



Joint Development Management Committee

Date: Wednesday, 17 December 2025

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ
[access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel 01223 457000

Agenda

- 1 Apologies
- 2 Declarations of interest
- 3 Minutes (PAGES 5 - 16)

Pre-application Developer Briefings

- 4 Cambridge Business Park, Milton Road
Comprehensive phased low carbon development for mixed “clean-tech” innovation employment uses, residential and associated uses in accordance with a site-wide masterplan. (Second briefing).

Applicant: The Crown Estate Commissioners
- 5 Darwin Green Phases Two and Three Development
Site, Cambridge Road, Impington
Proposed infrastructure Reserved Matters Application, comprising primary road and associated green and blue infrastructure, associated with outline planning permission 25/92528/OUT.

Applicant: David Wilson Homes South Midlands, part of BDW Trading Ltd.
- 6 Former NIAB HQ, Huntingdon Road, Cambridge
Approximately 600 residential units comprising Build to Rent, co-living and student accommodation.

Applicant: Marchendale

Joint Development Management Committee Members:

Cambridge City Council: Cllrs S. Smith (Vice-Chair), Griffin, Flaubert, Nestor, Porrer and Smart, Alternates: Gawthrope Wood, Illingworth, Lokhmotova and Thornburrow

South Cambridgeshire District Council: Cllrs Fane (Chair), Bradnam, Cahn, Hawkins, Stobart and R.Williams, Alternates: Bygott, Cone, Garvie and J.Williams

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- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

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Information for Councillors

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[Planning Committee guidance](#)

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JOINT DEVELOPMENT MANAGEMENT COMMITTEE

15 October 2025
11.00 am - 4.30 pm

Present: Councillors Fane (Chair), S. Smith (Vice-Chair), Flaubert, Porrer, Smart, Thornburrow, Bradnam, Cahn, Hawkins, Stobart and R. Williams

Councillor Thornburrow was not present at the start of item 25/22/JDMC therefore was ineligible to vote.

Councillors Williams, Smith and Flaubert left after the vote on item 25/22/JDMC.

Officers Present:

Delivery Manager (Strategic Sites and NSIP/Major Infrastructure Projects):
Philippa Kelly

Strategic Sites Team Leader - Emerging Growth Sites: Jonathan Brookes

Planning Team Leader – Delivery: Mike Huntington

Legal Adviser: Vanessa Blane

Committee Manager: Sarah Michael

Meeting Producer: James Goddard, Matthew Hussey

Other Officers Present:

Principal Transport Officer: Tam Parry (Cambridgeshire County Council)

Developer Representatives:

Richard Selby, Brockton Everlast

Ulrich Van Eck, Bellway Latimer LLP

David Fletcher, Ceres Property

Alexis Butterfield, PTE Architects

FOR THE INFORMATION OF THE COUNCIL

25/19/JDMC Apologies

No apologies were received for this meeting.

25/20/JDMC Declarations of interest

Name	Item	Reason
Councillor Bradnam	25/22/JDMC	Personal: Attended a number of exhibitions relating to this proposal and has presented to Milton Parish Council on the application. Discretion unfettered.
Councillor Stobart	25/22/JDMC	Personal: Member of Camcycle Discretion unfettered.
Councillor Fane	25/22/JDMC	Personal: Member of Cambridge Past, Present and Future. Discretion unfettered.
Councillor Smart	25/22/JDMC	Personal: Family member works on the science park. Discretion unfettered.

25/21/JDMC Minutes

The minutes of the meeting held on 20 August 2025 were approved as a correct record and signed by the Chair.

25/22/JDMC 24/04575/FUL 210-240 Cambridge Science Park

The Committee received an application for demolition of existing units 210, 211, 214, 220, 230, 240 and redevelopment with Use Class E(g) floorspace (office) (E(g)(i)), research and development (E(g)(ii)) with complementary floorspace (Use Class E (a-g)) along with access, landscaping and supporting infrastructure. Retention of Unit 216.

