26/01902/OUT Cambridge Science Park, Milton Road, Cambridge

Application details

Committee Date: 18 November 2026

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Milton & Waterbeach

Proposal: Outline planning application with all matters reserved for a mixed-use redevelopment of Cambridge Science Park in separate and severable components each representing severable permitted areas comprising:

Flexible employment uses including research and development, office, and workspace, industrial and storage (including data) uses (Use Classes E(g), B2, B8 and sui generis), Flexible Class E, Class F1 and F2, C1 (hotel) and Sui Generis (bar and hot food takeaway) uses to support the operation of the wider Science Park, Highway works, including new vehicular, cyclist and pedestrian roads and paths, and car and cycle parking facilities including mobility hubs with associated electric vehicle charging infrastructure, landscape and public realm, including areas for sustainable urban drainage systems, biodiversity areas, outdoor play and sport facilities (Use Class F2(c)), utility, energy and water facilities and infrastructure together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses.

Applicant: Masters, Fellows and Scholars of Trinity College

Presenting officer: Katie Christodoulides

Reason For Referral: This is a Schedule 2 application under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026. It is referred to planning committee for determination in accordance with the decision of the Planning Committee Gateway Panel held on 21 October 2026. At that meeting, the Nominated Member and Officer agreed the Gateway Test is engaged because it raised issues of economic, social or environmental significance to the local

areas/significant planning matters having regard to the development plan and any other material considerations. A copy of the Gateway Meeting assessment form is included as **Appendix 6** to this report.

Member site visit date: 16 November 2026

Key issues:

1. Principle of development
2. Quantum of development
3. Design
4. Landscaping
5. Transport
6. Ecology and BNG
7. Drainage and Foul Water

Recommendation: Approve application 26/01902/OUT subject to:

(i) The planning conditions as set out in **Section 31** of this report, with delegated authority to officers to carry through amendments to the conditions (including additional/revised conditions as appropriate and necessary)

(ii) The prior completion of a Section 106 agreement under the Town and Country Planning Act 1990 by 26 February 2027, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report set out in **Section 28**, including any other planning obligations considered acceptable and necessary to make the development acceptable in planning terms. If the Section 106 agreement is not completed by this date, then delegated authority shall be given to officers to either refuse the Applications based on a lack of secured mitigation contrary to the adopted Local Plans, or to agree any such extended period for completion of the agreement as appropriate.

26/01872/OUT- Cambridge Science Park, Milton Road, Cambridge

Application details

Committee Date: 18 November 2026

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: East Chesterton Ward

Proposal: Outline planning application with all matters reserved for a mixed-use redevelopment of Cambridge Science Park in separate and severable components each representing severable permitted areas comprising:

Flexible employment uses including research and development, office, and workspace, industrial and storage (including data) uses (Use Classes E(g), B2, B8 and sui generis), Flexible Class E, Class F1 and F2, C1 (hotel) and Sui Generis (bar and hot food takeaway) uses to support the operation of the wider Science Park, Highway works, including new vehicular, cyclist and pedestrian roads and paths, and car and cycle parking facilities including mobility hubs with associated electric vehicle charging infrastructure, landscape and public realm, including areas for sustainable urban drainage systems, biodiversity areas, outdoor play and sport facilities (Use Class F2(c)), utility, energy and water facilities and infrastructure together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses.

Applicant: Masters, Fellows and Scholars of Trinity College

Presenting officer: Katie Christodoulides

Reason For Referral: This is a Schedule 2 application under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026. It is referred to planning committee for determination in accordance with the decision of the Planning Committee Gateway Panel held on 21 October 2026. At that

meeting, the Nominated Member and Officer agreed the Gateway Test is engaged because it raised issues of economic, social or environmental significance to the local areas/significant planning matters having regard to the development plan and any other material considerations. A copy of the Gateway Meeting assessment form is included as **Appendix 6** to this report.

Member site visit date: 16 November 2026

Key issues:

1. Principle of development
2. Quantum of development
3. Design
4. Landscaping
5. Transport
6. Ecology and BNG
7. Drainage and Foul Water

Recommendation: Approve application 26/01872/OUT subject to:

(i) The planning conditions as set out in **Section 31** of this report, with delegated authority to officers to carry through amendments to the conditions (including additional/revised conditions as appropriate and necessary)

(ii) The prior completion of a Section 106 agreement under the Town and Country Planning Act 1990 by 26 February 2027, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report set out in **Section 28**, including any other planning obligations considered acceptable and necessary to make the development acceptable in planning terms. If the Section 106 agreement is not completed by this date, then delegated authority shall be given to officers to either refuse the Applications based on a lack of secured mitigation contrary to the adopted Local Plans, or to agree any such extended period for completion of the agreement as appropriate.

Artificial Intelligence (AI)

AI may have been used as an administrative tool to assist in the drafting and formatting of this report. It has not been used to assess the planning merits of the application or to exercise professional planning judgement. The analysis, conclusions and recommendation are those of the case officer.

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1.0 Executive Summary

1.1 This report relates to outline planning applications (the Applications) for the Site which is located within the administrative boundaries of Cambridge City Council and South Cambridgeshire District Council ('the Councils').

1.2 The outline planning applications with all matters reserved, seek permission for a mixed-use redevelopment of Cambridge Science Park (CSP) over the next 25 to 30 years. The proposal seeks flexible employment uses including research and development, office, and workspace, industrial and storage (including data) uses (Use Classes E(g), B2, B8 and sui generis), Flexible Class E, Class F1 and F2, C1 (hotel) and Sui Generis (bar and hot food takeaway) uses to support the operation of the wider Science Park.

1.3 The proposed scheme has evolved through an extensive pre-application process spanning approximately a year, involving officers from the Greater Cambridge Shared Planning Service (GCSP), its specialist technical advisors, and the applicant team and their technical advisors.

1.4 The development would increase the total floorspace from approximately 234,846 m² Gross External Area (GEA) to a maximum of 771,000 m² (GEA). The proposals have been designed to ensure that the proposed buildings don't occupy more than half the total site area.

1.5 The proposed masterplan seeks to create a site with a vibrant neighbourhood, through opening the park to the public and creating an enhanced central park which would be supported by green spaces connecting beyond the site boundaries. The masterplan is expected to deliver between 16,360 to 23,770 additional jobs.

1.6 The application seeks approval of the outline planning application set out in the Development Specification, the Parameter Plans and the Design Code.

1.7 Following the initial consultation, the Applications have been amended to take account of concerns raised including parameter plan heights, landscaping, visual impact and Design Code considerations.

1.8 The submitted proposals as amended are considered to align with South Cambridgeshire and Cambridge City Council's Local Plan and National Planning Policy which places an emphasis on economic benefits, and development which allows investment and expansion to support the economic vision and strategy for the area.

