Appendix 1 of this decision) to be published on the Councils' shared planning service website.
- b. To delegate any further minor editing changes to the Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report to the Joint Director for Planning where they are technical matters.

Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report

2. National planning policy requires all local planning authorities with an adopted plan of more than five years old to identify and update annually a supply of specific deliverable sites sufficient to deliver a minimum of five years' worth of housing against their local housing need calculated using the standard method. National planning policy also sets out a requirement to provide a buffer of 5% or 20%, depending on the results from the Housing Delivery Test (HDT).
3. The Greater Cambridge Housing Trajectory and Housing Land Supply Report (April 2026) identified that together, as Greater Cambridge, the two planning authorities had 5.6 years of housing land supply for 2026-2031.
4. Since the preparation and publication of the Greater Cambridge Housing Trajectory and Housing Land Supply Report (April 2026) (GC HT & HLS Report 2026), there have been several changes in circumstances that the Councils need to respond to as they affect the five year housing land supply calculations. These changes in circumstances are:
 - publication of updated data sets relating to the calculation of the local housing need using the standard method,
 - publication of the [Housing Delivery Test \(HDT\) results](#)
 - publication of the new [National Planning Policy Framework](#).
5. The five year housing land supply requirement for Greater Cambridge included in the published GC HT & HLS Report 2026 was calculated using the annual local housing need (following the standard method) and using the latest available datasets at the time of its preparation. Updated dwelling stock estimates and affordability ratios have since been published, and the updated annual local housing need for Cambridge is 1,085 dwellings and the updated annual local housing need for South Cambridgeshire is 1,204 dwellings.
6. On 17 August 2026, the HDT 2025 results (covering the period 2022-2025) were published. The result for Cambridge is 82% and the result for South Cambridgeshire is 148%. The consequences are a buffer of 20% to be applied to the housing land supply calculations for Cambridge and the preparation of an Action Plan, and no consequences for South Cambridgeshire.
7. On 17 August 2026, a new National Planning Policy Framework was also published, which includes national decision-making policies. Any adopted Cambridge and South Cambridgeshire Local Plan 2018 policies that are materially inconsistent with national decision-making policies in the NPPF 2026 should be given very limited weight in decision making. Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018 (along with Policy S/5 of the South Cambridgeshire Local Plan) are considered to be materially inconsistent with NPPF Policy S5(1j) and NPPF Annex D. These are the policies in the adopted Local Plans 2018 that relate to the housing requirement and calculation of the five year housing land supply.
8. In order to adopt a consistent approach to the monitoring of housing delivery in Greater Cambridge, the Councils will now calculate their five year housing land supply individually in accordance with Annex D of the NPPF 2026. This aligns with the approach that the Government has taken to calculating the HDT where it has published separate results for

Cambridge and South Cambridgeshire, and is consistent with the NPPF 2026 and relevant guidance in the PPG.

9. On the basis of the updated calculations in the Greater Cambridge Housing Trajectory and Housing Land Supply Report, Cambridge has 2.72 years of housing land supply for 2026-2031 and South Cambridgeshire has 7.83 years of housing land supply for 2026-2031. These figures will be applied when considering development proposals against the development plan and NPPF 2026 national decision-making policies.

Next Steps

Once agreed by the Lead Cabinet Member for Planning at South Cambridgeshire District Council and the Cabinet Member for Planning and Transport at Cambridge City Council, the Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report (September 2026) will be published on the Councils' shared planning service website.

Declaration(s) of Interest

Record below any relevant interest declared by any Executive Member consulted or by an officer present in relation to the decision.

None.

Dispensation(s)

In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Civic Affairs Committee.

None.

Consultation

Record below all parties consulted in relation to the decision.

None.

Other Options Considered and Reasons for Rejection

Option 1: To not publish the Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report.

Reason for Rejection: National planning policy and guidance requires all local planning authorities with an adopted plan of more than five years old to identify and update annually a supply of specific deliverable sites sufficient to deliver a minimum of five years' worth of housing against their local housing need (from the standard method), and with the application of the appropriate buffer. Since the preparation and publication of the GC HT & HLS Report 2026, there have been several changes in circumstances that the Councils need to respond to as they affect the five year housing land supply calculations.

Final decision	Reason(s)
That the Lead Cabinet Member for Planning agrees: a. the Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report (Appendix 1 of this decision) to be published on the Councils' shared planning service website, and b. to delegate any further minor editing changes to the Addendum to the Greater Cambridge Housing	The GC HT & HLS Report 2026 is used by the Councils to demonstrate their five year housing land supply, and as there have been several changes in circumstances that the Councils need to respond to since its publication that affect the five year housing land supply calculations, it is necessary and appropriate for the Councils to publish an addendum to this report.

Trajectory and Housing Land Supply Report to the Joint Director for Planning where they are technical matters.	
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Signed	Name (CAPITALS)	Signature	Date
Lead Cabinet Member (where required by the Constitution)	Signed copy available upon request from Democratic Services (democratic.services@scambs.gov.uk)		
Chief Officer			

Further Information
<i>Appendices</i> <i>Appendix 1: Addendum to the Greater Cambridge Housing Trajectory and Housing Land Supply Report (September 2026)</i>