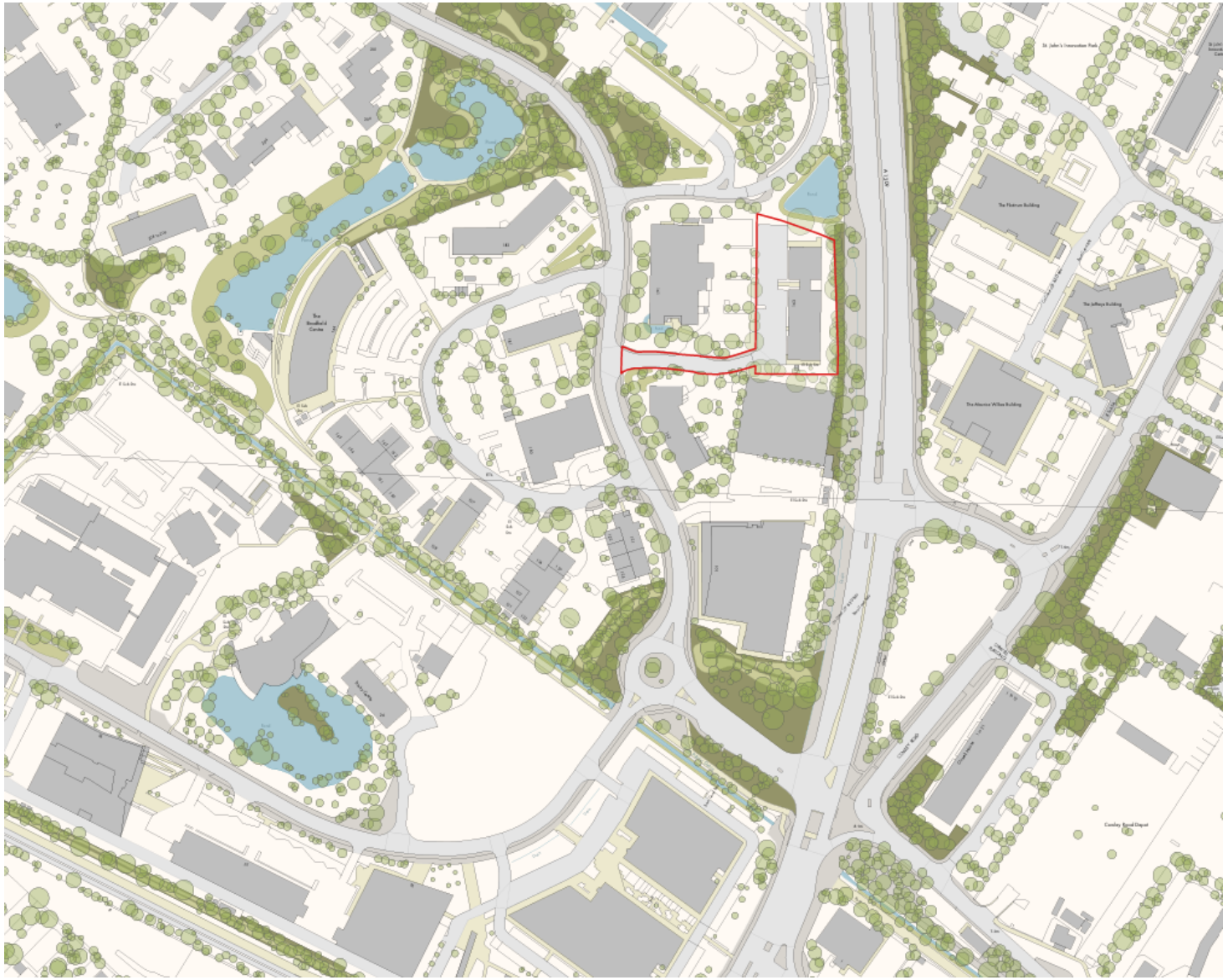
JDMC 18 November 2026

GREATER CAMBRIDGE
SHARED PLANNING

26/02610/FUL – 163 Cambridge Science Park, Milton Road, Cambridge

Demolition of existing building and development of new commercial building, including access, landscaping and ancillary infrastructure

