

Cambridge South Infrastructure Enhancements

Inspector Adjournment Note 3

I refer to the updated TWAO¹ submitted following the adjournment of the Inquiry. Paragraphs 35(5), 35(8), 35(9) and 35(10) were either amended or inserted. The effect of these changes is that the conditions specified at 35(10) on the extant planning permissions for Countryside Cambridge One Limited and Countryside Cambridge Two Limited, CBC Estate Management Company Limited and Cambridge Medipark Limited shall have no effect within the Order limits. Although the draft Order was updated by INQ71, these changes remain.

These changes were not discussed during the course of the Inquiry. Nor do they appear to have been assessed. On the basis of the available evidence the implications arising from these changes which effectively deprive the City Council of some of its powers, are unclear. Moreover, unlike AstraZeneca and the University of Cambridge, mitigation for any loss of landscaping arising from these changes is not included in the Design Principles document.

I therefore request a copy of the relevant permissions and any other necessary information in order that I can consider these proposed changes.

The City Council commented on these changes at paragraphs 10 -14 of their response to the various documents submitted following the adjournment.² The Council's position is that the impact of the waiving of enforcement rights in relation to these specified conditions has not been properly assessed and this includes any mitigation that would need to be secured through the consent.

It was my hope that the City Council and the applicant would be able to reach agreement on this matter, but on the basis of the most recent submission from the applicant this does not appear to be the case.

I note that the parties concerned have not as yet withdrawn their objections to the Order. Could the applicant please advise whether the withdrawal of these objections is dependant on the inclusion of the above changes. I would also like to understand what the implications for the scheme would be if these amendments are not accepted.

I do not wish this matter to be unnecessarily prolonged by exchanges of correspondence, but it is essential that I am clear as to the implications of including/excluding these changes. Should the parties find it preferable

¹ INQ 68

² INQ 70

I can resume the Inquiry as a virtual event at a date to be agreed, to hear representations from the parties on this matter.

Lesley Coffey
PLANNING INSPECTOR

04.04.2022