1.9 The proposals are supported by Heads of Terms (HoT's) which are to be secured within the Section 106 Agreement which will comprise of a package of sustainable travel and highway interventions to support the development, BNG, Public Art Strategy and Employment and Skills Strategy. As such, the development will be able to successfully mitigate its highway impacts and promote sustainable travel.

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1.10 Overall, the proposed development will bring substantial positive public benefits that accord with the three overarching objectives of sustainable development as set out in the National Planning Policy Framework 2026, economic, social and environmental. Having taken into account the provisions of the development plan, the views of statutory consultees, as well as all other material planning considerations, the proposed development is recommended for approval subject to planning conditions and the prior completion of a Section 106 Agreement.

1.11 Officers recommend that the Joint Development Management Committee **APPROVE** the applications subject to the planning conditions as set out in **Section 31** below, with any minor amendments to the conditions as drafted delegated to officers, and the completion of a s106 agreement which includes the Heads of Terms set out in **Section 28** below with any minor amendments to the Heads of Terms as set out delegated to officers.

Table 2: Summary of Consultee Reponses

Consultee	**Object/ No objection/ No comment**	**Paragraph Reference**
Active Travel England	Object	7.2
Anglian Water	Object	7.3 - 7.6
Building Safety Regulator	No objection	7.7
Cadent Gas	No objection	7.8
Cambridge City Airport	No objection	7.9
Communities Team	No objection	7.10 - 7.11
Conservation Officer	No objection	7.12
Contaminated Land Officer	No objection	7.27
County Archaeology	No objection	7.13
County Active Travel Team	No objection	7.14
County Definitive Map Team	No objection	7.15 - 7.16
County Highways	No objection	7.17 - 7.18

County Planning, Minerals and Waste	No objection	7.19
County Transport Assessment Team	No objection	7.20
Designing Out Crime	No objection	7.21
Ecology Officer	No objection	7.22 - 7.23
Environment Agency	No objection	7.24
CCC Environmental Health	No objection	7.25
SCDC Environmental Health	No objection	7.26
SCDC Environmental Health Air Quality	No objection	7.28
Health Development Officer	No objection	7.29
Historic England	Neither supporting nor objecting	7.30 - 7.33
Landscape Officer	No objection	7.34 - 7.35
Lead Local Flood Authority	No objection	7.36
Milton Parish Council	Object	7.1
National Gas Transmission	No objection	7.37
National Highways	No objection	7.38
Natural England	No objection	7.39
Public Art Officer	No objection	7.40
Safeguarding Officer, Defence Infrastructure Organisation	No objection	7.41
Sport England	No objection	7.42
Sustainability Officer	No objection	7.43
Tree Officer	No objection	7.44
Urban Design Officer	No objection	7.45
Waste Shared Service	No objection	7.46
Third Party Representations (4)	Support	8.2
Member Representations (0)	None received	9.1
Local Interest Groups and Organisations (1)	Neither supporting nor objecting	10.1

2.0 Site Description and Context

2.1 The site covers 61.6 hectares, with the majority of the site falling within the administrative boundary of South Cambridgeshire District Council (SCDC), with two plots and a multi-storey car park within the southeastern corner of the site falling within the administrative boundary of Cambridge City Council (CCC). The site lies within the Parish of Milton and East Chesterton Ward. See Figure 1 for the site location plan.

2.2 The site is bound by the A14 to the north and northwest, the A1309 (Milton Road) to the east and southeast, Cambridgeshire Guided Busway lies to the south and Cambridge Regional College and Sports Hall and Centre to the west.

2.3 The primary vehicular access to the site is from the A1309 (Milton Road), with a secondary vehicular access from the west along Kings Hedges Drive.

2.4 Cambridge Science Park (CSP) serves as a hub for innovation with 170 companies established within the park spread across 60 buildings, with approximately 7,000 to 7,500 employees. It functions as a centre for technology, life sciences and innovation supported by ancillary uses including Bright Horizons Nursery, the Bradfield Centre, Trinity Centre and the Cambridge Science Centre.

2.5 The built environment has evolved organically, with buildings of varying age, scale and architectural character across the site. The key facilities include the Trinity Centre which provides conferencing, restaurant and bar facilities with a barbershop along with The Bradfield Centre which provides co-working space, incubator space and café.

2.6 The landscape character of the park defines its identity and comprises of a variety of amenity and green space. There are three artificial ponds with grassland and woodland. The First Public Drain flows through the site, entering from the southern boundary and exiting from the eastern boundary. The site falls gently from the north-west corner towards the south-east. Overhead power lines (132kV) cross the site from southwest to west with four pylons within the site.

2.7 Policy E/1 of the South Cambridgeshire Local Plan 2018 supports appropriate proposals for employment development and redevelopment on the Cambridge Science Park. Policy S/AMC/NEC: North East Cambridge Area of Major Change is a proposed policy within the proposed Greater Cambridge Local Plan, Regulation 19.

2.8 There are no Scheduled Monuments, Listed Buildings or any Registered Parks and Gardens located on site. The Napp Research Centre at the north-eastern corner of the site, has some historic and architectural interest. The closest designated Heritage Asset is the Church of St George in Chesterton which is a Grade II listed building located approximately 750 metres from the site. The Golden Hind Pub is a locally listed building approximately 280 metres from the site. The nearest Conservation Areas are Milton (1.19km), Baits Bite Lock (1.45km) and Fen Ditton (1.24km).



Figure 1: Site Location Plan (Source- Allies and Morrison LLP)

3.0 The Proposals

3.1 Identical applications (SCDC and CCC) have been submitted for Outline planning permission with all matters reserved for a mixed-use redevelopment of Cambridge Science Park in separate and severable components each representing severable permitted areas. Each severable area as detailed on the development zone parameter plan is capable of being delivered independently from those around it. This ensures that if long leaseholders on site choose to submit stand-alone applications rather than a reserved matters application in line with the masterplan, the Outline permission will remain capable of implementation. Severability is detailed further in section 15 of the committee report.

3.2 The development comprises flexible employment uses including research and development, office, and workspace, industrial and storage (including data) uses (Use Classes E(g), B2, B8 and sui generis).

3.3 Flexible Class E, Class F1 and F2, C1 (hotel) and Sui Generis (bar and hot food takeaway) uses to support the operation of the wider Science Park are also proposed; Highway works, including new vehicular, cyclist and pedestrian roads and paths, and car and cycle parking facilities including mobility hubs with associated electric vehicle charging infrastructure form part of the proposals

3.4 Landscape and public realm, improvements include areas for sustainable urban drainage systems, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)). The proposals also include; utility, energy, and water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses.

3.5 The outline application seeks permission for a maximum total ‘application cap’ of 771,000m² (GEA). Table 3 details the maximum floorspace areas in GEA sqm by land use sought through the Outline application.

