

JOINT DEVELOPMENT MANAGEMENT COMMITTEE

16 September 2026
10.00 am - 3.20 pm

Present: Councillors Porrer (Chair), Bradnam (Vice-Chair), Flaubert, Griffin, Illingworth, Bostanci, Cahn, Sandford, Sebastian, R.Williams and Clough

Also present (virtually): Councillor Sage

Officers Present:

Delivery Manager (Strategic Sites and NSIP/Major Infrastructure Projects): Philippa Kelly

Team Leader, Delivery: Jonathan Brookes

Principal Planner (Strategic Sites): Janine Richardson

Principal Sustainability Officer: Emma Davies

Principal Urban Designer: Sarah Chubb

Principal Landscape Architect: Helen Sayers

Principal Environmental Health Officer: Greg Kearney

Legal Adviser: Richard Pitt

Committee Manager: Sarah Michael

Meeting Producer: Claire Tunnicliffe

Other Officers Present:

Principal Transport Officer: Linda Blower (Cambridgeshire County Council)

Development Management Engineer: David Lines (Cambridgeshire County Council)

FOR THE INFORMATION OF THE COUNCIL

26/42/JDMC Re-ordering agenda

Under paragraph 4.13.2 of the Council Procedure Rules, the Chair used her discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the published agenda.

26/43/JDMC Apologies

Apologies were received from Councillor Fisher and Councillor Smart. Councillor Clough attended as an Alternate for Councillor Fisher.

Councillor Williams left the meeting before consideration of item 26/46/JDMC and did not return.

26/44/JDMC Declarations of interest

Name	Item	Interest
Councillor Williams	26/46/JDMC	Personal and prejudicial: Cllr Williams is employed by the University of Cambridge. Discretion fettered. Recused himself from the meeting for this item.
Councillor Clough	26/46/JDMC	Personal: Cllr Clough met residents of Conduit Head Road for a walkaround the site in November 2025. He did not express an opinion on the application and has not discussed the matter with them since. Attends committee with an open mind. Discretion unfettered.
Councillor Clough	26/46/JDMC	Personal: Attended a U3A course on GIS software where a participant presented a visualisation of Eddington. Subsequently, Cllr Clough and planning officers met with this person for a demonstration but expressed no opinion on the application. Discretion unfettered.
Councillor Cahn	26/46/JDMC	Personal: Lived on Storey's Way adjoining the site 15 years ago. Discretion unfettered.
Councillor Griffin	26/46/JDMC	Personal: Retired Fellow of King's College.

		Discretion unfettered.
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26/45/JDMC Minutes

The minutes of the meeting held on 19 August 2026 were approved as a correct record and signed by the Chair.

26/46/JDMC 25/03746/OUT & 25/03753/OUT Land between Huntingdon Road and M11 and Madingley Road, Cambridge

Councillor Williams withdrew from the meeting for this item and did not participate in the discussion or decision making.

The Committee received a joint application for outline planning permission (all matters reserved except for means of access to the public highway) for a phased mixed use development, including demolition of existing buildings and structures, such development comprising: Living Uses, comprising residential floorspace (Class C3/C4, up to 3,800 dwellings), student accommodation (Sui Generis), co-living (Sui Generis) and senior living (Class C2), flexible employment floorspace (Class E(g) / Sui Generis research uses), academic floorspace (Class F1), and floorspace for supporting retail, nursery, health and indoor sports and recreation uses (Class E (a) - E (f)), public open space, public realm, sports facilities, amenity space, outdoor play, allotments and hard and soft landscaping works alongside supporting facilities, car and cycle parking, formation of new pedestrian, cyclist and vehicular accesses and means of access and circulation routes within the site, highway works, site clearance, preparation and enabling works, supporting infrastructure, plant, drainage, utility, earthworks and engineering works.

The Principal Planner updated the report by referring to the amendment sheet.

- i. Page 56, Paragraph 8.1 – Sentence amended as indicated: **Councillor Hugh Clough (Cambridge City – Newnham) and** Councillor Dr Peter Rees (Cambridgeshire County Council – Newnham) **hasve** made a representations, objecting to the Applications on the following grounds.

- ii. Amended condition 62 to read:

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.

Dr Geoffrey Levine and Mr Alan Windle, representing Storey's Way Residents' Association, addressed the Committee speaking in objection to the application.

Mr Matt Johnson (Applicant) addressed the Committee in support of the application.

Councillor Alex Sage (Ward Councillor) addressed the Committee regarding the application.

Councillor Cahn proposed an amendment to the Officer's recommendation that an informative be added to consider the need for sheltered and supported housing provision.

This amendment was **carried unanimously**.

Councillor Flaubert proposed an amendment to the Officer's recommendation that an additional condition be added regarding an overheating analysis.

This amendment was **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation that an informative be added to encourage the developer to liaise with local residents' groups and Ward Councillors for Girton and Castle wards throughout the build of the development.

This amendment was **carried unanimously**.

Councillor Clough proposed an amendment to Condition 10 on groundwater monitoring and condition 12 on piling, to include specific reference to the impact on Conduit Head Springs.

This amendment was **carried unanimously**.

Councillor Clough proposed an amendment to the Officer's recommendation that an informative be added to encourage engagement with the residents of Conduit Head Road when conditions 10 and 12 progress towards discharge.

This amendment was **carried unanimously**.

Councillor Bradnam proposed an amendment to Condition 34 on allotments and community gardens to include details of the affordable rent and pricing rates for the allotment plots.

This amendment was **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation to include a requirement to consult the Chair and Vice-Chair of the Joint Development Management Committee on any amendments to the conditions, and on the progress of the Section 106 Agreement.

This amendment was **carried unanimously**.

The Committee:

Resolved (by 8 votes to 0, with 2 abstentions) to approve application 25/03746/OUT and **resolved (by 9 votes to 0, with 1 abstention)** to approve application 25/03753/OUT subject to:

- i. The planning conditions as set out in Appendix 8 of the officer's report, with delegated authority to officers in consultation with the Chair and Vice-Chair of the Joint Development Management Committee to carry through amendments to those conditions, including additional or revised conditions as appropriate and necessary.
- ii. The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 by 16 December 2026, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within the report, including any other planning obligations considered acceptable and necessary to make the development acceptable in planning terms and subject to consultation with the Chair and Vice-Chair of the Joint Development Management Committee before completion.
- iii. If the Section 106 Agreement is not completed by 16 December 2026, delegated authority shall be given to the Joint Director of Planning and Economic Development to either refuse the Applications based on a lack of secured mitigation contrary to the adopted Local Plans, or to agree

such an extended period for completion of the Agreement as considered appropriate.

iv. Amended conditions:

- a. 10 on groundwater monitoring and 12 on piling to include a reference to Conduit Head Springs;
- b. 34 on allotments to include reference to affordable rent;
- c. 62 on highway works to remove reference to 4,290th dwelling and replace with 3,169th dwelling.

v. An additional condition regarding an overheating analysis.

vi. Additional informatives regarding:

- a. Sheltered and supported housing provision.
- b. Liaison with Ward Councillors and local residents' groups.
- c. Communication with the residents of Conduit Head Road regarding the discharge of conditions 10 and 12.

26/47/JDMC Progress on S106 agreement for former NIAB site

The Delivery Manager (Strategic Sites and NSIP/Major Infrastructure Projects) delivered an update at the request of JDMC members and confirmed that the S106 agreement had been completed in early September 2026.

The meeting ended at 3.20 pm

CHAIR