JOINT DEVELOPMENT MANAGEMENT COMMITTEE MEETING
18 November 2026

Amendment Sheet

AGENDA ITEM: 4

Application References: 26/02610/FUL

Location: 163 Cambridge Science Park, Milton Road, Cambridge

Amendments/Updates to officer report:

The applicant has provided details of foul water volumes in response to a request from officers. Details are shown in the table below:

Development	Area of building (m2)	Daily Discharge rates (litres / day)
Existing:	1,022 (GIA)	2,700
Proposed:	14,982 (GIA)	20,900
Difference	13,960	18,200

The note highlights that this increase represents circa 0.05% of the circa 39 million litres/day treated at Cambridge WRC. The approved Astrazeneca conference centre (26/00092/FUL JDMC April 2026) had a daily discharge of 109,000 litres/day (0.28%) and this was considered to give rise to minimal harm. The proposal is therefore not considered to pose an unacceptable risk to the environment and the assessment at 18.17–18.19 and 25.9 remain unchanged.

The description of the second item in the heads of terms table is proposed to be amended to be less prescriptive. This is to allow for flexibility in how the highway improvements can be delivered. The updated row is shown below.

Obligation	Contribution / Term	Trigger	CIL Reg 122 comments
Transport	~~Widening the footway adjacent to the science park perimeter road between the crossing place next to the main access roundabout and the northern side road serving the Bradfield Centre.~~ Infrastructure Improvements - *Works*	TBC	Policy TI/2 of the SCDC Local Plan 2018

	within the extent of highway land to enhance the route for active travel users on the section of the CSP loop road between the main access roundabout and the access road serving the Bradfield Centre The cost of this is to be deducted from the strategic transport contribution.		

AGENDA ITEM: 5

Application References: 26/01872/OUT & 26/01902/OUT

Location: Cambridge Science Park, Milton Road, Cambridge

Amendments/Updates to officer report:

1. **Additional representation received:**

Cam Cycle- Objection

Object under South Cambridgeshire policies E/1, TI/2, TI/3, HQ/1, TI/8 and NH/6 and Cambridge Local Plan Policies 80,81,82, and 85, National Planning Policy Framework and Department for Transport's Cycle Infrastructure Design LTN 1/20.

The masterplan is a strong strategic starting point and several commitments merit support. The principal cross site route is shared rather than segregated, the cycle-parking standards sit below the applicant's own mode-share ambition, LTN 1/20 is absent from the binding Design Code, the trip budget commitments carry no remedial power and the network's continuity is not guaranteed.

2. Additional representation received:

A representation of support from Tenant organisations based at Cambridge Science Park has been received on 12th November 2026.

The representation states that as businesses that have chosen to locate their research, development or headquarters at CSP, the plans represent a well-judged and necessary evolution of one of the UK's most important innovation clusters.

CSP has, for more than five decades, provided the space and environment in which scientific and technology companies can collaborate and grow. Without further high-quality lab and office

space, there is a fear and risk that some may relocate operations away from Cambridge, taking jobs, investment and supply chain spending with them. The masterplan addresses this directly, providing the additional space this cluster needs to keep growing in the UK rather than competitor sites overseas.

The benefits go beyond the businesses on the park. A larger Park supports a wide range of employment for people across the region, spanning science and research alongside roles in construction, grounds and landscaping, human resources and technical support. Growth on this scale will come with significant investment in transport infrastructure, giving both existing employees and new staff better and more sustainable ways to reach the Park without having to rely on the car.

It is recognised that growth of this scale must be delivered responsibly, and the tenant organisations have been encouraged by the Park's engagement with local residents and the wider community on issues such as housing, transport and green space. The masterplan reflects engagement and strikes that balance between ambition and responsible growth.

Cambridge's science and technology sector is both a genuine national asset and an international success story, attracting people, capital and ideas from across the world. Its continued success depends on decisions taken locally, including this one. The tenants urge the Committee to support the masterplan and give our businesses, the wider Cambridge cluster, and UK plc the confidence to keep investing and growing here.

3. The addition of the following paragraph to the officer report:

User Clause

15.28 The site is subject to historic planning agreements which control the use of buildings on the park to purposes appropriate to a science park. The controls list uses such as scientific research associated with industrial production, types of light industrial production and ancillary buildings appropriate to the use of a science park. The intention is for buildings constructed under the new permission to be subject to similar controls but for the language to be brought up to date to reflect modern science and technology. Existing buildings will remain subject to the existing controls. The use of new buildings constructed under the permission are permitted to be used for science and/or technology uses or uses associated with science and/or technology or their commercialisation or any use appropriate to or ancillary to the use of the site as a science park. The S106 Agreement will impose this requirement and confirm that new buildings will be subject to this requirement instead of the historic control.

