

JOINT DEVELOPMENT MANAGEMENT CONTROL COMMITTEE MEETING

15 AUGUST 2025

Amendment Sheet

AGENDA ITEM: 4

APPLICATION REFERENCE: 24/04575/FUL

Location: 210-240 Cambridge Science Park

To Note:

Post committee report correspondence has been received from the Applicant dated 08 October 2025, providing minor clarifications and an update to the proposed Grampian condition (attached as Appendix 1).

To Note:

A 'statement of evidence' has been received from Anglian Water Services Limited (AWSL), dated October 2025, with regard to applications within Cambridge Water Recycling Centre (WRC) catchment (attached as Appendix 2).

AWSL advise that until an improvement plan has been delivered at Cambridge WRC, all development requiring new connections to the mains sewer will increase volumes to the Cambridge WRC and levels of phosphate discharges to the receiving water body beyond what is allowed by permit.

AWSL confirm they are working closely with DEFRA and the Cambridge Water Scarcity Group to ensure that Cambridge WRC has sufficient capacity to enable current and future growth.

AWSL maintains their position of objection to planning applications within Cambridge WRC catchment, until such time as an improvement plan has been agreed.

To Note:

A clarification on the submitted Environmental Statement (ES) which accompanied the planning application has been received from the Applicant dated 14 October 2025 (attached as Appendix 3a and 3b).

This confirms that the ES remains valid in its entirety with the exception of substituting the previous mitigation identified in respect of increased foul flows to Cambridge Wastewater Recycling Centre, from the relocation of the current treatment works to a Grampian condition.

Amendments/Updates to officer report:

Para 3.25 – The pre-application developer briefing was presented to the Joint Development Control Committee on 19 June 2024.

Para 6.4 – The reference to parameter plans should instead read 'detailed plans'.

Para 6.14 (Environmental Statement). Additional paragraphs as follows:

‘Officers note that Chapter 11 (Water Resources) of the Environmental Statement (ES) as submitted is not current with regard to the position on the Cambridge Water Recycling Centre (WRC), in that it acknowledges an expected relocation of the WRC. This position has moved on, with the government announcement in August 2025 not to fund the relocation. Anglian Water’s October 2025 ‘Statement of Evidence’ reflects the August 2025 government announcement and makes clear the position of Anglian Water, with regard to the existing Cambridge WRC. The Applicant has provided clarification on this matter in correspondence dated 14 October 2025.

The submitted ES has been fully considered alongside this updated context and the Applicant’s correspondence dated 14 October 2025. Officers are satisfied that mitigation of any adverse effects arising from increased foul water flows arising from the development can be addressed by the imposition of a ‘Grampian’ style planning condition which will prevent occupation of the development until there is sufficient capacity within the Cambridge WRC to accommodate foul flows, or sufficient on-site alternative to deal with the foul flows arising’.

Para 18.26 – The submitted AKTII Drainage Strategy Report (May 2025) does include the assessment of both domestic and non-domestic foul water in the drainage calculations.

Para 18.30 – The negligible residual effects of the proposed development on flood risk, drainage and water quality referred to in the Environmental Statement is in regard to the Summary of Effects of the Operational Phase for the Flood Risk and Drainage Chapter (Chapter 6).

Updates to proposed planning conditions:

Condition 3 (Quantum of development):

The proposed maximum floorspace of all land uses indicated shall not exceed 99,272 sqm (Gross Internal Area), including the retained Building 216 and excluding car and plant basements.

Additional planning condition:

Para 18.35 (update regarding Grampian condition) - The Applicant has agreed to the following planning condition:

Unless the local planning authority has already notified the Applicant in writing that it is satisfied that there will be sufficient capacity at the Cambridge Water Recycling Centre (CWRC) to accommodate the foul flows from the development, no occupation of any building within the application site shall take place until written confirmation

has been provided by the Local Planning Authority confirming that, following consultation with Anglian Water, either (a) there is sufficient capacity within the Cambridge WRC to accommodate the foul flows from that building or (b) there is sufficient on-site alternative to deal with the foul flows from that building.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7,8 and 187 of the NPPF.

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DD:

Date:

08 October 2025

Mike Huntingdon
Planning Department
South Cambridgeshire District Council

By email

Dear Mike Huntingdon,

**PLANNING APPLICATION 24/04575/FUL
THE FENWAY, 210 – 240 CAMBRIDGE SCIENCE PARK – POST COMMITTEE REPORT
CORRESPONDANCE**

Following the publication of the Committee Report (CR) to the 15 October Joint Development Management Committee (JDMC) for the above application, I write on behalf of the applicant to provide minor clarifications and an update on a proposed Grampian condition, for the benefit of the JDMC.