The Planning Officer updated his report by referring to:

- i. The amendment sheet.
- ii. An amendment to the Officer recommendation in their presentation as follows:

To approve subject to the conditions set out in appendix 1 of the report, the expiry of the EIA site and press notice, and completion of a s106 agreement to secure appropriate mitigation measures. In the event that any substantive / further issues are raised as a result of the EIA site notice requirement, delegated authority to determine the application is given to the Head of Planning in consultation with the Chair and Vice-Chair of JDMC;

- iii. The numbering of para 18.42 on page 68 had a typographical error and should be numbered 25.14a.

Richard Selby (Applicant's Representative) addressed the Committee in support of the application.

Councillor Fane proposed, and Councillor Smith seconded, an amended Grampian condition to read:

- i. Prior to occupation of the development hereby permitted, written confirmation will be submitted to and approved in writing by the Local Planning Authority evidencing that the anticipated additional net increase in waste water generated by the development is capable of being accommodated by the Cambridge Water Recycling Centre, or there is sufficient on-site capacity to deal with a net increase in waste water flows from the development.

This amendment was carried by **9 votes to 1**.

Councillor Porrer proposed, and Councillor Bradnam seconded, an amendment to condition 6 to relate to phasing and to include that community facilities should come forward as needed.

This amendment was **carried by 9 votes with 1 abstention.**

Councillor Porrer proposed, and Councillor Flaubert seconded, an amendment to condition 16 to refer to the applicant being required to provide commercial water metering data on request.

This amendment was **carried by 8 votes with 2 abstentions.**

Councillor Porrer proposed, and Councillor Smith seconded, an amendment to condition 22 to include reference to car clubs and cargo bikes.

This amendment was **carried by 8 votes with 2 abstentions.**

The Committee

Resolved (by 9 votes to 1) to approve application 24/04575/FUL subject to:

(a) the planning conditions and informatives set out in the officer report to committee with delegated authority to officers to carry through minor amendments to those conditions and informatives (and to include others considered as appropriate and necessary) prior to the issuing of the planning permission, and:

(b) the prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report, including any other planning obligations considered appropriate and necessary to make the development acceptable in planning terms and the expiry of the EIA site and press notice. In the event that any substantive / further issues are raised as a result of the EIA site notice requirement, delegated authority to determine the application is given to the Head of Planning in consultation with the Chair and Vice-Chair of JDMC. With the following updates to the planning conditions:

- additional amended Grampian condition as agreed by Members at Committee.
- Update to Condition 3 as outlined in the amendment sheet.
- Updates to the following conditions as agreed by Members at Committee:
 - i. Condition 6 – phasing of community facilities;
 - ii. Condition 16 – provision of commercial water metering data;

iii. Condition 22 – parking allocation for car clubs and cargo bikes.

(c) Delegated authority given to officers to set out as part of the decision notice and in accordance with the Town and Country Planning (EIA) Regulations 2017, reg. 29 'information to accompany decisions' a reasoned conclusion of the significant effects of the development on the environment and to carry out appropriate notification under reg. 30 accordingly.

25/23/JDMC Land North of Cherry Hinton – Pre Application Developer Briefing

Members raised the comments/questions as listed below. Answers were supplied, and comments from Officers, but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the local planning authority so consequently are not recorded in these minutes.

1. How many homes was the north park originally intended to accommodate and what did the uplift in density mean?
2. How many homes would be build-to-rent?
3. Clarification was sought on the changes in the next phase of development in terms of development footprint.
4. Clarification was sought on the route for refuse collections.
5. Had the developers considered the potential for increased construction and vehicle traffic through Cherry Hinton?
6. What would be the impact on the public right of way to/from Teversham?
7. How could the scheme be designed to be resilient against extreme weather, such as heatwaves and droughts? Had passive cooling and landscaping been considered?
8. Had the allocated density been reached because the developer had built out to the maximum density of the site? Would further development impact upon school/GP/open space provision?
9. Had the developer considered the noise implications of padel courts?
10. How could the development move towards 40% affordable homes, and could long-term leases be considered?
11. Heating and cooling was an issue and was there a way to educate new residents to achieve gains?
12. What had take-up of photo-voltaic panels been and would new panels be installed?

