

JOINT DEVELOPMENT MANAGEMENT COMMITTEE MEETING

19 August 2026

Amendment Sheet

AGENDA ITEM: 5

Application Reference: 26/01691/REM

Location:

Land North Of Cambridge North Station, Milton Avenue, Cambridge, CB4 0AE

To Note:

Amendments to note as follows:

Pg. 26, Paragraph 6.20 – Sentence removed as indicated:

6.20 Miscellaneous Environmental Issues – including air quality, contamination, artificial lighting and plant noise will be addressed separately under the terms of the hybrid planning permission. ~~Please refer to the schedule at Appendix 2 of this report which sets out when the Applicant anticipates this information will come forward.~~

To Note:

The updated NPPF which was published on 17 August 2026, is a material consideration which must be taken account where it is relevant to a planning application.

National procedural development management policies Policy S3 (presumption in favour of sustainable development) and Policy S4 (principle of development within settlements) of the NPPF (2026) state that development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

Other thematic development management policies of relevance to the application proposals include CC2 (Mitigation of climate change); CC3 (Adaptation to climate change); HO7 (Meeting the need for homes); HO8 (Providing affordable homes); HO13 (Build out of residential and strategic sites); L2 (Making effective use of land); L3 (Achieving appropriate densities); DP3 (Key principles for well-designed places); DP4 (The design process); P3 (Living conditions and pollution); TR2 (Local parking standards); TR3 (Locating development in sustainable locations); and TR4 (Street design, access and parking) of the NPPF (2026).

Having considered the application proposals against the national decision-making policies set out in the NPPF (2026), officers are of the view that there is no change to the conclusion as set out in Section 20 of the officer report to committee.

To Note:

Addition of new section to report, to be read before Section 20 (Conclusion) relating to overall planning balance as follows:

Planning Balance:

Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

The updated NPPF (August 2026) is a material consideration which must be taken into account where it is relevant to a planning application. This includes applying the presumption in favour of sustainable development found in Policies S3 and S4 of the NPPF, which requires approving development proposals that accord with an up-to-date development plan without delay, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The NPPF lists the three dimensions to sustainable development: economic, social and environmental. These dimensions are interdependent and need to be pursued in mutually supportive ways to achieve sustainable development. These roles are considered in weighing up the benefits and dis-benefits of the development proposals, relative to all material considerations discussed in the report.

In following these requirements, the submitted information has been examined, and the reasoned conclusion is that the impacts of the proposed development on the environment are acceptable and can be managed in accordance with the recommended planning conditions set out in Section 22 of the Report; and the relevant planning obligations secured under the hybrid planning permission and associated Section 106.

Summary of Planning Benefits

The proposed development will deliver 425 new dwellings which were agreed in principle under the approved hybrid planning application in 2024. The development has been designed to improve local housing choice in Cambridge by providing a

range of dwelling types and sizes, and which a proportion will be affordable. By approving the development, a significant part of the approved CNM scheme will come forward and in turn help to deliver additional planning benefits for this part of the NEC area.

In this context, the immediate planning benefits of the scheme are considered as follows:

Economic

- increases GVA to the local economy through additional housing provision/creation
- enables the creation of new construction stage jobs and training opportunities for local people
- enables additional investment to be made in supporting/improving existing transport, education and community infrastructure

Social

- provides a range and size of homes for single-person, couples and families
- provides a range of homes at affordable rents for the lifetime of the development
- improves social well-being of future occupiers via the provision of high specification dwellings and onsite shared amenities including landscaped courtyard
- new jobs and training opportunities associated with the construction of development

Environmental

- development makes efficient re-use of previously developed land
- development is designed to make substantial carbon savings over its lifetime
- development is designed to reduce occupier water consumption

There are no disbenefits of the proposed development.

In the planning balance, officers consider that the proposed development, would deliver significant economic, social and environmental benefits that accord with the three dimensions of sustainable development.

Officers consider that the all the relevant issues have been appropriately addressed and the environmental impacts are negligible.

Having considered the provisions of the development plan, the 2026 NPPF and the PPG, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is considered to accord with the development plan as a whole.

AGENDA ITEM: 6

Application Reference: 25/04604/FUL

Location:

1 King's Meadow, Cambridge

To Note:

The updated NPPF which was published on 17 August 2026, is a material consideration which must be taken account where it is relevant to a planning application.

National procedural development management policies Policy S3 (presumption in favour of sustainable development) and Policy S4 (principle of development within settlements) of the NPPF (2026) state that development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

Other thematic development management policies of relevance to the application proposals include DP3 (Key principles for well-designed places), P3 (Living conditions and pollution) and TR2 (Local parking standards) of the NPPF (2026).

Having considered the application proposals against the national decision-making policies set out in the NPPF (2026), officers have concluded that there is no change to the planning balance as set out in Section 18 of the officer report to committee.