Minor Corrections / Clarifications

1. CR paragraph 3.25 – This says, “This included a pre-application developer briefing being presented to the Joint Development Control Committee in October 2025”. This should instead read “.....on 19 June 2024”.
2. CR paragraph 6.4 – it notes ‘Parameter Plans’. As a full planning application this should refer to ‘detailed plans’.
3. CR paragraph 12.6 – This correctly identifies Chapter 11 of the National Planning Policy Framework (NPPF) as being relevant to the proposals, but it needs to expressly recognise NPPF paragraph 125c) [*copied below*] and thereby apply “substantial weight” in favour of the development and to approve the development unless “substantial harm” would be caused.

give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

4. Condition 3 says:

The proposed maximum floorspace of all land uses indicated shall not exceed 99,272 sqm (GEA).

Reason: In order to clarify the parameters of the permission in terms of overall floorspace for uses.

The 99,272 figure cited is however the Gross Internal Area (GIA) as correctly described in Table 2 under CR paragraph 3.8. For consistency condition 3 should be consistent with the correct figures presented in Table 2 and be amended to "*The proposed maximum floorspace of all land uses indicated shall not exceed 99,272 sqm (Gross Internal Area), including the retained Building 216 and excluding car and plant basements*". In any event the proposal is set within a Full planning application and thereby held to the scaled dimensions of the detailed drawings.

5. Noting paragraph 18.26 of the CR and its reference the drainage calculations, it should be noted that the up to date AKTII Drainage Strategy Report (May 2025) submitted to the planning application does include the assessment of both domestic and non-domestic (trade) foul water in the drainage calculations.
6. With reference to the submitted Environmental Statement (ES) dated November 2024:
 - At paragraph 18.30 of the CR (when discussing increased waste water rates and any potential harm from foul water flows) it says, "*The ES identifies that the residual effects of the proposed development on flood risk, drainage and water quality are negligible*". It should be noted that this position is in regard to the Summary of Effects of the Operational Phase for the Flood Risk and Drainage Chapter (Chapter 6).
 - Chapter 11 of the Environmental Statement deals with 'Water Resources' and specifically the matter of the 'Cambridge Water Recycling Centre', as part of the Predicted Impacts, at paragraphs 11.135 – 11.139. It notes at 11.139 that "*...the magnitude of impacts on the Cambridge Wastewater Recycling Centre during operation is considered Moderate Adverse [prior to mitigation]*". Then, as part of the consideration of 'Mitigation', it goes on to acknowledge the then expected relocated WRC at paragraph 11.172. It is, in taking this mitigation into account, at paragraph 11.177, that the ES says that "*...the magnitude of impacts on the WRC during operation is considered Neutral [/negligible]*".
 - As set out in the CR, the position in respect of the Cambridge WRC has moved on since the ES was drafted. However, the pre-mitigation conclusions remain valid and, in any event, those pre-mitigation effects will not be realised due to proposed imposition of a Grampian condition preventing occupation of the development until sufficient wastewater capacity is in place (as proposed by the Council at CR paragraph 18.35). An update on the applicant's position in respect of this Grampian condition is provided below.

Grampian-Style Planning Condition

At paragraph 18.35 of the CR it says:

In the absence of a compelling case as to why the proposed development will not cause significant harm to water courses, officers consider it reasonable to apply a 'Grampian' planning condition. This would restrict occupation of the development until such time as sufficient capacity at the receiving WRC has been confirmed. The Applicant has been asked to confirm the acceptability of this approach, and an update together with proposed agreed condition wording will be provided at JDMC

We can confirm that the applicant is agreeable to such a Grampian-style condition and believes that the following wording would be appropriate:

Unless the local planning authority has at that time already notified the Applicant in writing that it is satisfied that there will be sufficient capacity at the Cambridge Water Recycling Centre (CWRC) to accommodate the foul flows from the development, no occupation of any new building within the application site shall take place until written confirmation has been provided by the Local Planning

Authority confirming that, following consultation with Anglian Water, either (a) there is sufficient capacity within the Cambridge CRC to accommodate the foul flows from that building; or (b) there is a sufficient on-site alternative to deal with the foul flows from that building.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the NPPF.

I trust these clarifications are helpful to inform the JDMC and the determination of the planning application.

Yours Sincerely



Guy Kaddish BSc (Hons), MSc

Head of Cambridge Planning, Partner

Cc: Philippa Kelly, Delivery Manager

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Date: October 2025

Holding objection to growth within the Cambridge Water Recycling Centre (WRC) Catchment

This statement presents the justification for the current holding objection for sites within the Cambridge Water Recycling Centre (WRC) catchment.

