

JOINT DEVELOPMENT MANAGEMENT CONTROL COMMITTEE MEETING
19 NOVEMBER 2025

Amendment Sheet

AGENDA ITEM: 5

APPLICATION REFERENCE: 25/00016/FUL

Location: Trinity Hall Farm Industrial Estate

Amendments/Updates to officer report:

Para. 1.5: Reference made to 'BREEAM **Excellence**' should be replaced by 'BREEAM **Excellent**'.

Para. 3.10: Typo '**20025**' corrected to **2025**.

Para. 6.15: Typo 'EV **changing**' corrected to EV **charging**.

Para. 10.2: The Applicant presented the scheme to the Cambridgeshire Quality Panel on **14th December 2023**.

Para. 13.8 (point 5): Clarification of statement made to 'Vehicle free site'. This should in fact include word '**predominantly**' vehicle -free-site.

Para. 20.33: Clarification that a total of **7** spaces is being designated for blue badge parking (rather than **6** spaces).

Updates to proposed planning conditions:

(Additional text underlined and in blue and deleted text struck through).

Condition 15:

(BREEAM Design Stage)

The Within 12 months of commencement of development hereby approved shall not be used or occupied until (in any phase excluding Enabling Works), evidence in the form of a BRE issued Design Stage Authority Certificate demonstrating the BREEAM 'Excellent' as a minimum will be met for that phase, with maximum credits for Wat 01 (water consumption), ~~has been~~ shall be submitted to and approved in writing by the Local Planning Authority. Where the Design Stage certificate shows a shortfall in credits for BREEAM '~~excellent~~'-Excellent, a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Condition 16:

(BREEAM Post Construction)

Within ~~9~~ [12](#) months following first ~~occupation of each building, or as soon as~~ ~~reasonably practicable after~~ occupation of each building, a post construction statement shall be submitted to the Local Planning Authority confirming that the approved BREEAM rating has been met for written approval of the Local Planning Authority. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Condition 31:

(Delivery and Servicing Plan)

Prior to first occupation of any buildings, [\(in any phase\)](#) the Delivery and Servicing Management Plan (Version 8 by Arup December 2024) shall be implemented and maintained [\(for that phase\)](#) for the lifetime of the development unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and freeflow in accordance with Policy 82 of the Cambridge Local Plan 2018.

Additional Information

The Applicant submitted a supplementary information fact sheet of their proposals on 17/11/25. This has been published on the Council's planning web portal.