

Land north of Cambridge North Station, Cambridge
Brookgate Land Limited on behalf of The Chesterton Partnership
PINS Reference: APP/W0530/W/23/3315611
Local Authority Reference: 22/02771/OUT
June 2023



ADDENDUM TO UPDATED STATEMENT OF COMMON GROUND BETWEEN APPELLANT AND LPA

Authorised Signatures to Agree the Statement of Common Ground

Signed on behalf of SCDC

Fiona Bradley

.....

South Cambridgeshire District Council

Date:... 02.06.2023.....

Signed on behalf of the Appellant

Awright

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Brookgate Land Limited on behalf of The Chesterton Partnership

Date:.....02.06.2023.....

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1.0 Introduction

- 1.1 This is an Addendum to the Statement of Common Ground agreed between Brookgate Land Limited on behalf of The Chesterton Partnership [“the Appellant”] and South Cambridgeshire District Council [“the LPA”, “the Council”].
- 1.2 It refers to an appeal lodged in respect of the failure of the LPA to determine a hybrid planning application for planning permission with reference 22/02771/OUT at Land to the north of Cambridge North Station [“the Site”].
- 1.3 This Addendum to the Statement of Common Ground should be read in conjunction with the Updated Statement of Common Ground dated 23 May 2023 (CD6.11).
- 1.4 This Addendum covers the following topics:
- 1) Drawing List – Drawings for Approval
 - 2) Housing Provision

2.0 Drawing List – Drawings for Approval

- 2.1 The Statement of Common Ground dated 23 May 2023 included 'Table 5.2 – Drawing List – Drawings for Approval'. Within this table were 6 no. updated landscaping drawings to reflect minor updates to the drainage scheme in response to comments from the Lead Local Flood Authority (LLFA). However, the table did not reflect their new date of April 2023.
- 2.2 Table 5.2 is therefore updated below to include the correct date of April 2023 in respect of the 6 no. updated landscape drawings.

Table 5.2 – Drawing List – Drawings for Approval

DRAWING REFERENCE	TITLE	DATE
Site-Wide - General		
239-ACME-PLA-S00-0010	Location Plan	June 2022
239-ACME-PLA-S00-0011	Site Plan	June 2022
Site-Wide Parameter Plans - Outline		
239-ACME-PLA-S01-0101 Rev A	Existing Site Conditions	October 2022
239-ACME-PLA-S01-0102 Rev A	Building Layout and Application Type	October 2022
239-ACME-PLA-S01-0103 Rev A	Maximum Building Envelope – Basement	October 2022
239-ACME-PLA-S01-0104 Rev A	Maximum Building Envelope – Ground Floor Level	October 2022
239-ACME-PLA-S01-0105 Rev A	Maximum Building Envelope – Typical Level	October 2022
239-ACME-PLA-S01-0106 Rev A	Building Heights Plan	October 2022
239-ACME-PLA-S01-0107 Rev A	Proposed Uses – Ground Floor	October 2022
239-ACME-PLA-S01-0108 Rev A	Access Plan	October 2022
239-ACME-PLA-S01-0109 Rev A	Landscape and Open Spaces Plan	October 2022
239-ACME-PLA-S01-0300	Parameter Plans Area Schedule	June 2022
Site-Wide Landscape Plans - Detail		
630_01(MP)001 P5	Landscape Masterplan	April 2023
630_01(MP)002 P3	Ecology Strategy Ground Floor	April 2023
630_01(MP)003 P1	Ecology Strategy Roof	June 2022
630_01(MP)004 P3	Public Open Space Provision	April 2023
630_01(MP)005 P2	Hard Landscape Strategy (West)	October 2022
630_01(MP)006 P2	Hard Landscape Strategy (East)	October 2022
630_01(MP)007 P2	Hard Landscape Strategy (Wild Park)	October 2022
630_01(MP)008 P2	Tree Strategy	October 2022
630_01(MP)009 P1	Planting Strategy (West)	June 2022