The current position, and any future pre occupation condition recommendation is necessitated by exceedances of the dry weather flow (DWF) permit limits, alongside the anticipated increase in housing connections and the implementation of a capital growth scheme, yet to be defined.

Water Framework Directive

Under the Water Environment (Water Framework Directive) Regulations 2017, there is a requirement for water bodies not to deteriorate and to achieve 'good status' by 2027. Under regulation 33, local planning authorities as 'public bodies' must have regard to these requirements.

National Planning Policy Framework

Under the National Planning Policy Framework, there is a requirement that plans and planning decisions do not result in unacceptable levels of water pollution and development

Dry Weather Flow Permit and Compliance Data

The Environment Agency (EA) has set a dry weather flow consent limit of 37,330 m³/day for Cambridge WRC. The permit limits are unique to each WRC and are based on several factors, including the sensitivity of the receiving watercourse. The DWF limit is set to ensure the discharge from the WRC does not cause a detriment.

Year	2020	2021	2022	2023	2024
Q90	42462.5	44556.6	39919.4	48124.4	39354

As shown in the above table Cambridge WRC has exceeded DWF for the past 5 years, and is currently exceeding the permit limit by 5.4%.

Receiving Watercourse Status

The outfall of the Cambridge WRC is to the river Cam, which has an overall classification of Moderate, with phosphate identified as poor. The investigations into classification status undertaken in 2014 shows an outcome of 'very certain there is a problem' for the 'poor' Phosphate status.

Full details can be viewed on-line : [Cam](#) | [Catchment Data Explorer](#) | [Catchment Data Explorer](#)

Conservation Designations

Cambridge WRC is upstream of the Cam Washes SSSI which has elements of 'unfavourable condition' status. [Sites of Special Scientific Interest \(England\)](#) | [Natural England Open Data Geoportal](#)

Cambridge WRC Growth Scheme

Cambridge WRC relocation funding was sought through the Housing Infrastructure Fund. The Ministry of Housing, Communities, and Local Government (MHCLG) has confirmed that funding from the Housing Infrastructure Fund will not be made available to support the delivery of the WRC relocation from the current site on Cowley Road in northeast Cambridge. The decision follows costs of the relocation increasing significantly as a result of rising costs of materials and labour and disruption to global supply chains, an increase that MHCLG said was unaffordable. In light of this, Anglian Water are currently working closely with Defra's Ministerial Water Delivery Taskforce, regulators and the Cambridge Water Scarcity Group to ensure that Cambridge WRC has sufficient capacity to enable current and future growth (including that identified in this emerging Greater Cambridge Local Plan and the wider government growth ambitions for Cambridge).

Cambridge Water Recycling Centre (WRC) is expected to receive a Technically Achievable Limit (TAL) of 0.25 mg/l for phosphorus, in line with our regulatory obligations to improve water quality. Upon implementation, the WRC will be operating at the highest achievable standard from a technical perspective.

Considerations for Decision Making on Applications

Until we have delivered the growth scheme at Cambridge WRC, all development requiring new connections to mains sewer will increase the flow volumes to the Cambridge WRC and increase phosphate discharges to the water body beyond what the permit allows.

The effect of new development on sewage infrastructure is a material consideration in the determination of planning applications. Paragraph 8(c) of the NPPF states that sustainable development will 'protect and enhance our natural environment....minimising waste and pollution'.

Paragraph 187(e) which states that policies and decision should "contribute to and enhance the natural and local environment' by 'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution...."

Please see our KC Opinion regarding our approach to planning applications.

Cambridge Conclusions

Given the current non-compliance with DWF permit limits at Cambridge, and the volume of development already approved, with the right to connect, within the catchment, any further connections will pose an unacceptable risk on the environment.

At this time we are issuing holding objections to new development proposals within the catchment, however, once a growth scheme has been agreed we will be recommending a pre occupation planning condition. The inclusion of a condition will be essential to safeguard the water environment and maintain water quality standards until additional WRC capacity is delivered.

14 October 2025

90 Victoria Street,
Bristol,
BS1 6DP,
United Kingdom

Mike Huntingdon
Planning Department
South Cambridgeshire District Council

By email

Dear Mike Huntingdon,

PLANNING APPLICATION 24/04575/FUL
THE FENWAY, 210 – 240 CAMBRIDGE SCIENCE PARK – ES CLARIFICATION
CHANGES; TO WASTEWATER PROVISION

In paragraphs 11.173 to 11.177 of Volume 1 of the Environmental Statement, the beneficial impacts of the construction of a new wastewater treatment plant are evaluated with the conclusion that when taking the influence of the new plant into consideration the overall impact of the proposed development during operation on the WRC can be considered Neutral.