Site Location

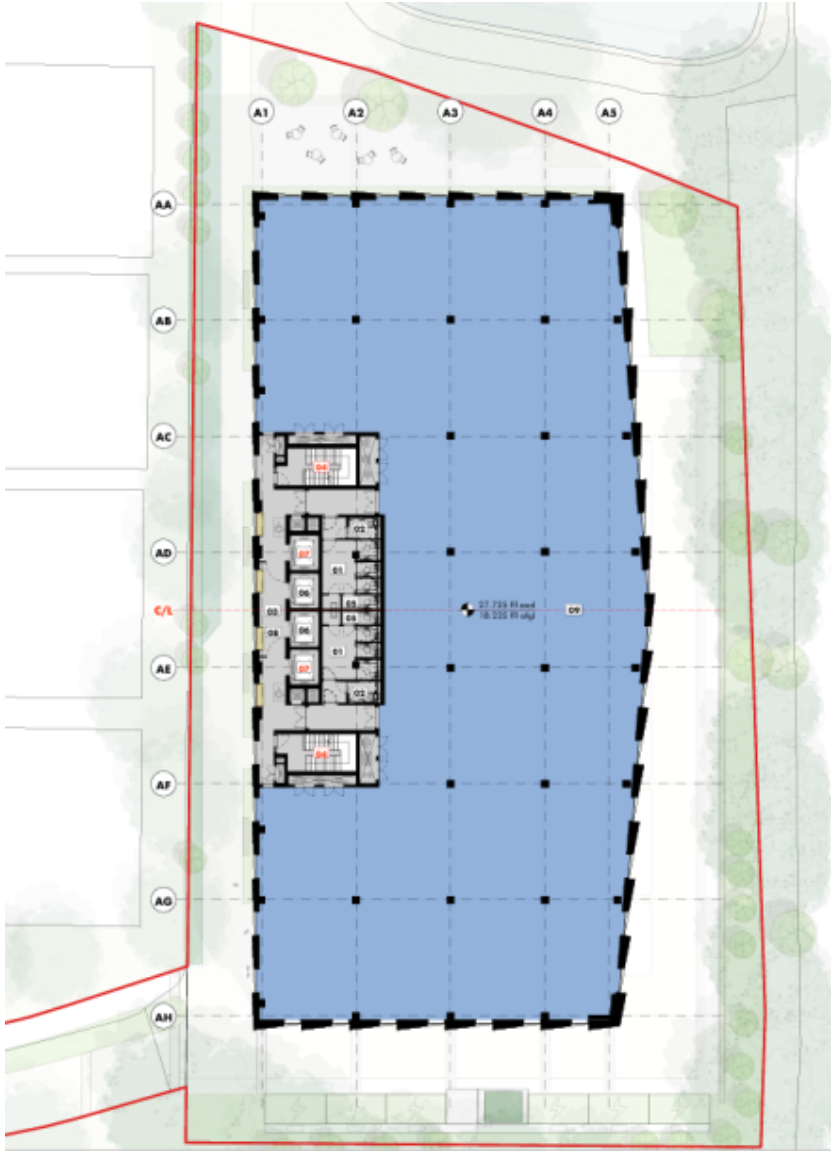


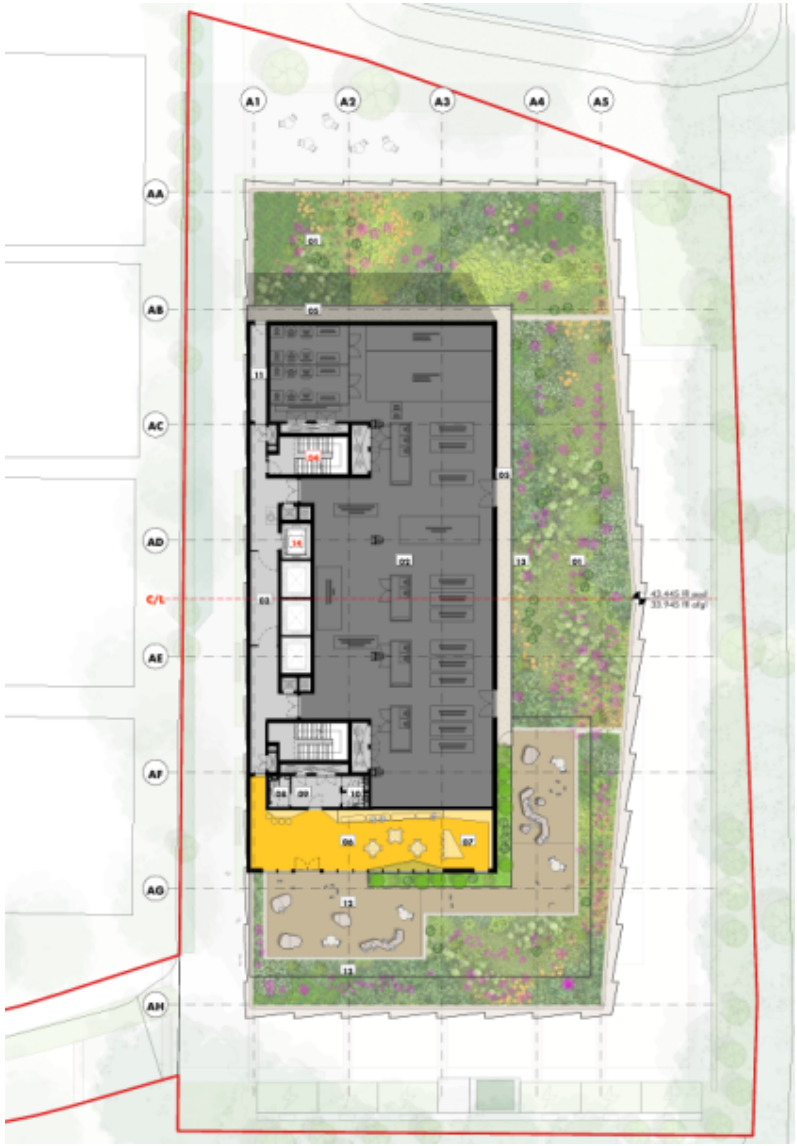
Site Plan



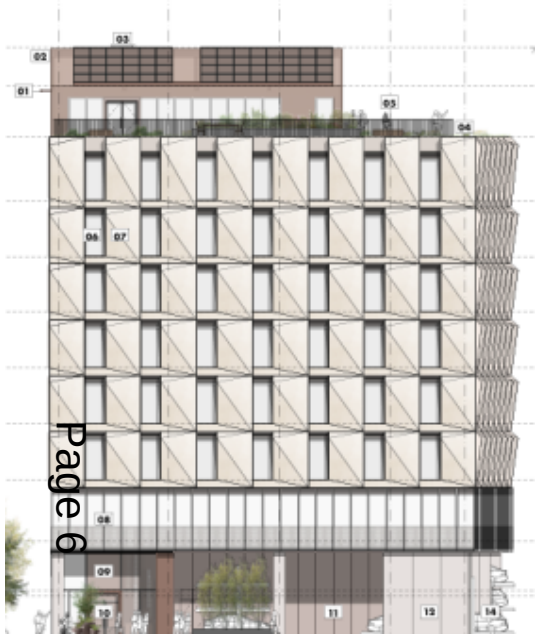
Typical upper Floor Plans



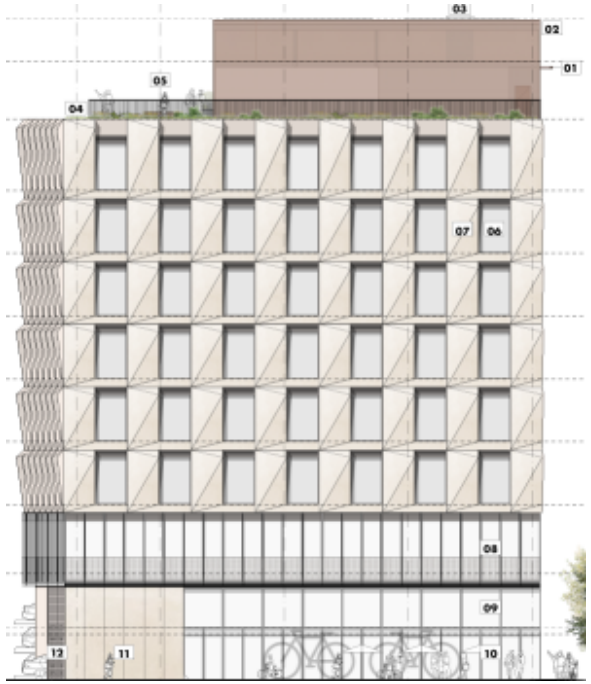




Elevations









26/01902/OUT & 26/01872/OUT

Cambridge Science Park, Milton Road, Cambridge

Outline planning application with all matters reserved for a mixed-use redevelopment of Cambridge Science Park in separate and severable components each representing severable permitted areas comprising:

Flexible employment uses including research and development, office, and workspace, industrial and storage (including data) uses (Use Classes E(g), B2, B8 and sui generis), Flexible Class E, Class F1 and F2, C1 (hotel) and Sui Generis (bar and hot food takeaway) uses to support the operation of the wider Science Park, Highway works, including new vehicular, cyclist and pedestrian roads and paths, and car and cycle parking facilities including mobility hubs with associated electric vehicle charging infrastructure, landscape and public realm, including areas for sustainable urban drainage systems, biodiversity areas, outdoor play and sport facilities (Use Class F2(c)), utility, energy and water facilities and infrastructure together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses.

Site Location



0 20m 40m 60m 80m 100m

scale bar: 1:2500 @ A1

N

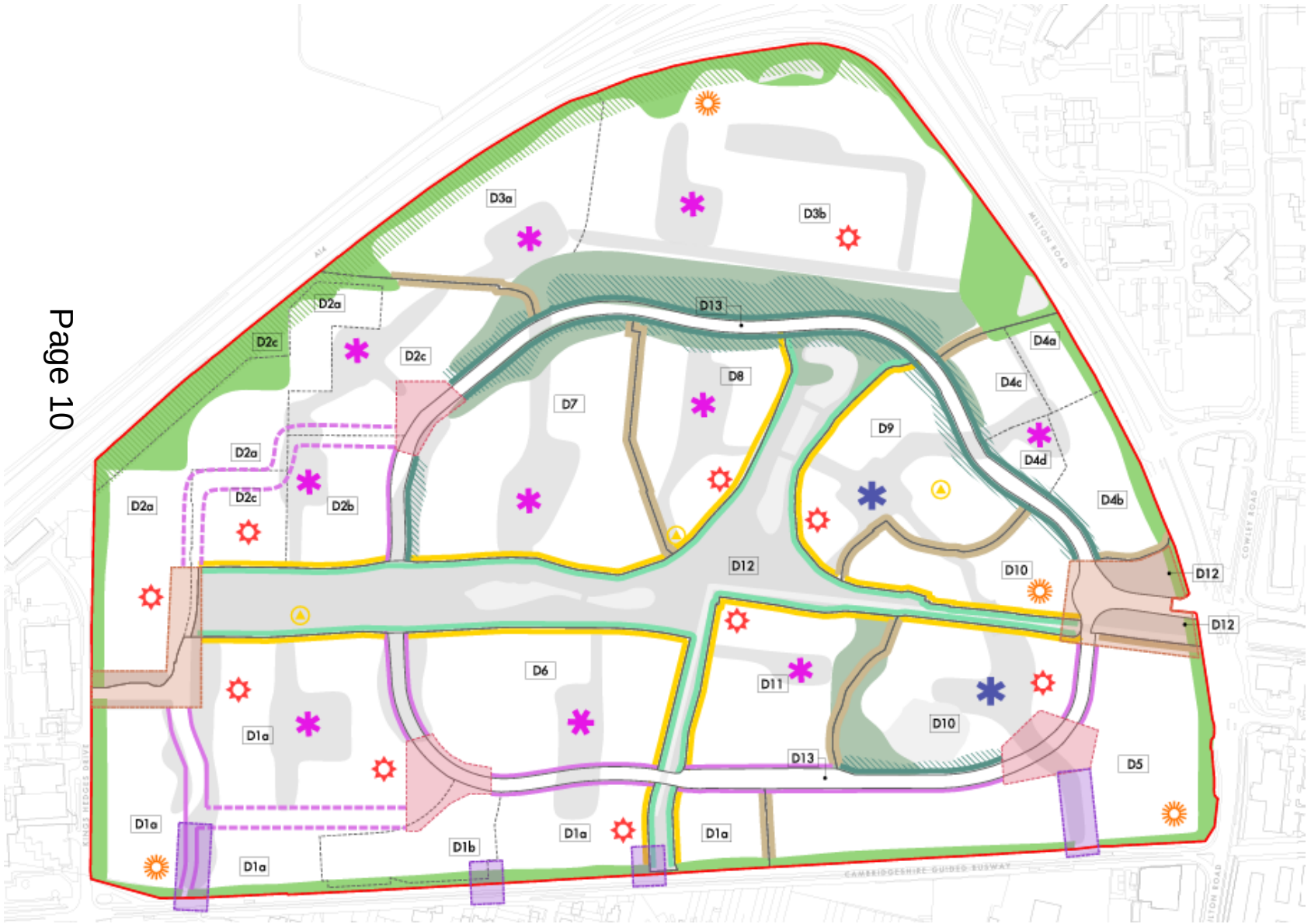
Parameter Plan- PP01 Green & Blue Infrastructure