630_01(MP)010 P1	Planting Strategy (East)	June 2022
630_01(MP)011 P1	Levels and Drainage (West)	June 2022
630_01(MP)012 P1	Levels and Drainage (East)	June 2022
630_01(MP)013 P1	Levels and Drainage (Wild Park)	June 2022
630_01(MP)014 P3	Attenuation Strategy	April 2023
630_01(MP)015 P1	Furniture Strategy (West)	June 2022
630_01(MP)016 P1	Furniture Strategy (East)	June 2022
630_01(MP)017 P1	Furniture Strategy (Wild Park)	June 2022
630_01(MP)019 P1	Roof Strategy	June 2022
630_01(MP)020 P3	Tree Root Cell Extents	April 2023
630_01(MP)021 P2	Wild Park and Aggregates Yard Interface	October 2022
630_01(MP)022 P1	Cycle Strategy (West)	October 2022
630_01(MP)023 P1	Cycle Strategy (East)	October 2022
630_01(MP)024 P1	Proximity to Mineral Safeguarded areas	October 2022
630_01(MP)101 P1	Milton Avenue 1 of 2	June 2022
630_01(MP)102 P1	Milton Avenue 2 of 2	June 2022
630_01(MP)103 P2	Chesterton Way 1 of 3	October 2022
630_01(MP)104 P2	Chesterton Way 2 of 3	October 2022
630_01(MP)105 P2	Chesterton Way 3 of 3	October 2022
630_01(MP)106 P2	Cowley Road North	October 2022
630_01(MP)107 P2	Cowley Road East	October 2022
630_01(MP)108 P1	The Link	June 2022
630_01(MP)109 P2	Bramblefields Way	October 2022
630_01(MP)201 P2	1 Milton Avenue and Milton Walk	October 2022
630_01(MP)202 P2	Chesterton Square	October 2022
630_01(MP)203 P2	Station Row	October 2022
630_01(MP)204 P1	Station Row Features	June 2022
630_01(MP)205 P2	Piazza	October 2022
630_01(MP)206 P1	Station Row Passage	June 2022
630_01(MP)207 P1	Chesterton Passage	June 2022
630_01(MP)208 P1	Cowley Circus	June 2022
630_01(MP)209 P3	Wild Park	April 2023
630_01(MP)210 P2	Typical Meanwhile Use for Pocket Park	October 2022
630_01(MP)212 P1	Roof Garden – Labs	June 2022
630_01(MP)213 P1	Roof Garden – 1 Milton Avenue	June 2022

630_01(MP)301 P1	Residential Masterplan	June 2022
630_01(MP)304 P1	Play Areas – LEAP and LAP	June 2022
630_01(MP)305 P1	Play Areas – Natural Play	June 2022
630_01(MP)306 P1	Play Areas – Wild Park	June 2022
630_01(MP)307 P1	Residential Roof Garden Masterplan	June 2022
630_01(MP)308 P1	Roof Garden Features	June 2022
630_01(CD)001 P1	Typical Tree pit in hard landscaping	June 2022
630_01(CD)002 P1	Typical Tree pit in soft landscaping	June 2022
630_01(CD)003 P1	Typical Tree pit in raised planter over basement	June 2022
630_01(CD)004 P1	Rain garden kerb detail	June 2022
630_01(CD)005 P1	Biodiverse Roof typical detail	June 2022
630_01(CD)007 P1	Chesterton Square paving detail	June 2022
630_01(CD)008 P1	Chesterton Gardens paving detail	June 2022
630_01(SC)001 P2	Chesterton Square	October 2022
630_01(SC)002 P1	Station Row – Causeway	June 2022
630_01(SC)003 P1	Station Row – Steps	June 2022
630_01(SC)004 P1	Station Row – Banks and bench seating	June 2022
630_01(SC)006 P2	1 Milton Avenue	October 2022
630_01(SC)007 P1	Milton Avenue	June 2022
630_01(SC)009 P2	Cowley Road East	October 2022
630_01(SC)010 P1	Chesterton Gardens: Pergola	June 2022
630_01(SC)012 P1	Chesterton Gardens: Earth mounds	June 2022
22_02771_OUT Tree Survey Drawing	Chesterton Sidings Cambridge Plans	October 2022
Site-Wide Highways Plans - Detail		
05425-C-2103-P7	Lab Servicing Access SPA	October 2022
05425-C-2110-P4	Milton Avenue Cycle	October 2022
05425-C-2113- P7	Cowley Circus	October 2022
05425-C-2203-P2	Fire Tender Tracking (Sheet 1 of 2)	October 2022
05425-C-2204-P2	Fire Tender Tracking (Sheet 2 of 2)	October 2022
05425-C-2205-P1	Lab Servicing Access Swept Path Analysis Refuse Vehicle	June 2022
05425-C-2206-P2	Rigid Truck Tracking	October 2022
05425-C-2207-P1	Refuse Vehicle Tracking (Plan)	June 2022
05425-C-2208-P0	Whole Site Refuse Vehicle Tracking	October 2022