13. Would new homes have electric vehicle charging points?
14. Garden spaces could be more attractive to allow neighbours to interact, using hedging and other planting.
15. Who would manage and maintain public spaces?
16. Noted that refuse stores and bring banks have the potential to encourage fly-tipping.
17. Community gardens could be considered to bring people in the neighbourhood together.
18. Were potential residents being consulted on plans for the community they would live in?
19. Had developers considered the transition from initial management by developers, to the community taking control? The process should be made clear.
20. Had developers considered the role that co-living could play?
21. Could swift boxes and bricks be considered for the development?

The meeting ended at 4.30 pm

CHAIR

JOINT DEVELOPMENT MANAGEMENT COMMITTEE

19 November 2025
10.00 am - 2.45 pm

Present: Councillors Fane (Chair), S. Smith (Vice-Chair), Porrer, Smart, Bradnam, Cahn, Hawkins, Stobart, R.Williams, Illingworth and Thornburrow

Councillor Thornburrow was not present at the start of item 25/28/JDMC therefore was ineligible to vote.

Councillor Williams left during item 25/28/JDMC and did not return.

Officers Present:

Strategic Sites Delivery Manager: Philippa Kelly

Principal Planner: Cuma Ahmet

Principal Urban Designer: Sarah Chubb

Principal Sustainability Officer: Emma Davies

Legal Adviser: Vanessa Blane

Committee Manager: Sarah Michael

Meeting Producer: Matthew Hussey

Other Officers Present:

Principal Transport Officer: Tam Parry (Cambridgeshire County Council)

Developer Representatives:

(Brockton Everlast), Richard Berry

(Allies and Morrison), Eric Martin

(Trinity College), Jamie Trivedi-Bateman

(DB9), Emma Woods

(KMC Transport Planning), Stuart Morse

(Ramboll), Gavin White

FOR THE INFORMATION OF THE COUNCIL

25/24/JDMC Apologies

Apologies were received from:

- Councillor Griffin, (Councillor Thornburrow attended as an Alternate)
- Councillor Nestor,

- Councillor Flaubert (Councillor Illingworth attended as an Alternate)

25/25/JDMC Declarations of interest

Name	Item	Reason
Councillor Smith	25/27/JDMC	Personal: Author of 2008 Cambridge and South Cambridgeshire Employment Land Review that identified Science Park for development. Discretion unfettered.
Councillor Williams	25/27/JDMC	Personal: Previously supervised for Trinity College. Discretion unfettered.
Councillor Bradnam	25/27/JDMC	Personal: Ward Councillor for the Science Park and has attended several meetings relating to its future. Discretion unfettered.
Councillor Smart	25/27/JDMC	Personal: Family member works on the Science Park. Discretion unfettered.
Councillor Stobart	25/28/JDMC	Personal: Member of Camcycle

		Discretion unfettered.
Councillor Fane	25/28/JDMC	Personal: Member of Cambridge Past, Present and Future. Discretion unfettered.
Councillor Illingworth	25/28/JDMC	Personal: Camcycle Member. Ward Councillor for the site, but no dealings with application prior to today. Discretion unfettered.

25/26/JDMC Minutes

The minutes of the meeting on 15th October would be submitted to the next meeting for approval.

25/27/JDMC Cambridge Science Park, Milton Road

Members raised the comments/questions as listed below. Answers were supplied, and comments from Officers, but as this was a pre-application presentation, none of the answers or comments were binding on either the intended applicant or the local planning authority so consequently are not recorded in these minutes.

1. Pathways for pedestrians and a neighbourhood feel would be important as currently the site was difficult to navigate with no wayfinding.
2. Re-connecting watercourses would require those watercourses to work hard given issues with water scarcity and foul water drainage. Sustainable urban drainage would be critical.
3. The designers would need to consider a possible future requirement to retrofit multi-storey car parks into cycle hubs. Would it be necessary to have so many roads in the new plans? Fewer, traffic-controlled roads would prioritise active travel.