- Site boundary (DZ.01)
- Development Zone (DZ.02)
- Development Zone Subdivision: Severable Zon
- D12 Zone/ Subzone reference
- D12 - The Park (DZ.03)
- Woodland
- Arrival landscaping
- The Social Lawn (GB.07)
- Park Walk Buffer Zone (GB.09)
- Ponds (GB.15)
- First public drain (GB.16)
- Bridge (GB.17)
- Ecological Buffer Zone (GB.18/GB.19)
- Key existing trees & hedgerows
- Heart of cluster (GB.35)
- Heart of key cluster (GB.36)
- Indicative open space areas/links (GB.37)
- Indicative ecological corridor (GB.38)
- Key Node (GB.53)
- Main Entrance (GB.54)
- Gateway (GB.55)
- Pedestrian/cycle entrance (AM.01) Fixed / indicative
- Priority crossing (AM.09)
- Play (GB.05)
- Sports (GB.06)
- Key long views within the site (CA.07)
- Indicative layered long range views (GB.20)
- Indicative layered short range views (GB.23)
- Indicative layered short and long range views (GB.26)
- A14 edge
- Milton Road edge
- King's Hedges & Busway edge

Note: Buffer zones shown are diagrammatic and should not be measured directly from the drawings. Buffer widths are defined by the dimensions specified in the Design Code.

Parameter Plan- PP02 Layout



- Site boundary (DZ.01)
- Development Zone (DZ.02)
- Development Zone Subdivision: Severable Zon
- D12 Zone/ Subzone reference
- Development Zone Interface Buffer (DZ.05)

GREEN & BLUE INFRASTRUCTURE (refer to PP01)

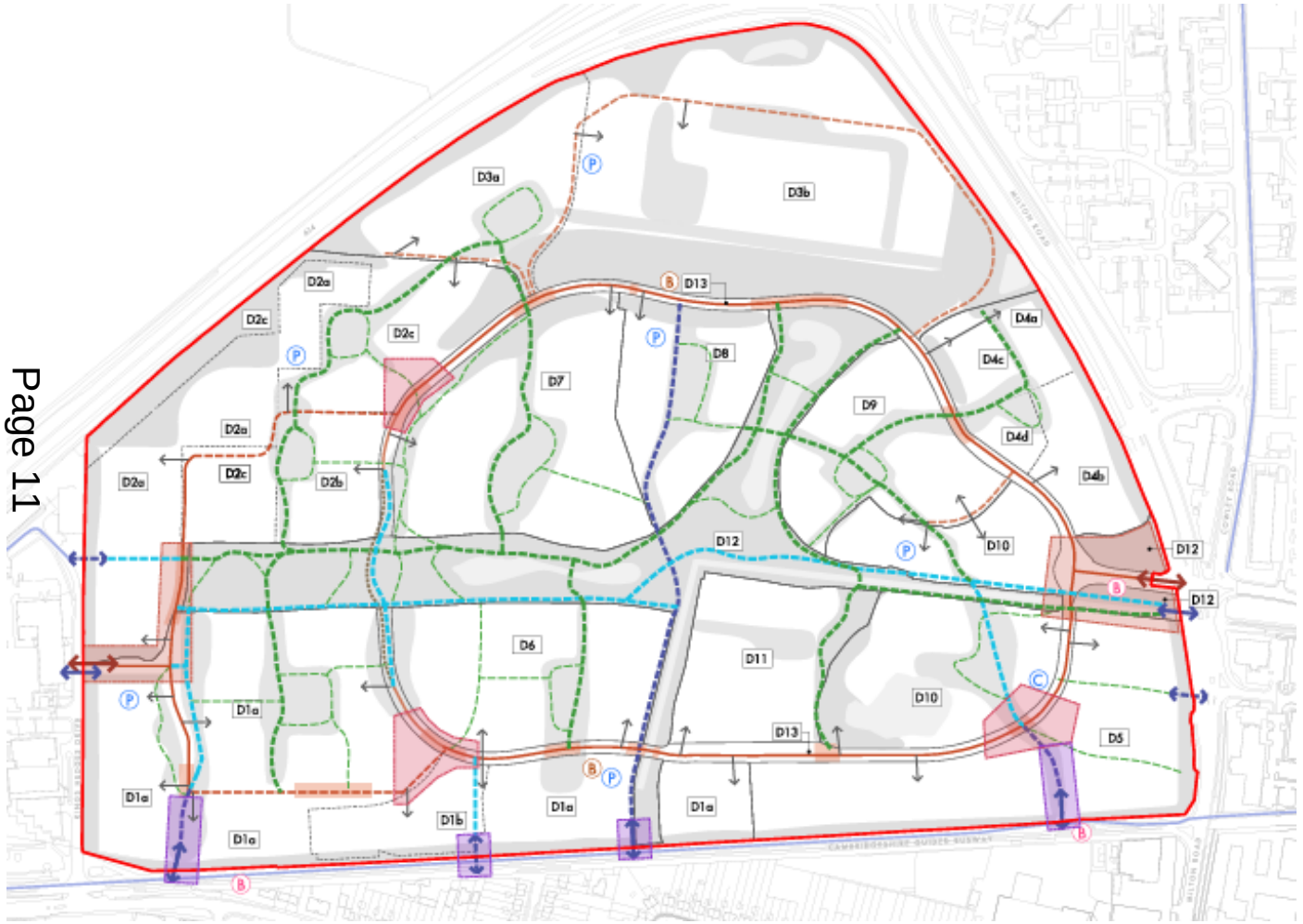
- Woodland
- Parkside Buffer Zone (GB.08)
- Park Walk Buffer Zone (GB.09)
- Ecological Buffer Zone (GB.18/GB.19)
- Heart of cluster (GB.35)
- Heart of key cluster (GB.36)
- Indicative ecological corridor (GB.38)
- Woodland Street Side Buffer Zone (GB.48)
- Urban Street Side Buffer Zone (GB.49) fixed/flexible
- Key Node (GB.53)
- Main Entrance (GB.54)
- Gateway (GB.55)

LAYOUT (refer to PP02)

- District landmark (CA.14)
- Neighbourhood landmark (CA.15)
- Local landmark (CA.16)
- Indicative and fixed elements of open space as identified on PP01

