

JOINT DEVELOPMENT MANAGEMENT CONTROL COMMITTEE MEETING
20 AUGUST 2025

Amendment Sheet

AGENDA ITEM: 4

APPLICATION REFERENCE: 23/04643/OUT

Location: Former National Institute of Agricultural Botany, Huntington Road, Cambridge

Report Update

Foul Water (from Para 6.37 of Agenda)

In response to a request from officers:

- Anglian Water has not been able to provide specific evidence to demonstrate harm to the environment from foul water flows arising from this development.
- The Applicant has not been able to provide details of foul water flow rates which would arise from this development.

Officers consider that the extant permission is a 'fall back' which should be regarded as material, given that Anglian Water is obligated to deal with the foul water flows arising from that development.

Notwithstanding this position, the submitted sustainability drainage report identifies water conservation measures to reduce the impact of the proposed development on the local water network, which should contribute towards reducing the overall amount of foul flows arising from the development proposals.

Officers maintain the position that the condition as proposed by Anglian Water (which would restrict occupation until confirmation that there is sufficient headroom at the water recycling centre to accommodate foul flows from the development site) is not a reasonable request, as it would not satisfy the relevant planning tests.

Officers consider that this is a material planning consideration which is neutral in the planning balance, and that the statutory waste water treatment process and other measures in place in respect of foul water treatment would not place an unacceptable impact on the environment.

In reaching this position, officers have had regard to:

1. The government's commitment to realizing the full potential of Greater Cambridge, which was re-affirmed in correspondence to local leaders in August 2024. This provides commitment to working to tackle long term challenges to the delivery of growth, including infrastructure issues. [Housing Minister letter on Greater Cambridge](#)

2. Planned investment in upgrading the catchment treatment works, under Anglian Water's Asset Management Period (AMP8) for 2025 to 2030. This is reaffirmed by the announcement earlier this month to develop Anglian Water's Drainage and Water Recycling Management Plan (DWMP). This long-term strategy will shape Anglian Water's investment for water recycling systems from 2030 to 2055, focusing on commitments to future growth, climate change adaptation, and meeting water quality targets. [An introduction to the Drainage and Water Recycling Plan | Anglian Water](#)
3. The High Court decision in *R (Together Against Sizewell C) v SoS for Energy Security and Net Zero* [2023] EWHC 1526 (Admin); which states that a utility company's need to make additional provision so as to be able to supply existing and new customers in the future should not be a reason for delaying planning decisions.

Planning Balance and Conclusion (Section 7)

Summary of harm

Additional sentence to be added: '*The position of Anglian Water with regard to foul water flows is a material planning consideration which is afforded neutral weight in the planning balance in respect of environmental harm*'.

Amendments to Conditions:

None.

AGENDA ITEM: 5

Application Reference: 25/01098/REM and 25/01059/REM

Location: Springstead Village, Land North of Cherry Hinton, Cambridge

Amendments To Text:

6. Consultee Comments Update

6.14 County Council Transport Assets Team - Email exchange with County Council Officer. No further objections made.

Planning Assessment Update

16.65 Cambridge Quality Panel - See Appendix 1 of the Cambridge Quality Panel report. See summary in the officer report for amendments/changes as a result of the meeting.

18.5 Biodiversity Net Gain Tracker - The outline applications identified that the target for BNG on the wider site is 116.04 units. The combined applications for RMA1-RMA5 deliver 52.37 units towards that total. The future phases of the development will need to be planned to deliver the additional 63.67 biodiversity units. Those further areas will include additional allotments, gardens, informal and formal open space and other associated areas. The applicant's Ecologist concludes there is sufficient space for this to be accommodated along with the off-site provisions. The proposal therefore demonstrates the scheme complies with the outline planning permission in achieving an overall biodiversity net gain.

20.4 The applicant has responded to concerns on levels and potential for flooding to plot 3-Y. They believe there has been some confusion in how the Local Highway Authority has interpreted the plans. The drainage scheme has been designed to accommodate a 1 in 100 year + 40% climate change. The model demonstrates there will be no flood of roads or properties in this event and the gullies and drainage system will work as intended. The exceedance drainage plan does show some flooding might occur on very rare occasions, but if this does happen the water will temporarily overtop the footway/cycleway into the open space towards the basin and therefore not cause damage to any properties. On this basis, officers do not consider there to be any significant impacts or flooding concerns.

