

Local Plan Examinations Cambridge City and South Cambridgeshire

Matters and Issues for joint hearing sessions

Please note that this document should be regarded as an early draft of matters and issues which will be dealt with in the first block of hearing sessions. The document will be refined in the light of further work to be undertaken by the Inspectors and following discussion at the PHM.

In the first block of hearings, the Inspectors will be considering legal requirements and the overarching spatial strategy as well as seeking to establish whether development needs have been adequately identified. Issues of whether identified needs are likely to be met and whether the most appropriate locations have been chosen will be considered at hearings in the second and subsequent blocks of hearings.

Matter 1. Legal Process and Requirements

- a. Have the Local Plans been prepared in accordance with the relevant Local Development Schemes?
- b. Have the Local Plans been prepared in compliance with the relevant Statement of Community Involvement?
- c. Have the Local Plans had regard to the Sustainable Community Strategies?
- d. Have the Local Plans been subject to adequate Sustainability Appraisal in compliance with the SEA Directive
- e. Have the Local Plans been prepared in accordance with the Habitat Directive?
- f. Have all the procedural requirements for publicity been met?
- g. Have the Councils submitted robust evidence to demonstrate that they have met the duty to co-operate?

Matter 2. Overall Spatial vision and general issues

- a. Is the overarching development strategy, expressed as the preferred sequential approach for new development, soundly based and will it deliver sustainable development in accordance with the policies of the National Planning Policy Framework?
- b. Is it clear what other strategic options were considered and why they were dismissed?
- c. Are the Plans founded on a robust and credible evidence base?

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Matter 3. Housing need

- a. Do the figures of 14,000 new homes (Cambridge City) and 19,000 new homes (South Cambridgeshire) reflect a robust assessment of the full needs for market and affordable housing, as required by the Framework (paragraphs 47 and 159)?
- b. Is the methodology used consistent with the advice in Planning Practice Guidance? (Where technical matters are in dispute, the Inspector will expect the Councils and relevant representatives to provide a statement of common ground so as to narrow and/or clarify areas of agreement and dispute. This will enable the examination hearings to focus on the implications of such matters rather than the underlying technical data.)

Matter 4. Employment and Retail

- a. Is the forecast growth of net additional jobs (22,100 for Cambridge City and 22,000 for South Cambridgeshire District) based on a clear understanding of business need and a robust evidence base?
- b. Does the evidence base supporting employment and retail policies meet the requirements of Planning Practice Guidance?
- c. Will the proposed amounts of land for economic development uses meet the needs for all foreseeable types of economic development?
- d. Do the Plans accurately identify the likely requirements for new retail development (convenience and comparison goods over the Plan period)?

Matter 5. Infrastructure/Monitoring/Viability

- a. Do the Plans clearly identify the essential elements of infrastructure needed to deliver development as proposed?
- b. How will these be funded and delivered in a coordinated manner?
- c. Is there evidence that the combined requirements for developer contributions and/or CIL will not render development unviable (paragraph 173 of the Framework)?
- d. Is it clear how the Plans will be monitored. Are targets identified and is it clear what action will be taken if targets are not met?