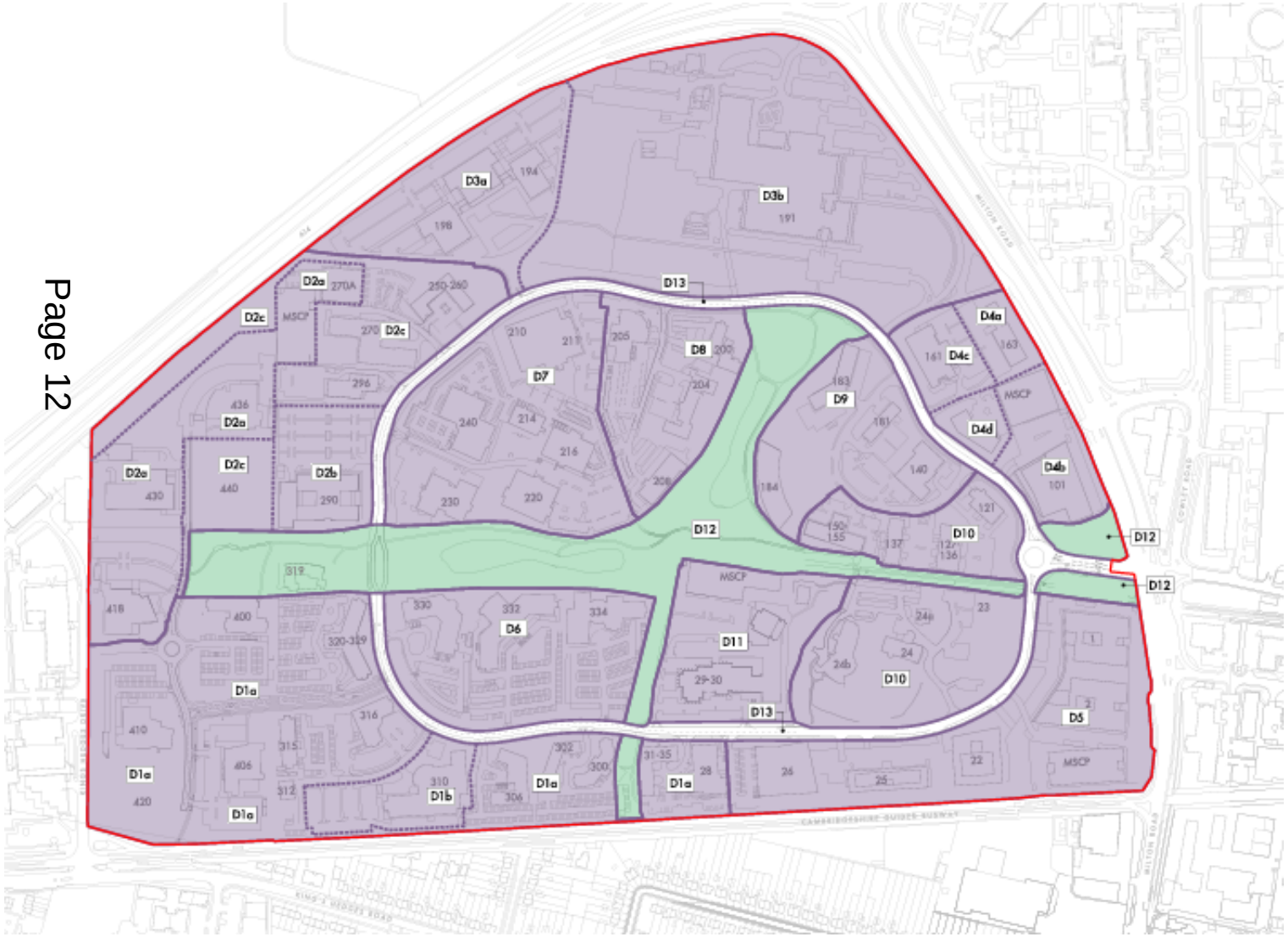
Note: Buffer zones shown are diagrammatic and should not be measured directly from the drawings. Buffer widths are defined by the dimensions specified in the Design Code.

Parameter Plan- PP03 Access & Movement



- Site boundary (DZ.01)
- Development Zone (DZ.02)
- Development Zone Subdivision: Severable Zones
- D12 Zone/ Subzone reference
- Vehicular entrance (AM.01) Fixed / indicative
- Pedestrian/cycle entrance (AM.01) Fixed / indicative
- Existing local cycle routes (AM.01)
- Primary circulation route (AM.02) Fixed / flexible
- Secondary vehicular route (AM.03) Fixed / flexible
- Vehicular parcel access (AM.04) (location subject to detailed design)
- Segregated pedestrian/cycle route (AM.05) (location subject to detailed design)
- Shared pedestrian/cycle route (AM.06) (location subject to detailed design)
- Emergency access route limited use (AM.06)
- Primary pedestrian route (AM.07) (location subject to detailed design)
- Secondary pedestrian route (AM.08) (location subject to detailed design)
- Priority crossing (AM.09)
- Existing bus stop (AM.10)
- Proposed bus stop (AM.10)
- Proposed coach drop-off (AM.11)
- Multi-storey car park (AM.15)
- Key Node (GB.53)
- Main Entrance (GB.54)
- Gateway (GB.55)
- Indicative and fixed elements of open space as identified on PP01

Parameter Plan- PP04 Development Zone



- Site boundary (DZ.01)
- Development zone (DZ.02)
- D12 - The Park (DZ.03)
- D13 - The Street (DZ.04)
- D12 Zone / Subzone reference
- Development Zone subdivided into Severable Zones

Note:

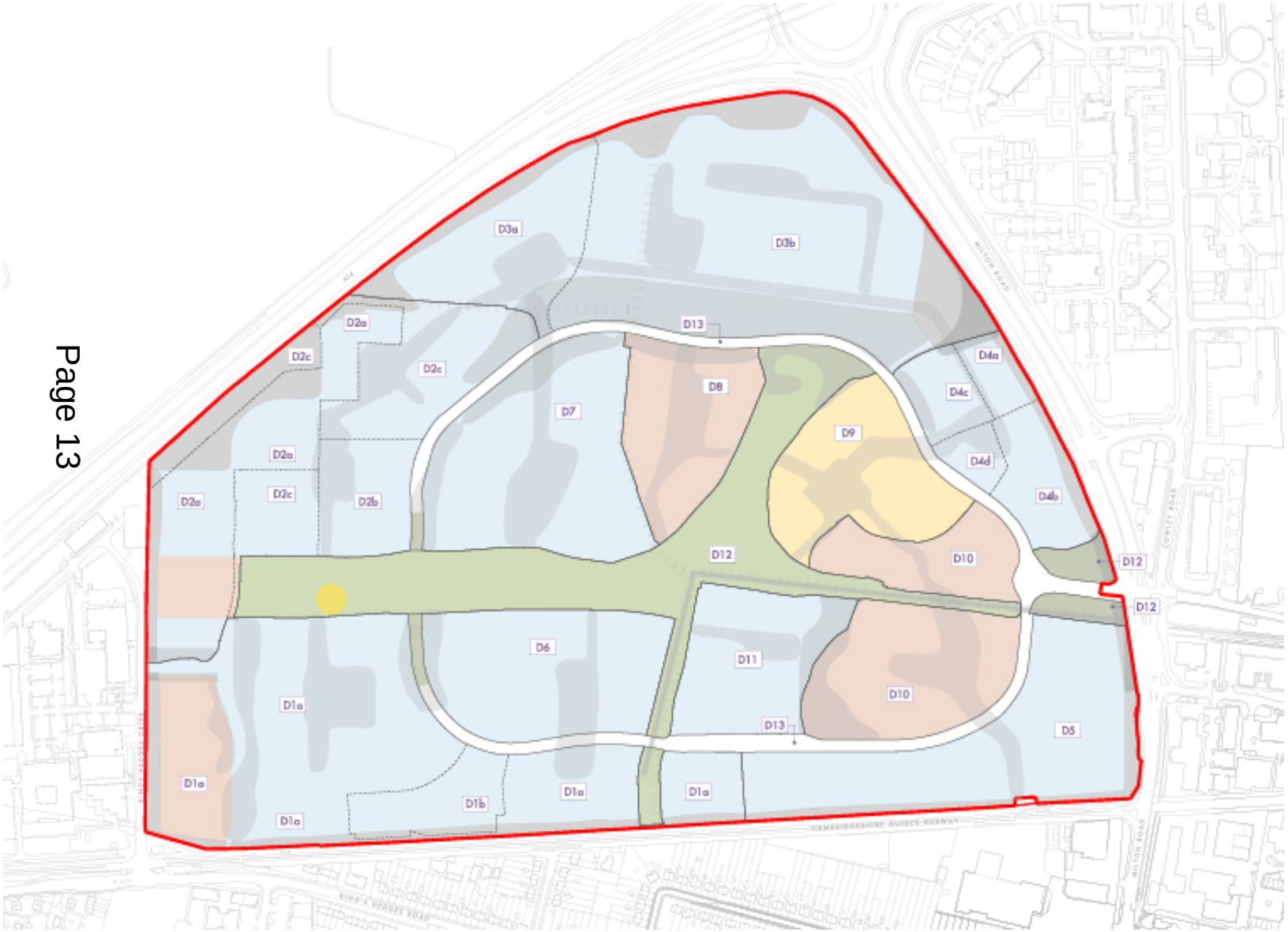
Existing building plot numbers shown

'Development zones' define areas given in the Development Specification

Development zones are subdivided into severable zones, e.g. 4a, b, c and d and are severable along plot boundaries