21.12 Local Centre Delivery Hours - The future operator of the convenience store has requested an extension to Saturday delivery hours from 09:00-19:00 to 07:00-22:00. Officers consulted the Councils Environmental Health Officer and based on the submission to date they advise that they object to this relaxation. The rear of the convenience/food store is enclosed close to residential homes, and they feel these hours would give respite to those residents on weekends. On this basis and in the absence of any other information officers would not support an extension to the delivery hours, and the wording of the condition will remain.

26. Planning Condition update

Condition 4 (Custom Build)

Amendment – Substitute 'INSERT' for '*Location of Custom Build CHE-PTE-R5-XX-DR-A-300005*'.

Condition 8 (Allotments)

Amendment to part 8(c) to remove requirement for the green roof. The clubhouse has been designed to include a sloping roof greater than 10-degree roof pitch and therefore a green roof is now not required. Consideration will continue to be given to solar panels.

c) Details of the allotment clubhouses/store including composting, toilet, wi-fi and solar energy opportunities in general compliance with the approved plans.

Condition 17 (Air Source Heat Pumps)

Amendment to a compliance condition as supported by the Councils Environmental Health Officer.

17. The ASHPs shall be installed and maintained in accordance with the approved NOISE ASSESSMENT AND MITIGATION SCHEME: SPRINSTEAD VILLAGE - RMA 5 – RESIDENTIAL DEVELOPMENT AND LOCAL CENTRE, BELLWWAY LATIMER CHERRY HINTON LLP, February 2025 (revision 1.1, LF Acoustics Ltd). The Air Source Heat Pump/s or other equivalent mechanical plant / equipment scheme as approved shall be serviced regularly in accordance with the manufacturer's instructions to ensure that the requirements of this condition are maintained.

AGENDA ITEM: 6

APPLICATION REFERENCE: 25/02022/FUL

Location: 1 Cambridge Business Park, Robinson House, Cowley Road, Cambridge

Amendments To Text:

Foul Water (from Para 16.10 of report)

The Applicant has provided an estimate of existing and proposed foul flows associated with the site. These figures have been updated to include monthly flow rates as this is more tangible than the original flow rates provided. See updated table below:

Development	Area of building	Flow rate
Existing	714sqm	0.043 l/s 26,832 l/month
Proposed	1255sqm	0.075 l/s 49,300 l/month

The figures represent an estimate as exact flows will depend on occupancy of the building once operational. Annually this would result in an increase in foul flows of approx. 272,684L.

In response to a request from officers, Anglian Water has not been able to provide specific evidence to demonstrate harm to the environment from foul water flows arising from this development.

Officers maintain the position that the condition as proposed by Anglian Water (which would restrict occupation until confirmation that there is sufficient headroom at the water recycling centre to accommodate foul flows from the development site) is not a reasonable request, as it would not satisfy the relevant planning tests.

Officers consider that this is a material planning consideration which is neutral in the planning balance, and that the statutory waste water treatment process and other measures in place in respect of foul water treatment would not place an unacceptable impact on the environment.

In reaching this position, officers have had regard to:

1. The government's commitment to realizing the full potential of Greater Cambridge, which was re-affirmed in correspondence to local leaders in August 2024. This provides commitment to working to tackle long term challenges to the delivery of growth, including infrastructure issues. [Housing Minister letter on Greater Cambridge](#)
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3. The High Court decision in *R (Together Against Sizewell C) v SoS for Energy Security and Net Zero* [2023] EWHC 1526 (Admin); which states that a utility company's need to make additional provision so as to be able to supply existing and new customers in the future should not be a reason for delaying planning decisions.

Planning Balance (Section 20)

20.6 The position of Anglian Water with regard to foul water flows is a material planning consideration which is afforded neutral weight in the planning balance in respect of environmental harm.