Table 3: Outline Application Maximum Floor Areas by Land Use (Source- Development Specification, DP9) (See Appendix 4)

Use	Proposed Use (Use Class)	Max Amount (GEA, sqm)
Flexible employment uses including research and development, office and workspace, industrial and storage (including data);	Classes E(g), B2 and B8 and Sui Generis (Data)	565,500
- **Associated Plant**	N/A	35,000
Ancillary/Supporting Uses		
- **Retail, Food and Beverage and Co-working, and bars and hot food takeaway**	E(a), (b), (c) and Sui Generis (Bars and hot food takeaway)	20,500
- **Hotel and Conference**	C1 and Sui Generis	15,000
- **Community, sport or fitness facilities, creches and/or nurseries**	E(d), (e), (f) and F1, F2	18,000
- **Mobility Hubs and Multi-storey car parks**	Sui Generis	117,000
Total		771,000
Total (Trip Generating Development)		619,000

3.6 The development is divided into 13 Development Zones, which are sub-divided into 20 Severable Zones, each capable of independent delivery as detailed in Figure 2. The maximum GEA floorspace for each Development Zone is detailed in Table 4.

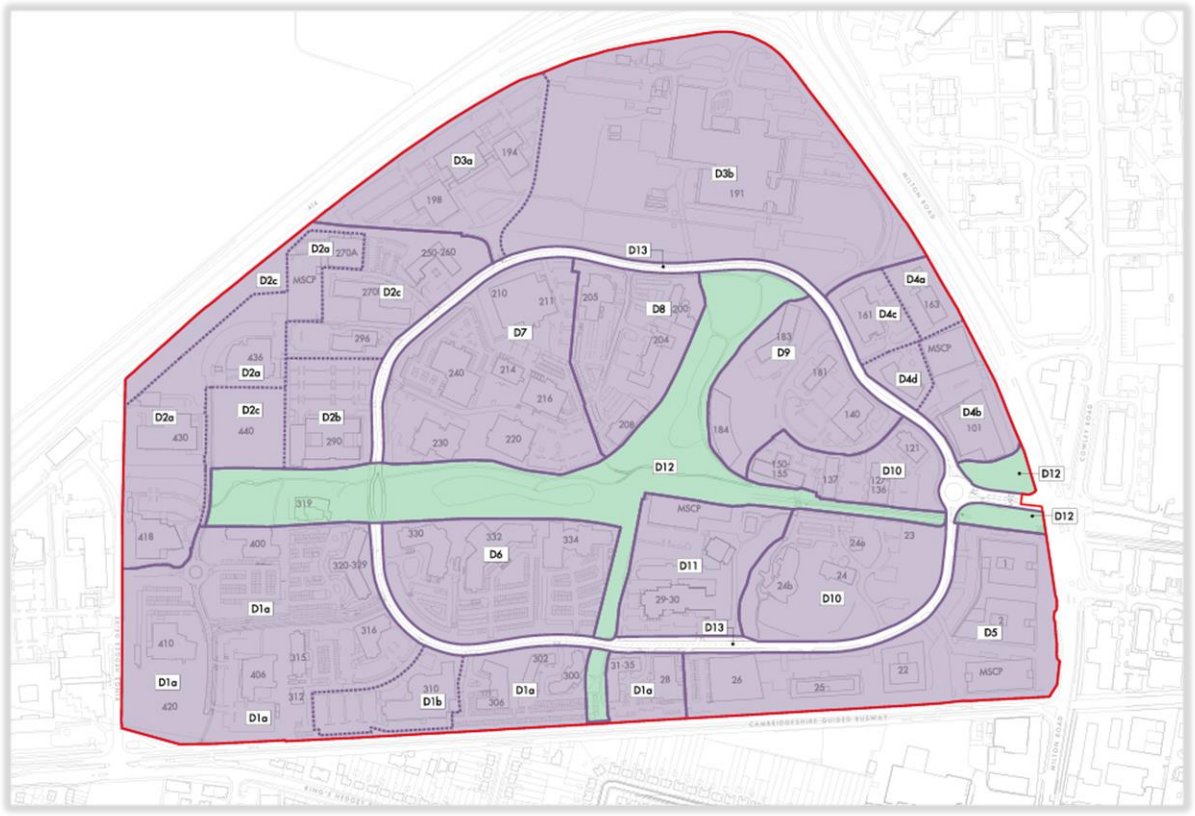

Figure 2: Development Zone Parameter Plan (Source-Allies and Morrison LLP)

3.7 Table 5 details the existing floorspace assumptions and how the recently approved schemes sit within the figures shown in Table 3.

Table 4: Development Zone floorspace Caps (sqm GEA) (Source- Development Specification, DP9) (See Appendix 4)

	Commercial Use Classes E(g), B2, B8 and Sui Generis	Associated Plant	Retail, F&B and Co-working Uses E(a), (b) and (c) and Sui Generis	Hotel and Conference Uses C1 and Sui Generis	Community, sport or fitness facilities, creches and/or nurseries Uses E(d), (e), (f) and F1, F2	Mobility Hubs and MSCP Sui Generis	Max Amount (GEA, sqm)
D1	122,000	19,000	3,500		4,000	38,000	183,000
D2	130,000	14,000	1,500			17,000	163,000
D3	92,000	8,000	600			17,000	118,000
D4	56,000	6,000	1,100				63,000
D5	68,000	3,000	250			10,000	71,000
D6	76,000	9,000	2,600				88,000
D7	89,000	7,000	6,700				103,000
D8	51,000	4,000	1,400			18,000	74,000
D9	35,000	5,000	3,300	15,000	3,000		61,000
D10	62,000	5,000	250		10,000	17,000	94,000
D11	43,000	2,000	800				46,000
D12			500		500		1,000
D13							0

Table 5: Floorspace assumptions (Source-Development Specification, DP9) (See Appendix 4)

	GEA (sqm	GEA Cumulative Areas (sqm)
Existing Floorspace		234,846
Approved (440 CSP)	14,062	248,908
Approved Brockton, Fenway (210-240 CSP)	83,172	332,080
(Additional floorspace)	438,920	771,000
Proposed Total Floorspace		771,000

3.8 The amount of floorspace that could come forward is controlled in three ways:

- Firstly, by a maximum GEA cap by Development Zone (The Development Zone Cap) as set out in Table 4.
- Secondly by a maximum GEA cap by land use as set out within Table 3 (The Land Use Cap).
- Thirdly for the development as a whole (The Application Cap) of 771,000m².