Refer to the Design Code for Development Zone Masterplan requirements (DZ.07)

Parameter Plan- PPA05 Land Use



Site boundary (DZ.01)

Development Zone (DZ.02)

Development Zone Subdivision: Severable Zone

D12 Zone/ Subzone reference

Land Uses (DZ.06) :

Flexible employment uses including research and development, office, and workspace, industrial and storage (including data) uses and associated plant. Ancillary / supporting uses including retail, food and beverage and co-working, and bars and hot food takeaway, and infrastructure required

Flexible employment uses including research and development, office, and workspace, industrial and storage (including data) uses and associated plant. Ancillary / supporting uses including retail, food and beverage and co-working, and bars and hot food takeaway; community, indoor sport or fitness facilities, creches and / or nurseries, and infrastructure required

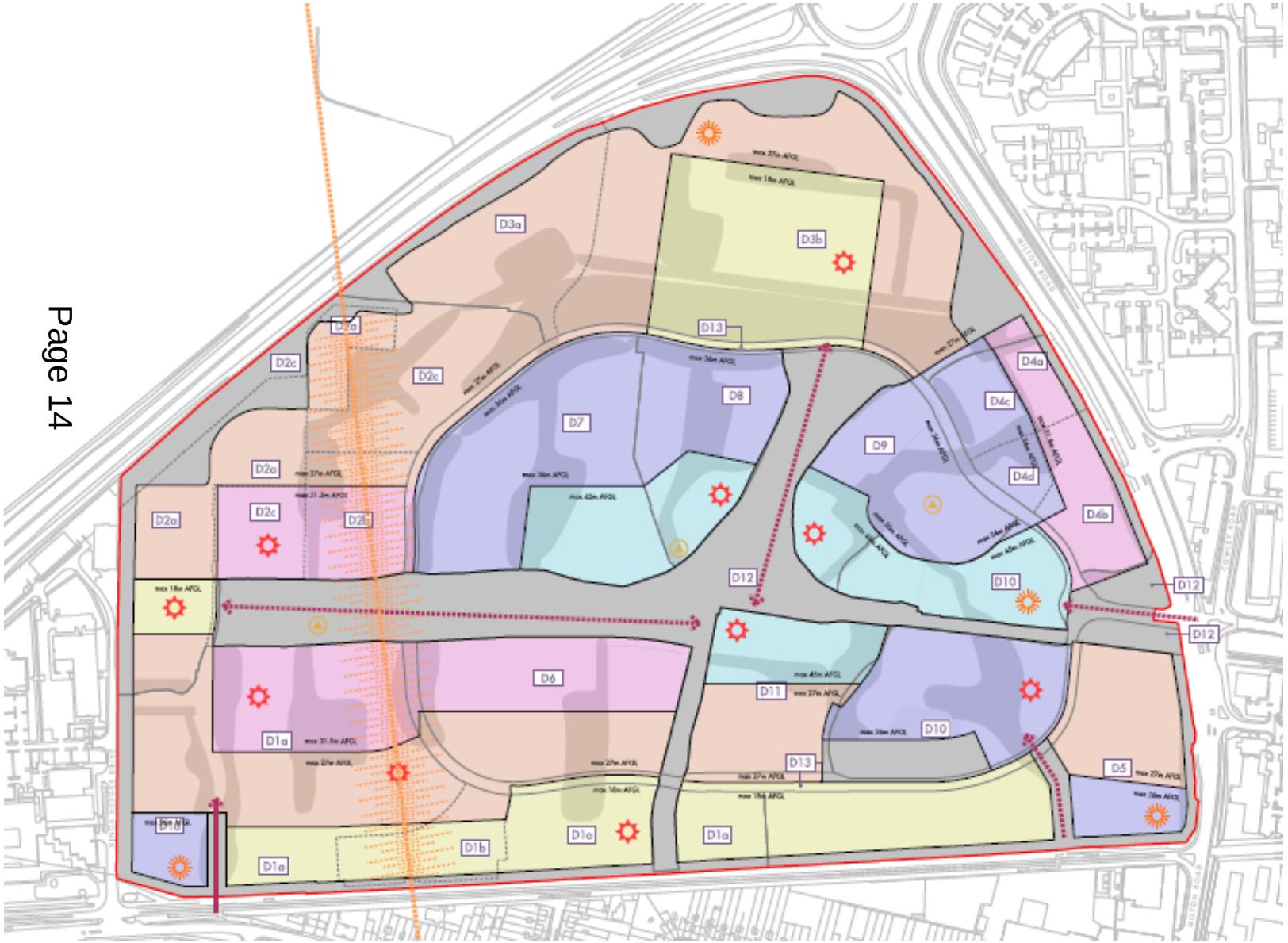
Flexible employment uses including research and development, office, and workspace, industrial and storage (including data) uses and associated plant. Ancillary / supporting uses including retail, food and beverage and co-working, and bars and hot food takeaway. Hotel and Conference; community, indoor sport or fitness facilities, creches and / or nurseries, and infrastructure required

D12 - The Park (DZ.03)

Indicative location for Food and Beverage pavilion

Indicative and fixed elements of open space as identified on PP01

Parameter Plan- PP06 Maximum Height



- Site boundary (DZ.01)
- Development Zone (DZ.02)
- Development Zone Subdivision: Severable Zone
- D12 Zone/ Subzone reference
- Fixed height boundary lines (CA.02)
- Indicative and fixed elements of open space as identified on PP01

Maximum building height (CA.01) :

- Maximum 18m above EGL
- Maximum 27m above EGL
- Maximum 31.5m above EGL
- Maximum 36m above EGL
- Maximum 45m above EGL
- Key long views within the site (CA.07)
- Ely Cathedral View (CA.08)
- Ely Cathedral view consideration area
- District landmark (CA.14)
- Neighbourhood landmark (CA.15)
- Local landmark (CA.16)

Heights include plant but exclude flues.

EGL: Existing Ground Level (CA.03)

Parameter Plan-PP07 Framework



- Site boundary (DZ.01)
- Development Zone (DZ.02)
- Development Zone Subdivision: Severable Zones
- D12 Zone/ Subzone reference
- D12 - The Park (DZ.03)
- D13 - The Street (DZ.04)
- Development Zone Interface Buffer (DZ.05)

GREEN & BLUE INFRASTRUCTURE (refer to PP01)

- Woodland
- Arrival landscaping
- The Social Lawn (GB.07)
- Parkside Buffer Zone (GB.08)
- Park Walk Buffer Zone (GB.09)
- Ponds (GB.15)
- First public drain (GB.16)
- Bridge (GB.17)
- Ecological Buffer Zone (GB.18/GB.19)
- Key existing trees & hedgerows
- Heart of cluster (GB.35)
- Heart of key cluster (GB.36)
- Indicative open space areas/links (GB.37)
- Indicative ecological corridor (GB.38)
- Woodland Street Side Buffer Zone (GB.48)
- Urban Street Side Buffer Zone (GB.49) fixed/flexible
- Key Node (GB.53)
- Main Entrance (GB.54)
- Gateway (GB.55)

LAYOUT (refer to PP02)

- District landmark (CA.14)
- Neighbourhood landmark (CA.15)
- Local landmark (CA.16)

ACCESS AND MOVEMENT (refer to PP03)

- Vehicular entrance (AM.01) Fixed / indicative
- Pedestrian/cycle entrance (AM.01) Fixed / indicative
- Existing local cycle routes (AM.01)
- Primary circulation route (AM.02) Fixed / flexible
- Secondary vehicular route (AM.03) Fixed / flexible
- Vehicular parcel access (AM.04) (location subject to detailed design)
- Segregated pedestrian/cycle route (AM.05) (location subject to detailed design)
- Shared pedestrian/cycle route (AM.06) (location subject to detailed design)
- Emergency access route limited use (AM.06)
- Primary pedestrian route (AM.07) (location subject to detailed design)
- Secondary pedestrian route (AM.08) (location subject to detailed design)
- Priority crossing (AM.09)
- (B) Existing bus stop (AM.10)
- (B) Proposed bus stop (AM.10)
- (C) Proposed coach drop-off (AM.11)
- (P) Multi-storey car park (AM.15)

