

# Core Documents List

This is an updated core documents list following service of the Council's Statements of Evidence. Updates are shown in red.

| Ref:                                               | Document                                                                                                                                              | Date                                           |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>CD 1 Order and Accompanying Documents</b>       |                                                                                                                                                       |                                                |
| CD 1.1                                             | The Order and Schedule                                                                                                                                | 19 March 2026                                  |
| CD 1.2                                             | The Order Map                                                                                                                                         | 19 March 2026                                  |
| CD 1.3                                             | Statement of Reasons and appendices                                                                                                                   | 24 March 2026                                  |
| CD 1.4                                             | Statement of Case                                                                                                                                     | 26 June 2026                                   |
| <b>CD 2 Committee Reports</b>                      |                                                                                                                                                       |                                                |
| CD 2.1                                             | Council's Housing Scrutiny Committee report                                                                                                           | 14 March 2023                                  |
| CD 2.2                                             | NOT USED                                                                                                                                              | -                                              |
| CD 2.3                                             | Council's Budget Setting Report containing the Housing Revenue Account Capital Plan                                                                   | 10 February 2026                               |
| CD 2.4                                             | Delegated Planning Committee Report                                                                                                                   | June 2026                                      |
| <b>CD 3 Planning Policy and Guidance Documents</b> |                                                                                                                                                       |                                                |
| CD 3.1A                                            | (Superseded) National Planning Policy Framework                                                                                                       | December 2024                                  |
| CD 3.1B                                            | National Planning Policy Framework                                                                                                                    | August 2026                                    |
| CD 3.2                                             | Ministry of Housing, Communities & Local Government, Guidance on the Compulsory Purchase Process                                                      | June 2026                                      |
| CD 3.3                                             | Ministry of Housing, Communities & Local Government, Compulsory Purchase and Compensation: Guide 4 - compensation to residential owners and occupiers | 17 December 2021 (last updated 2 October 2023) |
| CD 3.4                                             | Cambridge Local Plan                                                                                                                                  | October 2018                                   |

|                                                           |                                                                                       |                   |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------|
| CD 3.5                                                    | Emerging Greater Cambridge Local Plan <sup>1</sup>                                    | Undated           |
| CD 3.6                                                    | Homes for Our Future: Greater Cambridge Housing Strategy 2024-2029                    | June 2024         |
| CD 3.7                                                    | Corporate plan 2022-27: our priorities for Cambridge <sup>2</sup>                     | Undated           |
| CD 3.8                                                    | Cambridge City Council; Regeneration Policy                                           | January 2022      |
| CD 3.9                                                    | Better homes for local people: The Mayor's Good Practice Guide to Estate Regeneration | February 2018     |
| <b>CD 4 Planning Permissions and Supporting Documents</b> |                                                                                       |                   |
| CD 4.1                                                    | Application with reference 25/04187/FUL (validated on 28 October 2025)                | 15 October 2025   |
| CD 4.2                                                    | Site plan                                                                             | May 2025          |
| CD 4.3                                                    | Design and Access Statement                                                           | September 2025    |
| CD 4.4                                                    | Built Heritage Statement                                                              | August 2025       |
| CD 4.5                                                    | Statement of Community Involvement                                                    | May 2025          |
| CD 4.6                                                    | Pre-application 1                                                                     | June 2021         |
| CD 4.7                                                    | Pre-application 2                                                                     | 28 June 2022      |
| CD 4.8                                                    | Pre-application 3                                                                     | 19 September 2022 |
| CD 4.9                                                    | Pre-application 4                                                                     | 23 October 2023   |
| CD 4.10                                                   | Pre-application 5                                                                     | 26 February 2024  |
| CD 4.11                                                   | Pre-application 6                                                                     | 17 September 2024 |
| CD 4.12                                                   | Pre-application 7                                                                     | February 2025     |
| CD 4.13                                                   | Arboricultural Method Statement & Tree Protection Plan                                | 29 April 2026     |
| CD 4.14                                                   | Planning Statement prepared by Carter Jonas                                           | October 2025      |

<sup>1</sup> Available online at <https://consultations.greatercambridgeplanning.org/draft-greater-cambridge-local-plan-consultation/document-library>