3.9 The application is accompanied by the following supporting reports and key plans:

- Site Location Plan
- Parameter Plans
- Design Code
- Development Specification
- Outline Application User Guide
- Statement of Community Engagement
- Economic Needs Assessment
- Design and Access Statement
- Outline Public Art Strategy
- Transport Assessment
- Site Wide Travel Plan
- Parking Management Strategy
- Tree Survey Report
- Outline BNG Strategy
- Biodiversity Net Gain Metric
- Sustainability Statement
- Energy Statement
- Flood Risk Assessment
- Drainage Assessment
- Utilities Assessment
- Archaeological Desk Based Assessment
- Land Contamination Assessment
- Waste Design Guide Toolkit
- Outline Construction Environmental Management Plan
- Planning Statement
- Environmental Statement including
- Landscape Visual Impact Assessment
- Heritage and Townscape Visual Impact Assessment

Amendments

3.10 The application has been amended to address representations including from Active Travel England, Cambridge Past, Present and Future, Ecology Officer, Historic England, Landscape Officer, Lead Local Flood Authority, National Highways, Public Art Officer, Urban Design Officer and further consultations have been carried out as appropriate.

3.11 The amendments are identified below:

Parameter Plans

Table 6: Parameter Plan Amendments

Parameter Plan	Summary of changes
PP01 Green and Blue Infrastructure Plan	Indicative open space added in DZ11. Main entrances added (GB.54) in addition to Key Nodes/Gateway (colours amended).
PP02 Layout Plan	Indicative open space added in DZ11. Main entrances added (GB.54) in addition to Key Nodes/Gateway (colours amended). Heart of local/key cluster renamed on key.

	District landmark in D1a (west) amended to a neighbourhood landmark. Neighbourhood landmark added in D1a (east) to replace vista frontage.
PP03 Access and Movement Plan	Removed exit-only route to Milton Road from D3. Access from the eastern busway route to the Primary Circulation Route has been segregated for cyclists and pedestrians. Indicative open space added in D11. Main entrances added (GB.54) in addition to Key Node / Gateway (and colours amended). Additional vehicle parcel entrance added in D2a. MSCP symbols adjusted. Entrance from south-east corner amended to a segregated pedestrian/cycle route.
PP04 Development Zone Plan	Introduced requirement for illustrative masterplans for each development zone.
PP05 Land Use Plan	Indicative open space added in D11.
PP06 Maximum Height Plan	Reduced heights along the Park frontage in DZ2, DZ8 and DZ9 to be sensitive to local character and long-distance views. Indicative open space added in D11. District landmark in D1a (west) amended to a neighbourhood landmark. Neighbourhood landmark added in D1a (east) to replace vista frontage.
PP07 Framework Plan	Incorporates all relevant changes listed above.

Design Code

3.12 The Design Code has been amended consisting of reducing heights, introducing a requirement for illustrative masterplans for each development zone, clarity on the definition of the building line and its impact, clarification on the approach to tree retention, SuDS, street trees and the continuity of footpath.

Development Specification

3.13 The Development Specification has been updated to reflect the addition and reallocation of Community, Sport or Fitness facilities and creches/nurseries within the Development Zone floorspace Caps.

Heritage and Townscape

3.14 The proposed amendments include a review of visual assessment View 15, 16 and 19, a review of heritage assessment Biggin Abbey, Ely Cathedral and Church of Great St Mary's. The amendments include a reduction in the maximum height parameters, alteration of landmark in D1a from a District Landmark to Neighbourhood Landmark and Designation of Neighbourhood Landmark in D1A, the strengthening of the notional view consideration area towards Ely Cathedral from Great St Mary's tower.

Landscape and Visual Impact

3.15 The updated LVIA has expanded the range of landscape receptors assessed to include individual landscape elements and the local character of the site.

Amended Planning Application Documents

3.16 The following documents accompanying the Applications have had an addendum or been updated to consider the impact of the proposed amendments on the assessment/analysis or conclusions set out:

- Cambridge Science Park Design Code (replacement document)
- Chapter 7 Human Health & Chapter 10 Noise and Vibration (replacement document)
- Design and Access Statement (replacement document)
- Development Specification (replacement document)
- Drainage Technical Note
- Ecosystem Note
- Environmental Statement Addendum
- EIA Non-Technical Summary (replacement document)
- Heritage and Townscape Visual Impact Assessment (replacement document)
- Highways Comments Response
- Landscape Visual Impact Assessment (replacement document)
- Outline Public Art Strategy (replacement document)
- Parking Management Strategy (replacement document)
- Planning Statement Addendum (replacement document)
- Utilities Assessment (replacement document)
- Water Vole Survey Note

3.17 The proposal has been shaped through a positive and collaborative pre application process as part of a Planning Performance Agreement (PPA). This included two pre-application developer briefing being presented to the Joint Development Control Committee in November 2025 and February 2026.

4.0 Relevant Site History

4.1 The planning history relevant to this application is set out in chronological order, starting with the most recent planning applications.

Table 7: Relevant Recent Site History

Reference	Description	Outcome
26/02610/FUL 163 Cambridge Science Park	Demolition of existing building and development of new commercial building, including access, Landscaping and ancillary infrastructure	Current Application
26/02561/FUL 29 Cambridge Science Park	Installation of an external roof top plant, replacement glazing with solid panels and externally applied vinyls to first floor	Approved 28.08.2026
26/01959/FUL 101 Cambridge	Installation of hard landscaping, decking, external lighting and associated soft landscaping.	Approved 29.07.2026

Science Park		
26/01685/SCOP 23,24,24a, 24b,122,127-136, 137, 150-155 Cambridge Science Park	EIA Scoping Opinion request pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) Proposed Development consists of a full planning application for the northern plot for a landmark building/multi-tenant lab building, multi-storey car park and highway works and outline planning application (all matters reserved apart from access) for the southern plot for two office/ research/ development buildings, The Trinity Centre and Cambridge Science Centre.	Approved 17.06.2026.
25/04312/ADV Whole of Cambridge Science Park	Installation and replacement of 103 No. illuminated and non-illuminated signs.	Approved 24.03.2026.
25/04309/SCOP Whole of Cambridge Science Park	EIA Scoping Opinion request pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) Proposed Development consists of an outline application (all matters reserved apart from access) for science lab and office space, retail, food and beverage, sports and leisure and nursey use, alongside floorspace for hotels and convention spaces.	Scoping report issued 30.01.2026.
25/00113/FUL 191 Cambridge Science Park	Erection of two-storey 2,145.2 sqm (GIA) extension to the north-west of the existing building to provide a new filling and packaging hall (B2 and B8 uses) with first-floor specialist building services plant, enclosed link to the existing warehouse at ground level and roof-mounted solar photovoltaics, along with installation of external plant, relocation of external recycling compound, new groundsman store, alterations to existing car park, new landscaping scheme and associated external works.	Approved 03.07.2025
24/04575/FUL 210-240 Cambridge Science Park	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.	Awaiting S106 Agreement
24/01079/FUL 440 Cambridge Science Park	Erection of a Research and Development / Office building (use Class E) and associated landscaping, car and cycle parking, infrastructure works and plant	Approved 07.04.2025

5.0 Policy

(See Appendix 1 for detailed South Cambridgeshire and Cambridge City Local Plan Policies)

5.1 **National Policy**

National Planning Policy Framework 2026

5.2 The updated NPPF (2026) is a material consideration which must be considered where it is relevant to a planning application. It is intended to create a clearer, more rules-based planning system, accelerate housing delivery, support economic growth, and make planning decisions more predictable. The NPPF introduces a suite of national Development Management decision making policies. This includes applying the presumption in favour of sustainable development found in Policies S3 and S4, which require approving development proposals that accord with an up-to-date development plan without delay, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the decision-making policies in the Framework.

