

15 July 2026 JDMC Speaker Statements

#5 – 23/04643/OUT – Cllr Rory Clark (Cambridgeshire County Council) and Cllr Cheney Payne (Cambridge City Council)

As local councillors for Castle, we're writing to support the officer recommendation to refuse this application.

When this scheme came before committee in August 2025, members were willing to approve it, but only on condition that the developer secured a Section 106 agreement covering contributions to bus services, waiting restrictions and controlled parking, plus an on-street parking management plan for Howes Place.

Almost a year later the applicant still hasn't progressed the agreement, despite repeated attempts by the Council's legal team to get this moving. No confirmed undertakings, no contributions, nothing. Residents of Howes Place and Darwin Green are now faced at a large development going ahead without any of the transport improvements and community benefits that the development depended on.

In Castle and across Cambridge, we believe that infrastructure needs to be secured before development proceeds. Our city desperately needs more housing, but this housing needs infrastructure. Vertex Living Limited's failure to complete a S106 Planning Agreement demonstrates their lack of commitment to infrastructure-first development as required by Policies 81 and 85.

We support officers' recommendation to refuse the application, for the reasons set out in the report. We are not anti-development, Darwin Green and Eddington are wonderful new communities, and we welcome them as part of Castle. But they have also shown the need for infrastructure-first development. We ask that this committee does not give the benefit of the doubt to an applicant who's had a year to show good faith and hasn't.

We're asking committee to refuse this application.

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