LAND USE (refer to PP05)

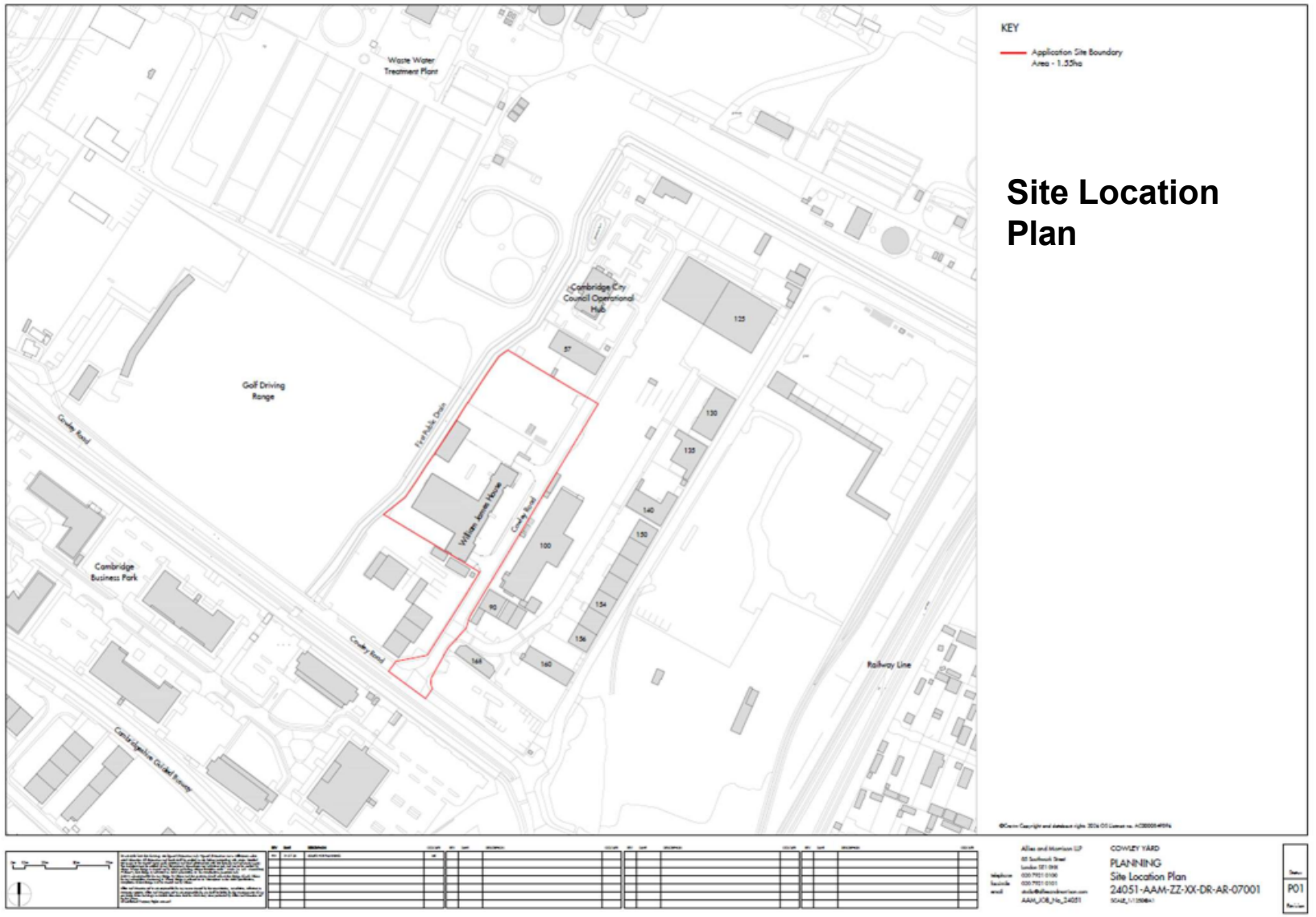
- Land use: flexible employment & ancillary
- Land use: flexible employment & ancillary, community, indoor sport/fitness, creche/nurseries
- Land use: flexible employment & ancillary, hotel/conference, community, indoor sport/fitness, creche/nurseries