5.3 For the purposes of decision making, Annex A of the NPPF states that Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight.

5.4 A review of the adopted Local Plan policies has been undertaken in the context of the updated NPPF. This has found that most policies in both adopted plans remain broadly consistent with national policy and can be given weight until replaced by policies in the Greater Cambridge Local Plan. A small number of policies, or parts of policies are materially inconsistent with national policy. Where appropriate, reference is made within the relevant sections of the assessment, to the appropriate policy weight which is attributed to local plan policies.

5.5 NPPF (2026) introduces a suite of national Development Management decision making policies – a set of procedural policies, and several thematic policies, structured around the respective document chapters, which must be considered where it is relevant to an application. This includes applying the presumption in favour of sustainable development found in Policies S3 and S4 of the NPPF, which requires approving development proposals that accord with an up-to-date development plan without delay, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

5.6 In respect of this application, officers consider the below policies may be materially inconsistent with relevant NPPF 2026 decision-making policies. The weight attributed to any such policy is a matter of planning judgement and depends on the nature of the proposal under consideration:

Cambridge Local Plan 2018 Policies: 28

South Cambridgeshire Local Plan 2018 policies: S/5, S7(Part 2), CC/3

5.7 In following these requirements, the application proposals have been assessed against the NPPF (2026), and the relevant development plan policies.

National Planning Practice Guidance

National Design Guide 2021
Environment Act 2021
Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
Conservation of Habitats and Species Regulations 2017
Equalities Act 2010
Planning and Compulsory Purchase Act 2004
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
ODPM Circular 06/2005 – Protected Species
Circular 11/95 (Conditions, Annex A)

EIA Directives and Regulations - European Union legislation regarding environmental assessment and the UK's planning regime remains unchanged despite the UK leaving the European Union on 31 January 2020

5.8 **South Cambridgeshire Local Plan (2018)**

Policy S/1: Vision
Policy S/2: Objectives of the Local Plan
Policy S/3: Presumption in Favour of Sustainable Development
Policy S/5: Provision of New Jobs and Homes
Policy S/7: Development Frameworks
Policy CC/1: Mitigation and Adaption to Climate Change
Policy CC/3: Renewable and Low Carbon Energy in New Developments
Policy CC/4: Water Efficiency
Policy CC/6: Construction Methods
Policy CC/7: Water Quality
Policy CC/8: Sustainable Drainage Systems
Policy CC/9: Managing Flood Risk
Policy HQ/1: Design Principles
Policy HQ/2: Public Art and New Development
Policy NH/2: Protecting and Enhancing Landscape Character
Policy NH/4: Biodiversity
Policy NH/6: Green Infrastructure
Policy NH/14: Heritage Assets
Policy E/1: New employment development and redevelopment on Cambridge Science Park
Policy E/9: Promotion of Clusters
Policy E/10: Shared Social Spaces as part of Employment Areas
Policy SC/2: Health Impact Assessment
Policy SC/9 Lighting Proposals
Policy SC/10: Noise Pollution
Policy SC/11: Contaminated Land
Policy SC/12: Air Quality
Policy TI/2: Planning for Sustainable Travel
Policy TI/3: Parking Provision
Policy TI/8: Infrastructure and New Developments

5.9 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 5: Sustainable transport and infrastructure
Policy 8: Setting of the city
Policy 9: Review of the Local Plan

Policy 15: Cambridge Northern Fringe East and new railway Station Area
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding
Policy 38: Hazardous installations
Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge
Policy 40: Development and expansion of business space
Policy 41: Protection of business space
Policy 42: Connecting new developments to digital infrastructure
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings and the skyline in Cambridge
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 72: Development and change of use in district, local and neighbourhood centres
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.10 **Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)**

The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.

In line with Policy DM4: Emerging development plan proposals of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.

Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.

Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026

5.11 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
District Design Guide SPD - 2010
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009
Cambridge Planning Obligations Strategy SPD – 2010
Greater Cambridge Planning Obligations SPD- 2026

5.12 **Other Guidance**

Cambridge and Peterborough Minerals and Waste Local Plan 2021

Policy 5- Mineral Safeguarding Areas
Policy 16: Consultation Areas

Cambridgeshire County Council RECAP Waste Management Design Guide SPD 2026

6.0 Environmental Impact Regulations (EIA)

6.1 The application proposals are of a type and scale that falls within Schedule 2(10) 'Infrastructure Projects' - specifically 10(b) 'Urban Development Projects' of the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017 ('The Regulations').

6.2 In accordance with the EIA Regulations, given the size, scale and nature of the Proposed Development, significant environmental effects are considered likely in the absence of measures to reduce these effects. Accordingly, the Applicant has undertaken a voluntary EIA for the Proposed Development.

6.3 As part of the EIA process, an EIA Scoping Opinion was requested and received from the local planning authority. The Scoping Opinion, which was issued on 30January 2026, confirmed the scope of the EIA, The EIA has been undertaken in accordance with the comments received through the Scoping Opinion as well as the EIA regulations.

Methodology for the Environmental Statement (ES)

6.4 The ES considers the likely significant effects of the proposed development including during demolition, construction and on completion and occupation of the proposed development. The ES assess the maximum quantum, physical extent and development principles defined for the proposal, as set out in the

submitted parameter plans, development specification and design code which are put forward for approval.

Topics covered by the Environmental Statement

6.5 The ES assesses the following topics:

a) Socio-Economics
b) Health
c) Traffic and Movement
d) Air Quality
e) Noise and Vibration
f) Ecology and Biodiversity
g) Water Resources, Drainage and Flood Risk
h) Climate Change and Greenhouse Gases
i) Landscape and Visual Impact
j) Heritage, Townscape and Visual Impact

6.6 Regulation 26 of the EIA Regulations states that when determining an application in relation to which an environmental statement has been submitted, the relevant planning authority, the Secretary of State or an inspector, as the case may be, must –

a) examine the environmental information,
b) reach a reasoned conclusion on the significant effects of the proposed development on the environment, taking into account the examination referred to in sub-paragraph (a) and, where appropriate, their own supplementary examination,
c) integrate that conclusion into the decision as to whether planning permission or subsequent consent is to be granted, and
d) if planning permission or subsequent consent is to be granted, consider whether it is appropriate to impose monitoring measures.