<sup>2</sup> Available online at <https://www.cambridge.gov.uk/corporate-plan-2022-27-our-priorities-for-cambridge>

|                                                                         |                                                                                                                                                   |                  |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| CD 4.15                                                                 | Financial Viability Report prepared by Savills on behalf of CIP                                                                                   | January 2026     |
| CD 4.16                                                                 | Quintic Viability letter by the LPA                                                                                                               | 22 May 2026      |
| CD 4.17                                                                 | Viability letter prepared by Savills for CIP                                                                                                      | 8 May 2026       |
| <b>CD 5     Objector's Objections and Statements of Case (redacted)</b> |                                                                                                                                                   |                  |
| CD 5.1                                                                  | Objector 1 objection                                                                                                                              | 22 April 2026    |
| CD 5.2                                                                  | Objector 2 objection                                                                                                                              | 22 April 2026    |
| CD 5.3                                                                  | Objector 3 objection                                                                                                                              | 4 May 2026       |
| CD 5.4                                                                  | Objector 4 objection                                                                                                                              | 17 April 2026    |
| CD 5.5                                                                  | Non-qualifying Objector                                                                                                                           | 21 April 2026    |
| CD 5.6                                                                  | Objector 1 statement of case                                                                                                                      | 16 July 2026     |
| CD 5.7                                                                  | Objector 2 statement of case                                                                                                                      | 16 July 2026     |
| <b>CD 6     Fire safety related documents</b>                           |                                                                                                                                                   |                  |
| CD 6.1                                                                  | Notice of Deficiency by Cambridgeshire Fire & Rescue Service                                                                                      | 16 April 2024    |
| CD 6.2                                                                  | Notice of Deficiency by Cambridgeshire Fire & Rescue Service                                                                                      | 23 August 2024   |
| CD 6.3                                                                  | Fire Risk Assessment – Hanover Court                                                                                                              | 17 July 2020     |
| CD 6.4                                                                  | Fire Risk Assessment – Princess Court                                                                                                             | 17 July 2020     |
| CD 6.5                                                                  | Fire Risk Assessment – Hanover Court                                                                                                              | 7 May 2023       |
| CD 6.6                                                                  | Fire Risk Assessment – Princess Court                                                                                                             | 8 May 2023       |
| CD 6.7                                                                  | Preliminary Report on the Apparent Cracking within the External Façade Brickwork, Concrete Façade Panels and Year 2 Urgent Remedial Works by MLTS | 28 February 2020 |
| CD 6.8                                                                  | Disproportionate Collapse Calculation Report by Millward Consulting Engineers                                                                     | May 2021         |
| CD 6.9                                                                  | MA11229 – Princess and Hanover Court: Review of previous works and summary of structural condition by Millward Consulting Engineers               | December 2021    |
| <b>CD 7     Other documents</b>                                         |                                                                                                                                                   |                  |
| CD 7.1                                                                  | Introduction Letter and Invitation to Consultation                                                                                                | 11 October 2023  |