It has now become clear that there will not be a new wastewater treatment plant forthcoming in the near future, however it is our opinion that alternative mitigation solutions, as outlined by the Grampian condition, are available that will allow the site to be developed and brought into operation in a manner that would allow the overall impact from the site's operational stage to remain to be considered as Neutral.

It is therefore our opinion as the original authors of the ES chapter in question that the overall conclusion of the ES has not changed and that the magnitude of the impact of the assessment as a whole remains valid, with the overall Significance remaining Negligible.

Kind Regards

[Redacted Signature]

Ola Holmstrom
Director of Hydrology
90 Victoria Street,
Bristol, BS1 6DP, United Kingdom
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[Redacted]
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DD: [REDACTED]

Date: [REDACTED]

14 October 2025

Mike Huntingdon
Planning Department
South Cambridgeshire District Council

By email

Dear Mike Huntingdon,

**PLANNING APPLICATION 24/04575/FUL
THE FENWAY, 210 – 240 CAMBRIDGE SCIENCE PARK – ES CLARIFICATION**

Following the publication of the Committee Report (CR) to the 15 October Joint Development Management Committee (JDMC) for the above application, I write on behalf of the applicant to provide a clarification on the Environmental Statement (ES), dated November 2024, which accompanied the above application.

At the time of its preparation, the ES relied upon the relocation of the Waste Water Treatment Works (WwTW) (sometimes referred to as the Water Recycling Centre (WRC)) from Cowley Road to its planned relocation site at Honey Hill. There had been a high prospect for this relocation to occur, with the Development Consent Order to gain consent for the relocation submitted in April 2023 and a clear ambition from the Planning Authority and Anglian Water to see the regeneration of the North East Cambridge area (including the area currently occupied by the WRC), but earlier this year the decision was taken from Government to withdraw its funding towards the project and the relocation is no longer to happen.

Therefore, the ES, specifically Chapter 11 Water Resources can no longer rely on the WWTW relocation for its mitigation in regard to, and only in the consequence from, increased foul water flows from the site as a result of the operational development. To account for this change in circumstance the applicant has already written to the Planning Authority, dated 8 October, to confirm its acceptance to the imposition of a Grampian condition. The 8 October letter stating on this matter:

At paragraph 18.35 of the CR it says:

In the absence of a compelling case as to why the proposed development will not cause significant harm to water courses, officers consider it reasonable to apply a 'Grampian' planning condition. This would restrict occupation of the development until such time as sufficient capacity at the receiving WRC has been confirmed. The Applicant has been asked to confirm the acceptability of this approach, and an update together with proposed agreed condition wording will be provided at JDMC

We can confirm that the applicant is agreeable to such a Grampian-style condition and believes that the following wording would be appropriate:

Unless the local planning authority has at that time already notified the Applicant in writing that it is satisfied that there will be sufficient capacity at the Cambridge Water Recycling Centre (CWRC) to accommodate the foul flows from the development, no occupation of any new building within the application site shall take place until written confirmation has been provided by the Local Planning Authority confirming that, following consultation with Anglian Water, either (a) there is sufficient capacity within the Cambridge CRC to accommodate the foul flows from that building; or (b) there is a sufficient on-site alternative to deal with the foul flows from that building.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the NPPF.

To clarify, the submitted ES remains valid in its entirety with the exception of substituting the previous mitigation identified in respect of increased foul flows to Cambridge Wastewater Recycling Centre, from the relocation of the current treatment works to a Grampian condition as outlined above. Both measures have the same effect in reducing the reported impacts from moderate adverse (pre mitigation) to negligible (post-mitigation) This has been verified by the Water Resources topic chapter authors, Tetra Tech, in the enclosed technical note. Furthermore, the LPA can be reassured that they have sufficient controls by imposing the Grampian condition to ensure this mitigation is deliverable and enforceable.

In view of the above, we conclude that the original ES remains valid and in this particular matter, the findings as reported in the Water Resources ES chapter for both pre-mitigation and post mitigation impacts remains valid. We therefore do not see any requirement for any further environmental information to be provided to inform any subsequent planning decision and instead invite the LPA to accept these points of clarification when reporting this application to the JDMC.

Yours Sincerely



Guy Kaddish BSc (Hons), MSc

Head of Cambridge Planning, Partner

Cc: Philippa Kelly, Delivery Manager

Enc: Tetra Tech Note