6.7 This requirement is dealt with throughout the report.

6.8 The ES identifies the impacts, effects and effect significance. Where mitigation measures are identified to either eliminate or reduce likely adverse effects, these have been incorporated into the ES, as either demolition and construction commitments or operational or managerial standards and procedures.

6.9 Regulation 29 sets out the information which is required to accompany decisions for EIA developments. Having assessed the submitted details, officers are satisfied that the ES and other additional information provided complies with the 2017 EIA Regulations (as amended) and that sufficient environmental information has been provided to assess the environmental impacts of the development proposals.

6.10 An ES Addendum Report and updated ES Volume 1 Chapter 7 Health, ES Volume 1 Chapter 10 Noise and Vibration, ES Volume 2 HTVIA, ES Volume 2 LVIA and ES Non-Technical Summary were submitted in September 2026. The main amendments relate to building height, the Landscape and Visual Impact Assessment and the Health Impact Assessment. The addendum confirms that the scope of the updates would not alter the conclusions of the main Environmental Statement nor introduce additional likely significant effects.

7.0 Consultations

Publicity (and for reconsultation of additional information)

- Neighbour Letters- Yes
- Site Notice- Yes four site notices were posted close to the site.
- Press Notice- Yes Major and Environmental Impact Assessment

Reconsultation of the amendments was also carried out as above.

Milton Parish Council – Objection

7.1 Concern that the threefold increase in occupancy on site with no increase in parking provision will lead to displacement parking in Milton. A transport management plan for construction and occupation vehicles should be provided. Buildings are significantly higher than current buildings, potential for visual intrusion for neighbouring areas. The positioning and screening of the tallest buildings to be considered. Local water supply is under pressure and this would exacerbate supply issues. There is a lack of onsite increase in biodiversity, mitigations off site would not benefit immediate local residents. Is noted that application 26/02610/FUL at 163 Cambridge Science Park exceeds the proposed height envelopes.

Active Travel England- Objection

7.2 ATE's previous response remains valid in regard to the loop road cycle track being wider, the western CSP gateway having segregated cycle provision, discussions with the busway team in regard to the proposed new crossings and intensification of use and the timing and responsibility of active travel improvements.

Anglian Water-Objection

7.3 **Wastewater Treatment-** Following the announcement that the Housing Infrastructure Fund (HIF) will no longer be available to support the delivery of a new modern Water Recycling Centre (WRC) for Greater Cambridge, the focus is on upgrading the existing WRC to accommodate future growth. Until funding has been confirmed, will maintain a temporary objection to all future planning applications.

7.4 **Assets Affected-** Engagement with Anglian Water in the form of an asset protection is required. Recommends a condition in relation to existing water and drainage assets, and any proposed asset diversion or build over agreement.

7.5 **Trade Effluent-** Recommends a condition in regard to a strategic foul water strategy being submitted.

7.6 **Surface Water Disposal-** Request a condition in regard to a surface water management strategy being submitted.

Building Safety Regulator- No Objection

7.7 The planning application does not appear to fall under the remit of planning gateway one because the purpose of a relevant building is not met.

Cadent Gas- No Objection

7.8 There is an intermediate pressure pipeline feeding an above ground installation in the southwest corner of the works area which will need to be protected at all times. Requests an informative is added to any decision.

Cambridge City Airport- No Objection

7.9 The proposals are found to have the potential to conflict with Cambridge Airport's safeguarding criteria, recommends conditions in regard to height limitations on buildings and structures, submission of a bird hazard management plan, submission of a landscaping scheme, glint and glare assessment and informatives in regard to cranes and wind turbines.

Communities Team- No Objection

7.10 The amended submission represents a significant improvement from a communities and wellbeing perspective. The ambition of the project is supported and the evolution of CSP into a more open, accessible and publicly engaging innovation is welcomed.

7.11 Officers seek greater clarity regarding the minimum quantum and phasing of community infrastructure, governance and stewardship, long-term management responsibilities and the accessibility of future community, sport and recreation facilities.

Conservation Officer- No Objection

7.12 It is considered that the proposal will cause minor degree harm to the heritage significance of several designated heritage assets through development within their settings and impact on the skyline.

County Archaeology- No Objection

7.13 No objection

County Active Travel Team- No Objection

7.14 Requests the Design Code clarify the location of the bidirectional cycle path in respect of the loop road and detail crossing points and encourage to be ambitious with cycle parking and greater update of Sheffield stands as opposed two tier racks.

County Definitive Map Team (Public Rights of Way)- No Objection

7.15 Part of the proposal discusses works around Public Bridleway No.7, Milton which runs along the Guided Busway. It is noted that part of the proposal considers widening the pedestrian and cycle route that runs along the Guided Busway. An agreement would need to be made with CCC potentially via a Section 25 Creation Agreement under the Highways Act 1980 to widen the route.

7.16 For the implementation of an additional access point along the stetch of the Guided Busway into Kings Hedges, a safety audit is required regarding the access and crossing point, to satisfy the standards set out by Cambridgeshire

County Council's Road Safety Team and Highway Development Management Team.

County Highways Development Management – No Objection

7.17 No objection subject the recommended condition in regard to construction traffic management plan (CTMP) and informatives.

7.18 Comments that any Sustainable Urban Drainage Systems (SuDS) must be located outside the adopted public highway and any new or improved access, crossing or other works affecting the Guided Busway will require the express permission of the Busway Team.

County Planning, Minerals and Waste- No Objection

7.19 Parts of the proposed development site lie within the consultation areas for Cambridge Waste Water Treatment Works Water Recycling Area and Milton Landfill Waste Management Area under Policy 16: Consultation Areas of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021). Milton Landfill is expected to cease operation in 2026 and is being restored and there are no concerns about odour from the water treatment works, there is no objection to the proposed development.

County Transport Assessment Team – No Objection subject to mitigation package

7.20 Sufficient detail has been presented to make a sound assessment. The mitigation package is to be agreed with the applicant.

Designing Out Crime Officer- No Objection

7.21 Security and crime prevention measures should be considered at the earliest opportunity as an integral part of any initial design for a proposed development.

Ecology Officer- No Objection

7.22 The additional water vole survey is welcomed. The report has recommended suitable mitigation including additional surveys are undertaken before future development parcels are brough forward and this is to be secured as part of the Construction Ecological Management Plan.

7.23 Recommends conditions in regard to biodiversity net gain, landscape and ecological management plan, construction ecological management plan, enhanced ecology and a lighting strategy for sensitive biodiversity.