4. Community based plans should look providing facilities such as cafes, a nursery or facilities for teenagers, and the development should invite the community in.
5. Cargo bike parking would be important.
6. Developers could be supported to encourage good architecture that would work alongside the business agenda.
7. Could spaces for artists and makers be considered to connect business and community and complement the science opportunities?
8. The economy and looking to the future would be important in terms of planning sustainability. How successful would the site be economically?
9. Where would the workers live? Would the developers invest in housing developments?
10. Multi-storey car parks would put pressure on local highways. Should encourage public transport use, along with cycling and walking.
11. Would the developer be proactive about advertising community use? Would they welcome the site being used in a similar way to the city centre, welcoming people on electric scooters, playing sports etc?
12. Could the developers reach out to other parts of the city? For example to provide accommodation for organisations who are struggling to find space?
13. Spaces could be used by the public to hire for events, and they would need to be the right kind of spaces to welcome all parts of the community, including those living nearby in areas of deprivation. Developers should encourage residents to feel that they can be part of the science park.

25/28/JDMC 25/00016/FUL Trinity Hall Farm Industrial Estate

The Committee received an application for demolition of existing buildings and the erection of buildings for Use Class E(g)i (offices) and E(g)ii (research and development) with Class E(a) (retail) and E(b) (sale of food and drink) uses on the ground floor together with Public Garden, landscaping and associated infrastructure works.

The Planning Officer updated his report by referring to:

- i. The amendment sheet.

Councillor Bradnam highlighted a typographical error in condition 24 of the report. 'Project' should be corrected to 'protect'.

Richard Berry (Applicant's Representative) addressed the Committee in support of the application.

Councillor Bradnam proposed, and Councillor Smith seconded, an amendment to condition 10 to update the timeframe from 5 to 10 years for replacement of trees and shrubs.

This amendment was **carried unanimously**.

Councillor Porrer proposed, and Councillor Illingworth seconded, an amendment to condition 40 for the Demolition and Construction Environmental Management Plan (DCEMP) to take into account school access times and routes.

This amendment was **carried unanimously**.

Councillor Porrer proposed and Councillor Illingworth seconded an amendment to condition 20 to refer to the applicant being required to provide commercial water metering data on request.

This amendment was **carried unanimously**.

The Committee

Resolved (by 8 votes to 1) to approve application 25/00016/FUL subject to:

(a) the planning conditions and informatives as set out in Section 28 of the planning officer's report with delegated authority to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary) in consultation with Chair and Vice Chair of Committee prior to the issuing of planning permission. With the following updates to the planning conditions:

- Updates to conditions 15, 16 and 31 as outlined in the amendment sheet.
- Update to condition 24 to change the word 'project' to 'protect'.
- Updates to the following conditions as agreed by Members at Committee:
 - i. Update to condition 10 – timeframe for re-planting;
 - ii. Update to condition 40 – take account of school access times and routes in the DCEMP;

iii. Update to condition 20 – provision of commercial water metering data.

(b) the prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report including any other planning obligations considered appropriate and necessary to make the development acceptable in planning terms; and

(c) a reasoned conclusion of the significant effects of the development on the environment and the carrying out of the appropriate notifications under regs. 29 and 30 in accordance with the Town and Country Planning (EIA) Regulations 2017, delegated to officers.

25/29/JDMC 25/02022/FUL 1 Cambridge Business Park, Robinson House, Cowley Road

Planning application 25/02022/FUL returned to Committee to approve one additional planning condition. The adding of the additional condition could not be dealt with under the delegation given to officers as part of the 20 August 2025 JDMC Committee resolution to approve the application.

The Committee

Resolved (unanimously) to approve in addition to the planning conditions for planning application 25/02022/FUL previously approved by JDMC on 20 August 2025, the additional 'Grampian style' planning condition relating to foul water (as detailed at number 23 of the planning conditions listed in Section 4 of the officer's report), with delegated authority to officers to carry through amendments to those conditions (including additional/revised conditions as appropriate and necessary) prior to the issuing of the planning permission.

The meeting ended at 2.45 pm

CHAIR