S4 - Full		
1781-MAKE-S04-PA1999 Rev 01	S4 Basement Plan	October 2022
1781-MAKE-S04-PA2000 Rev 01	S4 Ground Floor Plan	October 2022
1781-MAKE-S04-PA2001 Rev 01	S4 Level 01 Plan	October 2022
1781-MAKE-S04-PA2002 Rev 01	S4 Levels 02-04 Typical Plan	October 2022
1781-MAKE-S04-PA2005 Rev 01	S4 Level 05 Plan	October 2022
1781-MAKE-S04-PA2006 Rev 01	S4 Level 06 Plan	October 2022
1781-MAKE-S04-PA2007 Rev 01	S4 Level 07 Plan: Plant	October 2022
1781-MAKE-S04-PA2008 Rev 01)	S4 Roof Plan	October 2022
1781-MAKE-S04-PA2200	S4 Proposed East Elevation	June 2022
1781-MAKE-S04-PA2201	S4 Proposed South-East Elevation	June 2022
1781-MAKE-S04-PA2202	S4 Proposed South-West Elevation	June 2022
1781-MAKE-S04-PA2203	S4 Proposed North-West Elevation	June 2022
1781-MAKE-S04-PA2250 Rev 01	S4 Proposed Section AA and Section BB (Short and Long Section)	October 2022
S5		
239-ACME-PLA-S05-0100	S5 Location Plan	June 2022
239-ACME-PLA-S05-1100	S5 Ground Floor Plan	June 2022
239-ACME-PLA-S05-1101	S5 First Floor Plan	June 2022
239-ACME-PLA-S05-1102	S5 Second Floor Plan	June 2022
239-ACME-PLA-S05-1103	S5 Third Floor Plan	June 2022
239-ACME-PLA-S05-1104	S5 Fourth Floor Plan	June 2022
239-ACME-PLA-S05-1105	S5 Roof Plan	June 2022
239-ACME-PLA-S05-1110	S5 Basement Plan Acme	June 2022
239-ACME-PLA-S05-1200	S5 Mobility Hub Section	June 2022
239-ACME-PLA-S05-1300	Western And Eastern Elevations	June 2022
239-ACME-PLA-S05-1301	Northern And Southern Elevations	June 2022
S6 and S7		
1818-MAKE-S06-PA1949 Rev 01	S6 and S7 Combined Basement Plan	October 2022

1818-MAKE-S06-PA1950 Rev 02	S6 and S7 Combined Ground Floor Plan	October 2022
1818-MAKE-S06-PA1999 Rev 01	S6 Basement Plan	October 2022
1818-MAKE-S06-PA2000 Rev 02	S6 Ground Floor Plan	October 2022
1818-MAKE-S06-PA2001	S6 Levels 01-02 Typical Plan	June 2022
1818-MAKE-S06-PA2003	S6 Level 03 Plan	June 2022
1818-MAKE-S06-PA2004	S6 Level 04 Plan: Plant	June 2022
1818-MAKE-S06-PA2005	S6 Roof Plan	June 2022
1818-MAKE-S07-PA1999 Rev 01	S7 Basement Plan	October 2022
1818-MAKE-S07-PA2000 Rev 02	S7 Ground Floor Plan	October 2022
1818-MAKE-S07-PA2001	S7 Levels 01-02 Typical Plan	June 2022
1818-MAKE-S07-PA2003	S7 Level 03 Plan	June 2022
1818-MAKE-S07-PA2004	S7 Level 04 Plan: Plant	June 2022
1818-MAKE-S07-PA2005	S7 Roof Plan	June 2022
1818-MAKE-S06-PA2150 Rev 01	S6 and S7 Combined North-West Elevation	October 2022
1818-MAKE-S06-PA2151 Rev 01	S6 and S7 Combined South-East Elevation	October 2022
1818-MAKE-S06-PA2200 Rev 01	S6 Proposed North-West Elevation	October 2022
1818-MAKE-S06-PA2201	S6 Proposed North-East Elevation	June 2022
1818-MAKE-S06-PA2202 Rev 01	S6 Proposed South-East Elevation	October 2022
1818-MAKE-S06-PA2203	S6 Proposed South-West Elevation	June 2022
1818-MAKE-S06-PA2240	S6 and S7 Proposed Combined Section AA (Long Section)	June 2022
1818-MAKE-S06-PA2250	S6 Proposed Section BB and Section CC (Short and Long Section)	June 2022
1818-MAKE-S07-PA2200 Rev 01	S7 Proposed North-West Elevation	October 2022
1818-MAKE-S07-PA2201 Rev 01	S7 Proposed North-East Elevation	October 2022
1818-MAKE-S07-PA2202 Rev 01	S7 Proposed South-East Elevation	October 2022
1818-MAKE-S07-PA2203	S7 Proposed South-West Elevation	June 2022
1818-MAKE-S07-PA2250	S7 Proposed Section DD and Section EE (Short and Long Section)	June 2022

3.0 Matters in Agreement – Housing Provision

- 3.1 The housing provision overall is considered to be acceptable and meet the needs of the local community. The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (1 April 2023) concludes that the councils jointly have 6.1 years of housing land supply for the 2023-2028 five-year period. This conclusion is based on the five-year housing land supply being calculated jointly, using the Liverpool methodology, and applying a 5% buffer.



BIDWELLS