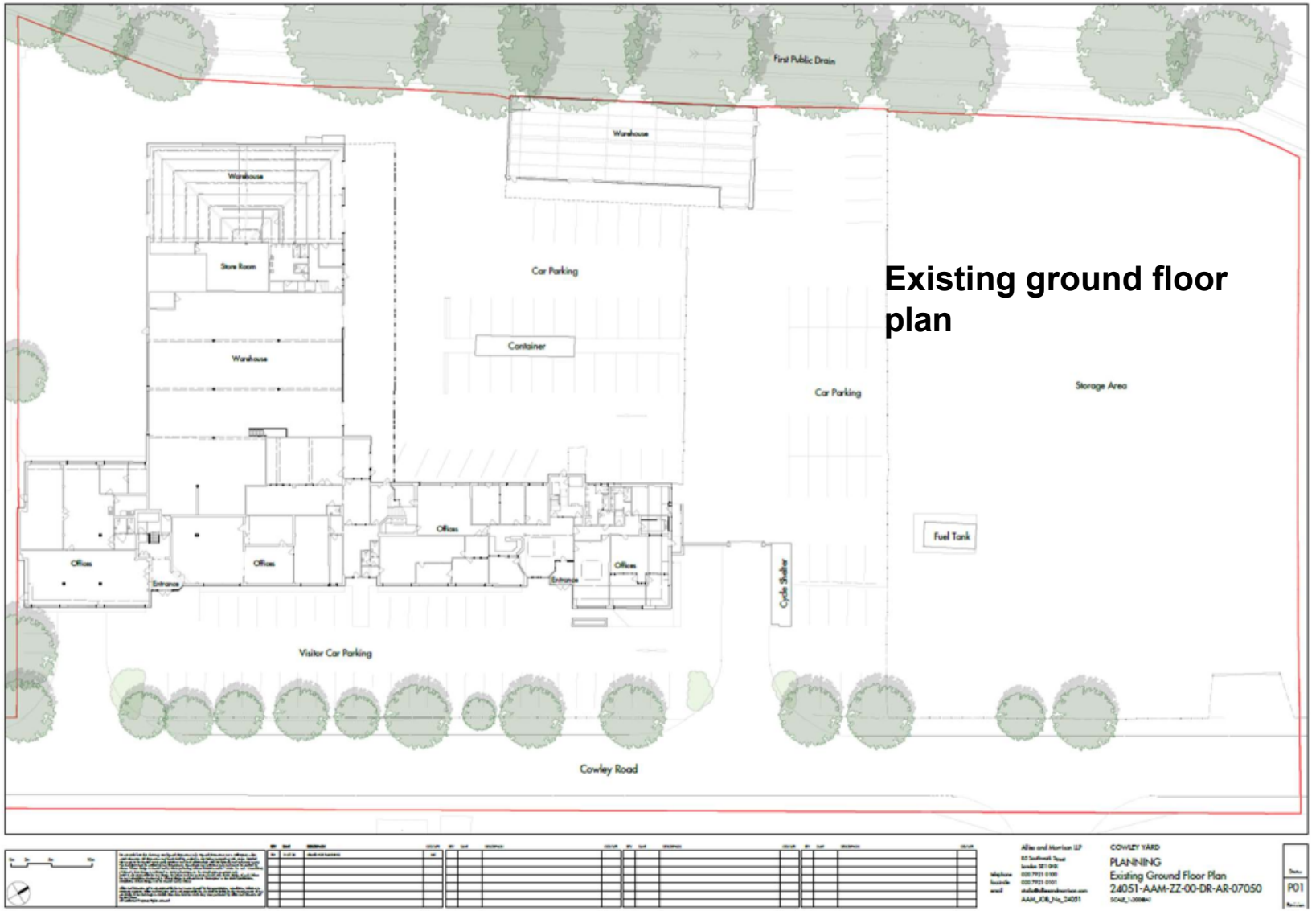
Illustrative Masterplan



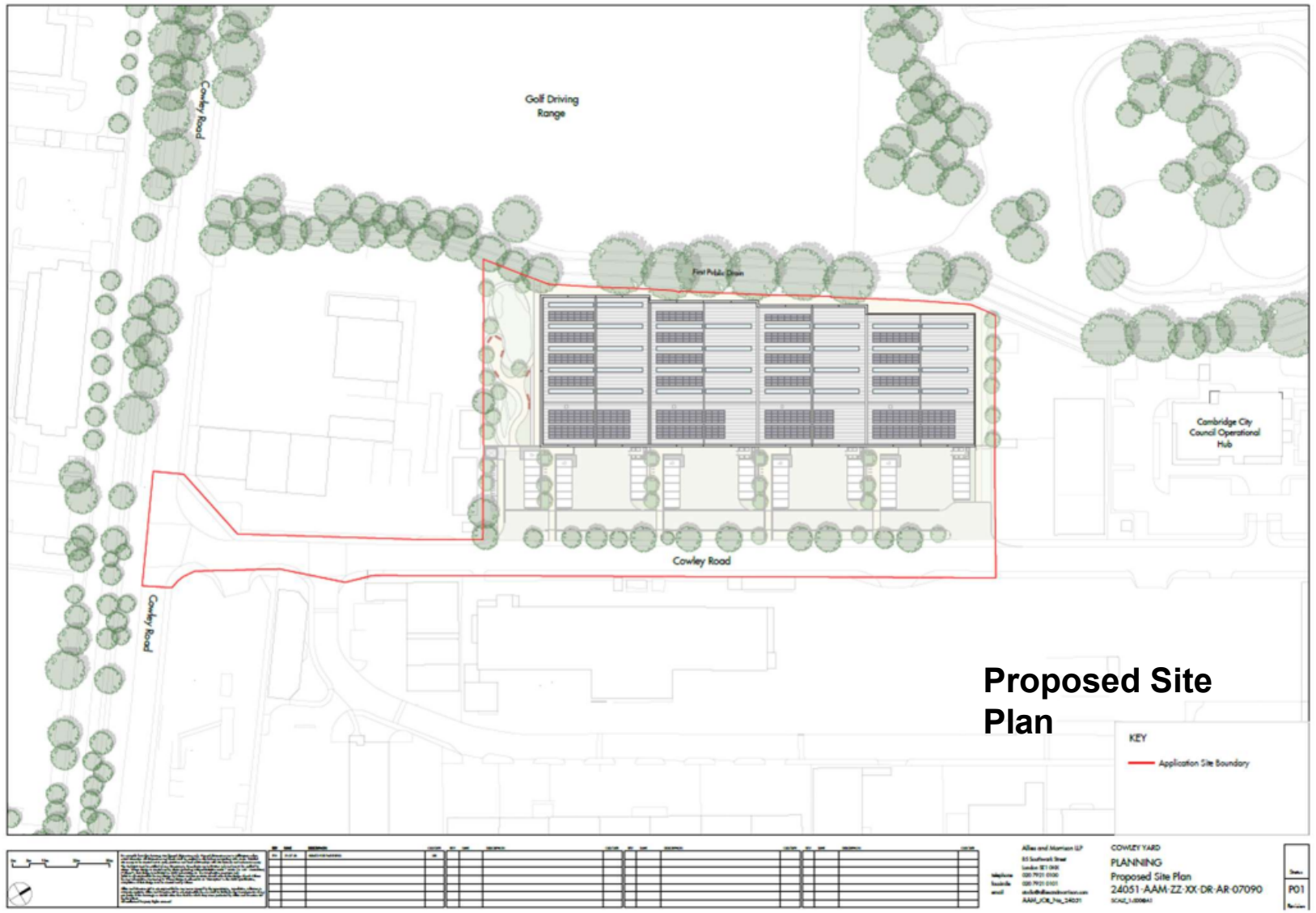
Planning Application Reference: 26/02816/FUL

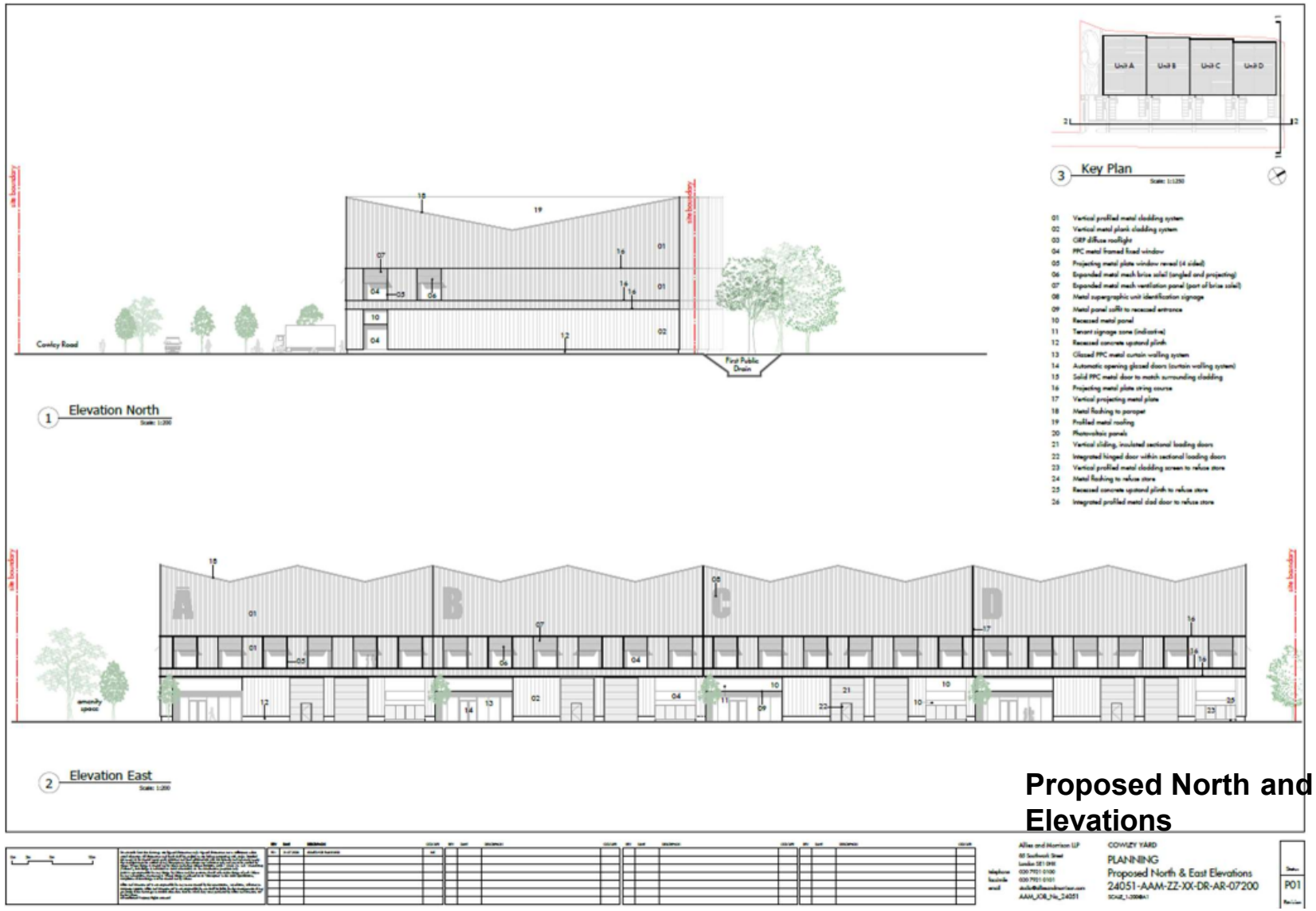
- Description of development:
- Demolition of existing buildings/hardstanding and erection of commercial building(s) (use classes E(g)(ii), E(g)(iii), B2 and B8 to be applied flexibly) with associated substation, servicing, access, parking, landscaping and associated infrastructure works.


