

JOINT DEVELOPMENT MANAGEMENT COMMITTEE MEETING
15 July 2026

Amendment Sheet

AGENDA ITEM: 5

Application Reference: 23/04643/OUT

Location: Former NIAB Site, Huntingdon Road, Cambridge

Amendments/Updates to officer report:

Section 6 (Recommendation):

Updated recommendation:

To delegate authority to the Director of Planning to refuse planning permission for the development of outline planning application 23/04643/OUT for the below stated reason if, in the Directors of Planning's view, the applicants have failed to complete or failed to make satisfactory progress towards the completion of the S106 agreement by the 31 October 2026.

The proposed development fails to make adequate provision for the necessary mitigation and infrastructure contributions required to make the development acceptable in planning terms. In the absence of a completed S.106 Planning Agreement, the Council as the local planning authority is unable to secure financial contributions towards public transport improvements and the provision of waiting restrictions/controlled parking zones. Without the impacts of the development being mitigated, the proposal is contrary to the requirements of the National Planning Policy Framework (2025) which seeks to ensure that developments provide for necessary infrastructure and mitigation. The proposal would also be contrary to Policies 81 and 85 of the Cambridge Local Plan 2018 which state that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.