4. Amendments to the recommended planning conditions (Appendix 5):

4a. Amend the wording of condition 1 Time Limit Reserved Matters:

1. The commencement of development in each reserved matters area pursuant to this outline consent shall begin before the expiration of two years from the date of the last reserved matter**s** ~~of that reserved matters area t~~**o be approved for that area.**

Reason: To prevent the accumulation of unimplemented planning permissions and in

accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

4b. Amend the wording of condition 7 Phasing Strategy:

~~**Phasing Strategy**~~

~~Condition 7~~ ~~**1. Phasing Strategy**~~

~~Prior to the determination of the first application for approval of Reserved Matters, a Phasing Strategy for the comprehensive redevelopment of the site shall be submitted to and approved in writing by the Local Planning Authority.~~

~~The Phasing Strategy shall establish the framework for coordinating the anticipated sequence of redevelopment across the site and the delivery of associated infrastructure and supporting works over the lifetime of the permission. It shall be based on the information reasonably available at the time of submission and shall include:~~

~~a. The anticipated phasing of redevelopment within individual plots and Development Zones;~~

~~b. The anticipated phasing of infrastructure and supporting works, including measures to improve pedestrian and cycle access, connectivity and movement within and to the site;~~

~~c. The relationship between the anticipated development phases and the delivery of associated infrastructure and supporting works; and~~

~~d. An indicative programme for implementation, distinguishing between elements that are committed, anticipated or remain uncertain.~~

~~**2. Updates to the Phasing Strategy**~~

~~Each subsequent application for approval of Reserved Matters shall be accompanied by an updated Phasing Plan showing the proposed development in the context of the approved Phasing Strategy and any subsequent approved updates. The updated Plan shall identify any proposed changes to the anticipated sequence of development and infrastructure delivery and explain how the proposals relate to the overall framework established by the Strategy.~~

~~**3. Periodic review**~~

~~The Phasing Strategy shall be reviewed at intervals of no more than two years from the date of its initial approval. The outcome of each review shall be submitted to the Local Planning Authority for approval in writing and shall identify and explain any material changes to the anticipated phasing of development and infrastructure delivery. Where no material changes are proposed, the review shall confirm that the existing Strategy remains acceptable to the Local Planning Authority.~~

~~Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications (South Cambridgeshire Local Plan 2018 Policy TI/8 and Cambridge Local Plan 2018 Policy 20).~~

Phasing Strategy

Condition 7. **1. Phasing Strategy**

Not to implement the development on any severable zone until a Phasing Strategy for the development has been submitted to and approved in writing by Local Planning Authority.

The Phasing Strategy shall establish the framework for coordinating the anticipated sequence of development and the delivery of associated infrastructure and supporting works. It shall be based on the information reasonably available at the time of submission and shall include:

a. The anticipated phasing of development within reserved matters areas within the severable zone taking account of, where relevant, any approved phasing of development within any other severable zones;

b. The anticipated phasing of infrastructure and supporting works, including measures to improve pedestrian and cycle access, connectivity and movement;

c. The relationship between the anticipated development and delivery of associated infrastructure and supporting works; and

d. An indicative programme for implementation, distinguishing between elements that are committed, anticipated or remain uncertain.

2.Updates to the Phasing Strategy

Each subsequent application for approval of Reserved Matters shall be accompanied by an updated Phasing Strategy showing the proposed development in the context of the approved Phasing Strategy and any subsequent approved updates. The updated Strategy shall identify any proposed changes including any areas where the Strategy no longer applies.

Reason: In each case to clarify the relationship between infrastructure and phased development of a severable zone to assist with the determination of subsequent reserved matters applications (South Cambridgeshire Local Plan 2018 Policy TI/8 and Cambridge Local Plan 2018 Policy 20.

AGENDA ITEM: 6

Application References: 26/02816/FUL

Location: William James House, Cowley Road Cambridge

Amendments/Updates to officer report:

Amendment to paragraph 4.1:

Remove reference to E(g)(i) Office. Paragraph to read:

4.1 The proposal is for the demolition of existing buildings / hardstanding and erection of commercial buildings falling flexibly within use classes:

- ~~E(g)(i) Office~~
- E(g)(ii) Research and development of products or processes
- E(g)(iii) Industrial processes
- B2 General industrial
- B8 Storage or distribution

Additional consultation response:

A response has been received from County Minerals and Waste.

No objection subject to:

- There being no objection from Anglian Water in relation to the proposed development's proximity to the wastewater treatment works (WWTW);

- There being no objection from the Environmental Health Officer in relation to the amenity area and its proximity to the active and safeguarded waste management facility to the south of the proposed development, securing appropriate mitigation for the southern boundary of the site if required; and

- A condition being imposed restricting the permitted uses of the site to those explicitly stated in the description of development and prohibiting other Class E uses.

Officer comments
In response to the above comments, Anglian Water has not raised any objection to the proposed development in relation to the proximity of the site to the WWTW.

The Council's Environmental Health Officer raises no objection to the proposed amenity area. Condition 24 requires details of the boundary treatments, so a suitable boundary fence can be secured through this condition.

An additional condition is recommended to restrict the permitted uses to those explicitly stated in the description of the development. Paragraph 4.1 of the committee report sets out the descriptions for Use Classes E, B2 and B8.

Additional condition recommended:

Permitted Use Class
40. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for Use Class E(g)(ii) and or E(g)(iii) and or B2 and or B8 and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 57, and 81)

Additional consultation response:

A consultation response has been received (10 November 2026) from the County Council Active Travel Team.

No objections are raised. Comments are raised on the adjoining paths and dropped kerbs, speed restrictions on Cowley Road, cycle routes and paths within the site, cycle parking details and vehicular access swept paths.

Officer comments

The access to the site is off an unadopted private road. The County Highway Authority raises no concern regarding the speed limits in the area or the vehicular accesses. Hard landscape details will be controlled through recommended Condition 24. Details of the cycle parking will be controlled through Condition 29.

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