KEY
Application Site Boundary
Area - 1.35ha
Site Location Plan
Waste Water Treatment Plant
Cambridge City Council Operational Hub
Golf Driving Range
Fen Ditch Drain
William James House
Cowley Road
Cambridge Business Park
Railway Line
COWLEY YARD
PLANNING
Site Location Plan
24051-AAM-ZZ-XX-DR-AR-07001
P01

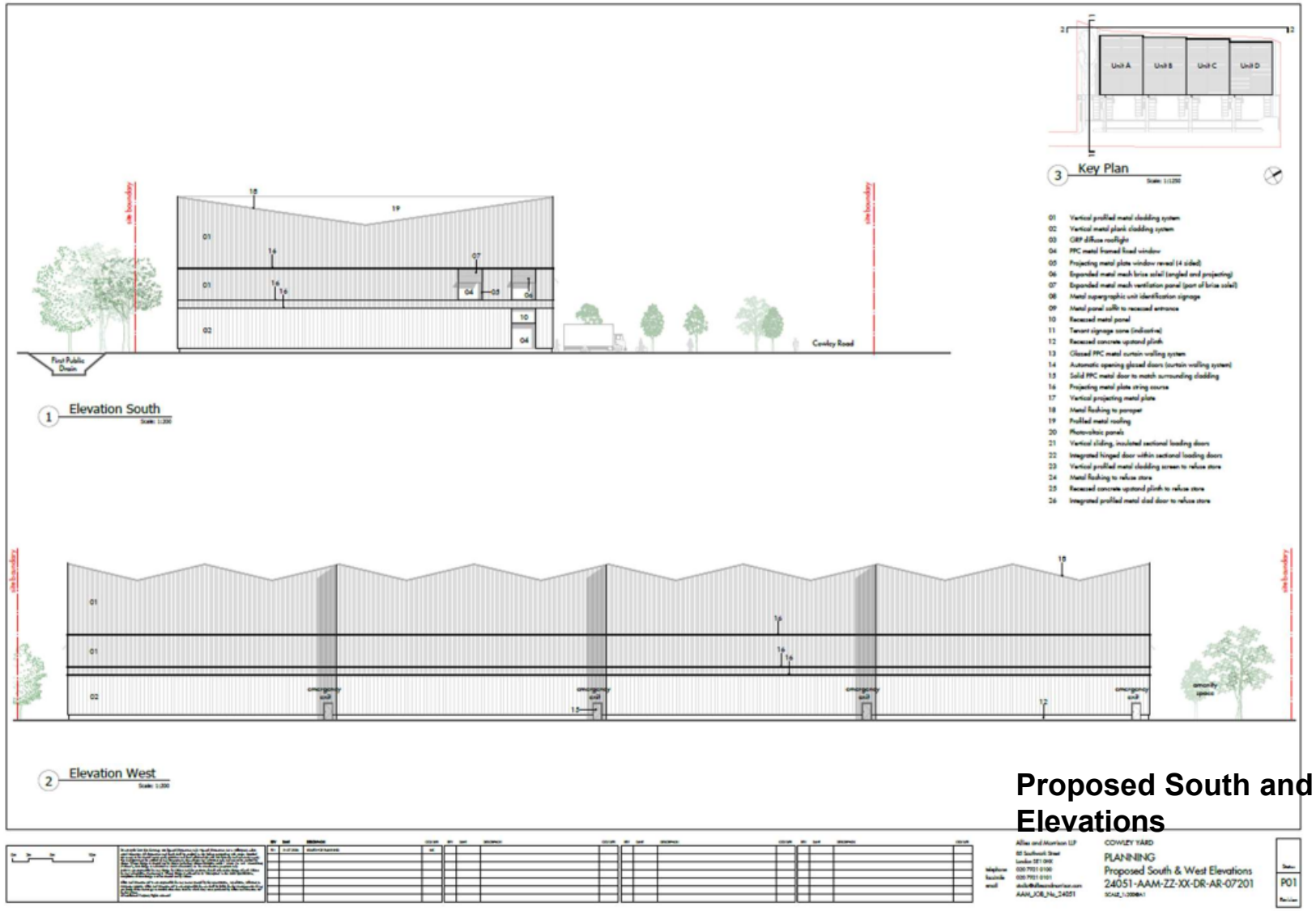


Existing ground floor plan

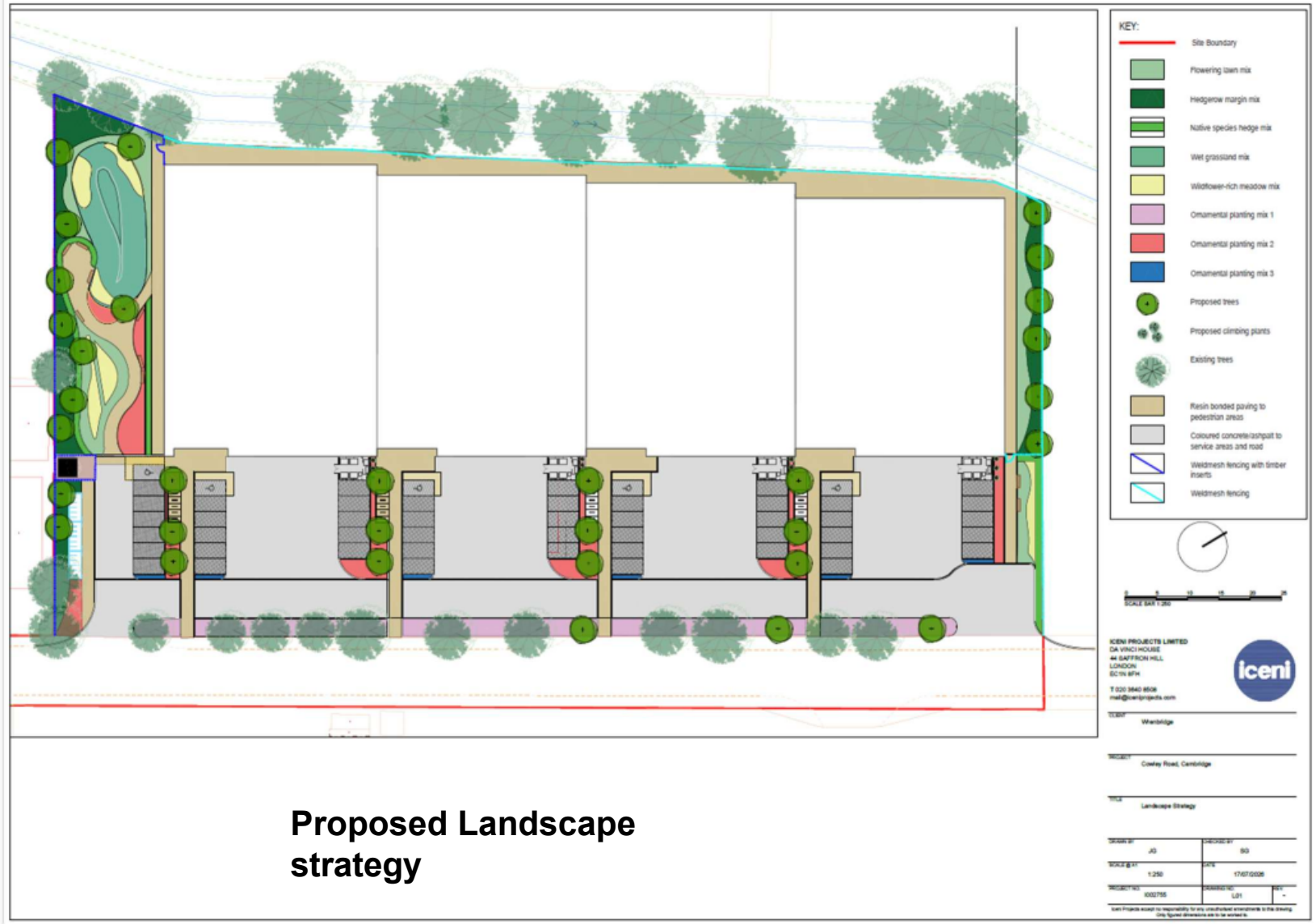

Golf Driving Range
Cowley Road
Cowley Road
Cowley Road
Cambridge City Council Operational Hub
Proposed Site Plan
KEY
Application Site Boundary
COWLEY YARD
PLANNING
Proposed Site Plan
24051-AAM-ZZ-XX-DR-AR-07090
P01



Proposed North and East Elevations



Proposed South and West Elevations



Proposed Landscape strategy

Planning ref – Address

Description of development

Site Location

Site Plan

Plans & Elevations

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