Environment Agency- No Objection

7.24 Advises discussing with Cambridge Water to ensure that they are able to supply the site with the required quantities of water. Water efficiency measures for each Reserved Matters application should achieve full credits for Wat 02, 03 and 04 BREEAM. Consideration is needed for the reuse and recycling of water during periods of low or no rainfall and additional water to facilitate the storage of data is done so in cooperation with CW to ensure it can be supplied sustainably.

CCC Environmental Health- No Objection

7.25 In full agreement with the recommendations and requested conditions of SCDC Environmental Officers.

SCDC Environmental Health - No Objection

7.26 **Construction noise/vibration, dust, operational noise impact and artificial lighting-** No objection in principle to the proposals subject to the recommended conditions which ensure issues are adequately controlled at the later Reserved Matters application stage.

7.27 **Contaminated Land-** The proposed development is acceptable subject to the imposition of conditions for contamination investigation, remediation and verification and unexpected contamination.

7.28 **Air Quality-** The proposed development is acceptable subject to conditions for a low emissions strategy, dust, sensitive receptors and emissions modelling.

Health Development Officer –No Objection

7.29 Substantive amendments have been made to the Health Impact Assessment to address key issues raised previously. The substantial changes have materially improved the assessment and highlighted additional health benefits of the scheme. Recommends conditions.

Historic England – Neither support nor object to the application

7.30 The proposed amendments are welcome, the proposed changes to the height parameter plan in particular would reduce the impact of the proposals on the historic built environment.

7.31 The amendments do not however address previous substantive comments which were concerned with wider strategic questions about the impact of the proposals on the character and identity of Cambridge.

July 2026 comments:

7.32 In determining the application there will be two fundamental choices, whether the opportunity presented by the Science Park's redevelopment could be realised in a way more sympathetic to Cambridge's identity and whether the effect of the development proposed on the character and identity of Cambridge, and on the character and significance of its conservation areas and designated heritage assets would be outweighed by the public benefits the development would secure.

7.33 Historic England recognises the redevelopment should bring considerate public benefits, although question whether the considerable public benefits could not be secured by an alternative approach to its redevelopment which complemented the city's character and significance.

Landscape Officer- No Objection

7.34 The LVIA Addendum alongside revisions to the maximum height parameter plan has resolved the queries and concerns raised. Officers are satisfied with the revised sensitivity assessments and associated conclusions. The amended

height parameter plan results in a more varied and legible skyline profile and reduced the visual effects previously associated with the continuity of the tallest building parameters.

7.35 Within the Design Code, a change in wording to allow the flexibility for an alternative woodland establishment, reference to large growing tree species and confirmation on the baseline status of tree canopy cover and what 10% would mean in overall ambition.

Lead Local Flood Authority – No Objection

7.36 No objection in principle subject to conditions.

National Gas Transmission – No Objection

7.37 There are no National Gas Transmission assets in this area.

National Highways- No Objection

7.38 Any agreement to the proposed Monitor and Manage approach should be contingent upon the LPA being satisfied that appropriate enforcement and intervention mechanisms are secured through the planning permission and legal agreement.

Natural England- No Objection

7.39 The proposed development will not have significant adverse impacts upon statutorily protected nature conservation sites or landscapes.

Public Art Officer- No Objection

7.40 Officers are satisfied that the amended Public Art Strategy has addressed previous comments and welcome the inclusion of the relevant policy document together with the proposed involvement of PAAS. The presented science and technology concept is supported. A phasing plan and an indicative budget for public art still need to be provided and these can be included in the Public Art Strategy and Delivery Plan (PASDP). Recommends a PASDP condition.

Safeguarding Officer, Defence Infrastructure Organisation- No Objection

7.41 The proposed development falls outside of MOD safeguarded areas and does not affect other Defence interests. The MOD therefore has no objection to the development proposed.

Sport England – No Objection

7.42 The proposed development does not fall within the statutory remit and therefore Sport England has not provided a detailed response in this case.

Sustainability Officer- No Objection

7.43 The measures outlined look to align with industry best practice and the emerging Local Plan. Recommends conditions.

Tree Officer- No Objection

7.44 Recommends conditions in regard to an Arboricultural Method Statement, appropriate mitigation measures and a tree protection plan. There is the potential for future indirect damage to occur to some large growing and long-lived tree species. Foundation design should take this into account based on an assessment of soil plasticity and proximity of tree species to build structures.

Urban Design-No Objection

7.45 The amended submission is considered to adequately address the points raised in the original urban design response. The application is supported.

Waste Shared Service- No Objection

7.46 Applicants are encouraged to review the updated RECAP Waste Management Design Guide 2026 and ensure the proposals are designed in accordance with the latest waste management requirements. Recommended that a planning condition is applied to secure the submission and approval of a Waste Management Plan.

8.0 Third Party Representations

8.1 4 representations have been received.

8.2 They are all in support and have cited the following reasons:

- The application will make CSP a hub/node for the city.
- Densification of CSP will allow it to flourish and change to meet ever-changing occupier demand.
- The plan will provide a catalyst for economic growth not only in north Cambridge but across Cambridge, the region and the nation.
- Never been a more important time to support investment that can benefit all in the short and long-term.
- For many years, CSP has proven its worth as an incubator for ideas and businesses. Its outputs have changed the world and will continue to do so within the right environment.
- There is a well-known ‘cluster’ effect in places where experts are able to spend time together, sharing ideas and chatting and sparking each other’s creativity.
- The masterplan appears to have got this, reshaping the park to create an environment in which innovation will continue to flourish.
- Support for the day-to-day and economic benefits that the application will enable.
- Improved pedestrian landscaping and movement through the park.
- This will be an improvement for the employees on the park and city residents.
- Commitment to bring educational drive endeavours to the park, which will improve the local residents of Chesterton, Arbury and King Hedges.
- Supports the new central busway entrance and crossing point to improve pedestrian and cycle access to King’s Hedges via Garry Drive.
- Improvements to the CSP in terms of access and utility will be a great improvement to the Kings Hedges and Arbury area.

9.0 Member Representations

9.1 None received.

10.0 Local Interest Groups

10.1 Cambridge Past, Present and Future has made a representation neither supporting or objecting to the application:

October 2026 comments:

- Acknowledge and welcome the positive, material amendments that directly address several of the initial concerns.
- The reduced maximum parameter heights along the park frontage in development zones D2, D8 and D9 is a positive step towards mitigation visual bulk and protecting immediate streetscape character and long-distance views.
- Design Code CA.08 must be strictly applied at Reserved Matters stage to guarantee an unobstructed visual connection between Great St Mary's and Ely Cathedral, ensuring key historical sightlines are fully protected.
- Advocate for a character and appearance design code requirement mandating that individual plot proposals demonstrate exceptional architectural distinction and high-quality materials that age gracefully, rather than satisfying standard policy compliance.
- Endorse the removal of the exit-only route onto Milton Road from zone D3. Welcome the segregated two way pedestrian and cycle infrastructure provided along the eastern busway route leading to the primary circulation route.
- Maintain call for permanent, ungated 24/7 access provisions through the western gateway (Kings Hedges Drive).
- Welcome the site-wide net gain target of a 10% increase in tree canopy cover, would encourage long term ambition to achieve 30% tree canopy cover in line with Urban Forestry Guidelines.
- SuDS design must be functional, integrated with street trees and actively resolve historical flow/drainage issues along the First Public Drain rather than failing under severe climate stress.
- Welcome the commitment requiring illustrative masterplans for each individual Development Zone prior to detailed applications.
- Supports the amendments subject to embedding design safeguards, view protections, and long-term enforcement mechanisms through conditions and S106 Agreement.

