

JOINT DEVELOPMENT MANAGEMENT COMMITTEE MEETING

16th September 2026

Amendment Sheet

AGENDA ITEM: 4

Application References: 25/03746/OUT and 25/03753/OUT

Location:

Land between Huntingdon Road and M11 and Madingley Road, Cambridge

To Note:

Amendments to note as follows:

Page 56, Paragraph 8.1 – Sentence amended as indicated:

**~~Councillor Hugh Clough (Cambridge City – Newnham) and Councillor Dr Peter Rees (Cambridgeshire County Council – Newnham) have made a~~
~~representations, objecting to the Applications on the following grounds:~~**

To Note:

Page 59 Table 6 provides a breakdown of what has been delivered so far / is under construction as part of Phase 1 (at the time of the outline application submission in September 2025) and what is proposed under the new outline Applications for Phase 2.

For clarification the following table clarifies the number of homes that are proposed and would be delivered across the Eddington site as a whole.

Total homes granted permission in 2013 outline permission	3,000
Total homes in Phase 1 (built and consented of the 2013 permission)	1,848
Proposed homes for Phase 2 (the Applications)	3,800
Total number of homes across the whole site (Phase 1 plus Phase 2)	5,648
Uplift of homes over the 2013 outline permission	2,648

Page 134, Table 11 Open Space Provision states:

Type of public open space	Standard set out in NWCAAP and CLP Appendix I	Required amount (hectares)	Proposed amount (hectare)
Outdoor sport (playing	1.2ha per 1,000 people	14.6	14.97

The required amount in hectares should state **14.16ha** not 14.6.

S106 obligations

In the context of having received a points of clarification response from the applicant the following points are raised on the Planning obligations:

General point: Where 3,000 occupations is referenced as a S106 the trigger, this equates to 1,152 for the applications under determination. The 3,000 relates to Phase 1 delivered (1,848) and the 1,152 residual amount.

Page 152 library provision is referenced:

Library provision	£15 per person up to £150,000	At 3,000 unit occupation	Library facilities necessary to meet the needs of the new population generated by the development. Off-site provision to provide additional books and resources towards the Darwin Green Library. Scale determined with reference to County Council guidance and Local plan policies 85 and SC/4.
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Libraries are referenced again in the same table which should be deleted:

Libraries	£15 per person up to £150,000	Linked to population yield. Trigger to be agreed	As required by SCDCLP policy SC/4 CLP policy 85
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BIODIVERSITY NET GAIN (BNG)			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
BNG	Monitoring contributions £5,680 per monitoring year	Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30. To be agreed	As required by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)
Biodiversity Monitoring	Monitoring reports	At suitable intervals over the 30-year period	

The trigger to BNG monitoring to be agreed at appropriate intervals relating to the phasing of the development.

Waste and recycling

Page 158 - Amended to Food Waste Collection vehicle as food waste could be above or below ground.

WASTE			
Obligation	Agreed contribution / Term	Trigger	CIL Reg 122 comments
Refuse Collection Vehicles	Underground waste collection vehicles Above ground food waste Vehicle Food Waste Collection Vehicle	TBA	Waste contributions have been identified as necessary to meet the needs of the new population generated through the development, in accordance with Local Plan policies 85 and SC/4 Contributions would be spent on infrastructure related directly to the site and the development.

Amendment to 'Above ground food waste Vehicle' to 'Food Waste Collection' as set out in the above amended table. This is as the food waste could be above or below ground.

To note:

Proposed transport mitigation measure	Agreed financial contribution	Trigger
Transport Monitoring Scheme for trip cap/budget	N/A	On implementation On first occupation

Trigger amended to 'first occupation' as there would not be anything to monitor on the development implementation.

Amendment to **Condition 62** set out in **Appendix 8**:

62. Highway works

Prior to the first occupation of either the commercial development dependant on the Huntingdon Road West access or the ~~4,290th~~ **3,169th** dwelling (private or Key Worker Housing, excluding student accommodation), whichever comes first, the Huntingdon Road access and associated highway general arrangements detailed on submitted drawings ref: 24067-KMC-HGN-XX-SK-CH-HR21 Rev PL07 and 24067-KMC-HGN-XX-SK-CH-HR22 Rev PL04 (which may be subject to amendment or alteration during the Highway S278 approval stage) shall be fully constructed and open to traffic. The access shall thereafter be retained for its intended purpose.

Reason: To ensure the provision of a safe, suitable and effective means of access serving the development, to promote sustainable travel, and in the interests of highway safety and the efficient operation of the local and strategic highway network in accordance with Policy 80 of the Cambridge Local Plan 2018, Policy TI/2 of the South Cambridgeshire Local Plan and the NPPF (2026).