|                                              |                                                                                                                                                                                           |                  |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| CD 7.2                                       | Equalities Impact Assessment                                                                                                                                                              | 9 February 2026  |
| CD 7.3                                       | Options Analysis                                                                                                                                                                          | February 2023    |
| CD 7.4                                       | Hanover & Princess Court Moribund Report <sup>3</sup>                                                                                                                                     | 2025             |
| CD 7.5                                       | Updated Equalities Impact Assessment                                                                                                                                                      | 25 June 2026     |
| CD 7.6                                       | Buildability Assessment                                                                                                                                                                   | July 2023        |
| CD 7.7                                       | Report on tree impact on the demolition & site clearance                                                                                                                                  | 18 June 2023     |
| CD 7.8                                       | See CD 7.3.                                                                                                                                                                               | See CD 7.3.      |
| CD 7.9                                       | Report to the Secretary of State for Housing, Communities and Local Government - The Aylesbury Estate CPO                                                                                 | 13 June 2018     |
| CD 7.10                                      | Decision letter from MHCLG to London Borough of Southwark - The Aylesbury Estate CPO                                                                                                      | 14 November 2018 |
| <b>CD 8 Legislation</b>                      |                                                                                                                                                                                           |                  |
| CD 8.1                                       | Housing Act 1985:<br><a href="https://www.legislation.gov.uk/ukpga/1985/68/contents">https://www.legislation.gov.uk/ukpga/1985/68/contents</a>                                            | n/a              |
| CD 8.2                                       | Planning and Compulsory Purchase Act 2004:<br><a href="https://www.legislation.gov.uk/ukpga/2004/5/contents">https://www.legislation.gov.uk/ukpga/2004/5/contents</a>                     | n/a              |
| CD 8.3                                       | Town and Country Planning Act 1990:<br><a href="https://www.legislation.gov.uk/ukpga/1990/8/contents">https://www.legislation.gov.uk/ukpga/1990/8/contents</a>                            | n/a              |
| CD 8.4                                       | European Convention on Human Rights:<br><a href="https://www.echr.coe.int/documents/d/echr/convention_eng">https://www.echr.coe.int/documents/d/echr/convention_eng</a>                   | n/a              |
| CD 8.5                                       | Equality Act 2010:<br><a href="https://www.legislation.gov.uk/ukpga/2010/15/contents">https://www.legislation.gov.uk/ukpga/2010/15/contents</a>                                           | n/a              |
| CD 8.6                                       | Acquisition of Land Act 1981:<br><a href="https://www.legislation.gov.uk/ukpga/1981/67/contents">https://www.legislation.gov.uk/ukpga/1981/67/contents</a>                                | n/a              |
| CD 8.7                                       | The Building (Sixth Amendment) Regulations 1970:<br><a href="https://www.legislation.gov.uk/uksi/1970/1335/contents/made">https://www.legislation.gov.uk/uksi/1970/1335/contents/made</a> | n/a              |
| CD 8.8                                       | The Regulatory Reform (Fire Safety) Act 2005:<br><a href="https://www.legislation.gov.uk/ukxi/2005/1541/contents">https://www.legislation.gov.uk/ukxi/2005/1541/contents</a>              | n/a              |
| CD 8.9                                       | Human Rights Act 1998:<br><a href="https://www.legislation.gov.uk/ukpga/1998/42/contents">https://www.legislation.gov.uk/ukpga/1998/42/contents</a>                                       | n/a              |
| <b>CD 9 Council's Statements of Evidence</b> |                                                                                                                                                                                           |                  |

<sup>3</sup> Appendices available online at <https://www.cambridge.gov.uk/compulsory-purchase-orders-for-new-housing-schemes>

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| CD 9.1 | Summary Statement of Evidence of Ross Jones (Senior Development Manager, Cambridge City Council)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 15 September 2026 |
| CD 9.2 | <p>Statement of Evidence of Ross Jones (Senior Development Manager, Cambridge City Council)</p> <ul style="list-style-type: none"> <li>• Appendix RJ1 – Acceptance letter from Homes England relating to Strategic partner Bid SP-01024 dated 25 August 2026</li> <li>• Appendix RJ2 - Award letter from the Cabinet Office relating to the Brownfield Land Release Fund dated 9 February 2026</li> <li>• Appendix RJ3 - Funding agreement between (1) The Secretary of State for the Ministry of Housing, Communities and Local Government and (2) Cambridge City Council dated 9 February 2026</li> <li>• Appendix RJ4 - Letter of support from Leader of the Council</li> <li>• Appendix RJ5 – Letter from the Council's Chief Executive dated 10 September 2025</li> <li>• Appendix RJ6 – Letter of support from the Council's Cabinet Member for Housing (undated)</li> <li>• Appendix RJ7 – Schedule of engagement and negotiations with 24 Hanover Court</li> <li>• Appendix RJ8– Schedule of engagement and negotiations with 32 Hanover Court</li> <li>• Appendix RJ9 – Schedule of engagement and negotiations with 5 Princess Court</li> <li>• Appendix RJ10 – Schedule of engagement and negotiations with 33 Princess Court</li> <li>• Appendix RJ11 – Statement of Support by the Chief Finance Officer (Section 151 Officer) dated 11 September 2026</li> <li>• Appendix RJ12 - Letter of support from Assistant Director of Housing and Health (undated)</li> </ul> | 15 September 2026 |
| CD 9.3 | Summary Statement of Evidence of Paul Belton (Carter Jonas)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 15 September 2026 |
| CD 9.4 | <p>Statement of Evidence of Paul Belton (Carter Jonas)</p> <ul style="list-style-type: none"> <li>• Appendix PB1 - Carter Jonas Rebuttal Letter dated 16 February 2026</li> <li>• 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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 15 September 2026 |