



Joint Development Management Committee

Date: Wednesday, 25 February 2026

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 - 8)

Pre-application Developer Briefings

- 4 Cambridge Science Park, Milton Road
Outline/Hybrid application for the long-term vision of Cambridge Science Park.

Applicant: Trinity College

- 5 Residential Blocks S11-S21 and Wild Park at land north of Cambridge North Station.
Reserved Matters Application for 425 residential units including Wild Park pursuant to hybrid planning permission 22/02771/OUT.

Applicant: Blocwork Projects LLP

- 6 Land North of Cowley Road and adjacent to Wild Park at land north of Cambridge North Station
Submission of an Outline Planning Application for a new Multi-Storey Commercial Car Park and ancillary kiosk (with matters of scale, appearance and layout reserved).

Applicant: Brookgate Land

Joint Development Management Committee Members:

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

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

Emergency Evacuation Procedure

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front St Mary's Church. The duty Officer will assume overall control during any evacuation, however in the unlikely event the duty Officer is unavailable, this responsibility will be assumed by the Committee Chair.

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Cambridge City Council is committed to being transparent and open when the Council and its members are involved in taking decisions. The Council will endeavour to live stream/record the Joint Development Management Committee. Public speakers are reminded that by speaking/appearing in this meeting you are giving consent to being recorded. The livestream can be watched online as the meeting happens or the recording can be watched after the meeting via the Council's YouTube page [<https://www.youtube.com/@camcitco/streams>].

On some occasions this may not be possible. Whilst this is frustrating it is important to note that there is no legal requirement to record or livestream meetings. The meeting may proceed in person only should there be an ICT failure on the day. Democratic Services aim to live stream this meeting on the Council's YouTube channel. However, please note that live streaming may not always be possible. If the service cannot be provided, this will be clearly stated on the agenda page of the City Council's website. Regardless of whether the meeting is streamed, members of the public are welcome to attend the meeting in person

Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

Information for Councillors

After the publication of the agenda, if any committee members have any questions, they should be sent to officers up to 12 noon 2 days in advance of the meeting – these will be responded to as part of officer presentation (together with any queries raised by Members at the committee site visit).

The site visit protocol and public speaking scheme can be found at the below link.

[Planning Committee guidance](#)

JOINT DEVELOPMENT MANAGEMENT COMMITTEE

21 January 2026

10.00 - 11.10 am

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

Officers Present:

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

Legal Adviser: Vanessa Blane

Committee Manager: James Goddard

Meeting Producer: Matthew Hussey

Developer Representatives:

(Prologis), Andrew Blevins

(Prologis), Derek Lloyd

(Scott Brownrigg), Jason Lebidineuse

(Scott Brownrigg), Ross McWatt

(Growth Industry), Jon Akers Coyle

(Hoare Lea), Sami Kamal

(Bidwells), Alfie Hood

(Bidwells), Jennie Hainsworth

FOR THE INFORMATION OF THE COUNCIL**26/1/JDMC Apologies**

Apologies were received from Councillor M. Cahn (Councillor Garvie attended as an alternate) and Councillor Hawkins.

26/2/JDMC Declarations of interest

Name	Item	Reason
Councillor Stobart	26/4/JDMC	Personal: Member of Camcycle. Discretion unfettered.

Councillor Stobart	26/4/JDMC	Personal: Member of Rail Future. Discretion unfettered.
Councillor Fane	26/4/JDMC	Personal: Member of Cambridge Past, Present and Future but has not discussed application with them. Discretion unfettered.

26/3/JDMC Minutes

The minutes of the meeting held on 17 December 2025 were approved as a correct record and signed by the Chair.

26/4/JDMC Land South of Dame Mary Archer Way, Cambridge Biomedical Campus

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. The top floor of the building, referred to as a crown, appeared to be stepped out rather than stepped in which made it quite a prominent illuminated feature. What would the implications be for views at night?
2. Could the lighting be dimmed or switched off at night?
3. How much water would this building use?
4. Was the aspect of this building facing into the existing cluster or towards Mary Archer Way, and would that make a difference to how people would approach it and understand it?
5. Could it be made very clear where the entrance to the building is within the cluster?

6. How would the design of the building fit in with others as it appeared to be from a different era?
7. How would the lighting scheme of the building connect with the lighting in the surrounding area and would it utilise emerging technologies, such as people-sensitive lighting?
8. How did the notion of art fit with and carry over into the building?
9. It could be useful to have a coloured delineation near the doors.
10. How to help people navigate around the site?
11. Cycling connections were welcome.
12. Managing foul water discharge was an issue across Cambridge – it would be useful to see innovation in that respect.
13. How would the developer ensure that landscaping comes forward to prevent the site looking barren?
14. Would there be any delineation, for example, separation of vehicles and traffic calming, on mixed use access routes?
15. The southern access road may lead to more traffic in the area. Could developers address that?
16. Did the design of buildings in 'families' (as described by the developer) complement each other and their relationship to the masterplan? What would happen to the site when not in use (for example, at night)? Would it seem empty?
17. Concern over what the developer was trying to achieve. Where was the architectural attractiveness in the design?
18. How could disabled people access the building?
19. Could nursery provision be considered?
20. Cambridge Institute for Sustainable Leadership have a standard for well-being, which could be interesting to consider.
21. Use Eddington as a comparator for successful landscaping that has developed over a few years.
22. This location should be seen in the context of the wider setting to the south.
23. A multistorey car park would detract from what the developer was trying to achieve with the beacon of lighting.
24. Consideration should be given to developing access / egress routes that follow peoples' desire lines but also protect landscaping quality.

The meeting ended at 11.10 am

CHAIR