

**heather.nigbur-day@cambourneparishcouncil.gov.uk**

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**From:** clerk@cambourneparishcouncil.gov.uk  
**Sent:** 01 October 2020 15:18  
**To:** heather.nigbur-day@cambourneparishcouncil.gov.uk  
**Subject:** FW: Five-year housing land supply: Clarification from the Planning Inspectorate  
**Attachments:** Clarification from Planning Inspectorate.pdf

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**From:** Clarke Aaron <Aaron.Clarke@scambs.gov.uk>  
**Sent:** 01 October 2020 14:04  
**Subject:** Five-year housing land supply: Clarification from the Planning Inspectorate

Please see below a message from Stephen Kelly, Joint Director of Planning and Economic Development at South Cambridgeshire District Council.

**Sent via BCC (Blind Carbon Copy)**

Dear Parish Councils,

I am writing to let you know about an error that the Planning Inspectorate has made in a recent appeal decision.

In the decision, relating to a site at 44C North Road, Abington, the Planning Inspectorate suggested that South Cambridgeshire District Council cannot demonstrate a five-year housing land supply. We're really pleased that the Planning Inspectorate have quickly reviewed this case, and confirmed in writing that they have made an error. I have attached a copy of their email to us.

To confirm, we do have a five-year housing land supply. It is 5.4 years. This was published for everyone to see back in April and still stands. We are really sorry for any anxiety this situation has caused residents and have worked tirelessly to resolve the matter with the Planning Inspectorate.

Best wishes,

Stephen

**From:** Thorby, Christine <[Christine.Thorby.5z@planninginspectorate.gov.uk](mailto:Christine.Thorby.5z@planninginspectorate.gov.uk)>  
**Sent:** 01 October 2020 13:40  
**To:** Liz Watts <[Liz.Watts@scambbs.gov.uk](mailto:Liz.Watts@scambbs.gov.uk)>

Dear Liz

Re: Appeal reference: APP/W0530/W/20/3248571

Thank you for your email of 1 October and letter of 29 September regarding the appeal decision at 44C North Road, Abington (APP/W0530/W/20/3248571).

At paragraph 31 of the decision the Inspector said:

*"The evidence before me indicates that the Council cannot currently demonstrate a five-year housing land supply."*

Unfortunately, that statement was based on a mis-reading of the evidence submitted and particularly paragraph 5.4 of the appellant's appeal statement. I also acknowledge that paragraph 7.9 of the Council's statement of case dated 24 July 2020 states that:

*"The LPA can currently demonstrate a 5 Year Housing Land Supply"*

No other evidence was put before the Inspector in relation to a five year housing land supply.

Therefore, based on the evidence provided in this case, the statement made at paragraph 31 was an error.

I apologise for this and confirm that both the Inspector and his manager have been made aware of this and of the implications that it has had for the Council. I also understand that the Council may wish to rely on this information in future and that it could be read alongside the original decision.

However, it is apparent that the Inspector's error did not affect the overall outcome of the appeal, which was dismissed, and does not alter the status of the decision notice.

Yours sincerely,

Christine Thorby  
Director of Strategy and  
Head of Profession



The Planning Inspectorate

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