July 2026 comments:

- CPPF recognises the immense economic significance of the CSP and the intensification over 30 plus years demands the highest possible standards of development.
- Supports the ambition to shift away from piecemeal, building by building approach towards a comprehensive set of Parameter Plans and Design Code, the outline application should establish binding, concrete commitments to safeguard local communities, protect environmental infrastructure and mandate world class design.
- If approved, it must demonstrate rigorous, concrete integration with adjacent urban areas, ensuring it becomes an organic and integrated extension of the city.
- The park must actively benefit the neighbouring, less advantaged wards.

- S106 Agreement should include robust and enforceable commitments regarding local skills, employment pipelines and meaningful community structures.
- Concerned the proposed framework lacks clear, legally binding mechanisms to guarantee delivery of physical and cultural porosity.
- Supports the improved western gateway from Kings Hedges Drive, but would seek the removal of gates that block this access out of office hours.
- Cycle access through the park must be seamless, high-quality and convenient from strategic routes.
- Public transport links must be flexibly designed so transit corridors through the site remain highly adaptable and integrated into the wider city infrastructure.
- Concern that excessive building massing risks overwhelming the surrounding cityscape and landscape. Assurance sought that long-term impact of heightened massing on both the immediate townscape and the wider setting of Cambridge will be sensitively mitigated.
- Should be exceptional design quality, enhancing civic, architectural and environmental setting.
- The proposed Design Code must state development demonstrate exceptional architectural distinction.
- Question how a design sensitively to Cambridges historic skyline will be objectively judged.
- Emphasis should be placed on the siting and orientation of buildings across the site to create a layered and visually rich composition from a distance.
- Concerned that the proposed blue infrastructure lacks technical rigour and fails to account for existing ecological realities.
- Recommends a planning condition requiring coordination with drainage engineers and ensuring the SuDS are a fully functional, resolving existing drainage and flow blockages and promoting climate adaption.
- There must be robust and formalised mechanisms to actively monitor compliance with the Design Codes and strategic framework.

10.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

11.0 Cambridgeshire Quality Panel Meetings of 30 September 2025 and 4 February 2026

11.1 The proposal was presented to the Quality Panel on the 30 September 2025 and 4 February 2026.

11.2 The Panel responded positively to the emerging proposals.

11.3 The Quality Panel minutes are set out in Appendix 2 and 3.

12.0 Pre-Application Developer Presentations

12.1 As part of its wider engagement approach, the Applicant briefed members of the Joint Development Management Committee on 25th February 2026 and 19th November 2025.

12.2 Committee members asked questions in relation to a range of matters including energy requirements, accessibility of the park, engagement with the Youth

Engagement Service, developing green infrastructure, sustainable urban drainage and if a Parkrun track and skate friendly routes had been considered.

13.0 Planning Performance Agreement

13.1 The proposal has been subject to detailed pre-application advice as part of a positive Planning Performance Agreement (PPA) process. The scheme has evolved through collaborative approach with targeted input provided by officers from the Strategic Sites Planning Team in relation to planning principles and process, the Built and Natural Environment Team in relation to ecology, landscape and sustainable design and Environmental Health in relation to air quality and noise.

14.0 Assessment

Decision Making Principles

14.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF sets out the Government's policies for plan making and for making decisions on development proposals. It is a material consideration of considerable importance. In making decisions, the NPPF should be read alongside policies in the development plan. It advises that proposals which accord with an up-to-date development plan should be approved without delay.

15.0 Principle of Development

15.1 Policy S3 of the NPPF states that decisions on development proposals should apply a presumption in favour of sustainable development.

15.2 Policy S4 of the NPPF goes on to state that development proposals within settlements should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects.

15.3 Policy L2 of the NPPF states that substantial weight should be given to the benefits where a development proposal would (b) make better use of vacant and underutilised land and buildings.

15.4 Policy E2 1 (a) of the NPPF states that to support business growth, substantial weight should be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area.

15.5 Policy E2 2 (b) (i) of the NPPF states that where a development proposal is required to demonstrate whether an unmet need exists, consideration should be given to whether the specific locational requirements of the proposal are met by existing allocations in the development plan, this includes but is not limited to situations where existing businesses plan to expand or improve their premises, or clusters or networks of businesses need to grow (such as clusters of knowledge and data-drive, creative or high technology industries and associated facilities and infrastructure).

15.6 Policy E/1 of the South Cambridgeshire Local Plan 2018 states that appropriate proposals for employment development and redevelopment on Cambridge Science Park will be supported where they enable the continued development of the Cambridge Cluster of high technology research and development companies.

15.7 Policy E/9 of the South Cambridgeshire Local Plan 2018 states that development proposals in suitable locations will be permitted which support the development of employment clusters including biotechnology and biomedical, computer services, electronic engineering, high-technology manufacturing.

15.8 Policy 2 of the Cambridge Local Plan 2018 states that proposals that help reinforce the existing high technology and research cluster of Cambridge will be supported.

15.9 Policy 40 of the Cambridge Local Plan 2018 states that new offices, research and development and research facilities are encouraged to come forward within the following locations: (b) in the areas around the two stations. The policy continues to state that development or larger employment sites, with multiple occupiers, should consider whether they provide shared social spaces within the site, to enhance the vitality and attractiveness of the site.

15.10 The proposed development would provide for a mixed-use redevelopment for labs, offices, research and development with retail, food and beverage, sports and fitness facilities over the next 25 to 30 years, increasing the total floorspace from approximately 234,846 m² (GEA) to a maximum of 771,000 m² (GEA). The proposal would ensure buildings occupy no more than half the total site area and retain the landscape-led character of the park.

15.11 Cambridge Science Park and its multi-modal transport links, proximity to the University of Cambridge and Cambridge North Station make it one of the most sustainable and economically productive employment sites in the country. It has evolved as a complete innovation ecosystem, not a collection of buildings. Its purpose is to nurture companies through every stage of their lifecycle.

15.12 The Economic Needs Assessment submitted with the application estimates the proposed development is expected to deliver 16,360 - 23,770 additional jobs on site within a 25-to-30-year programme.

15.13 As of 2025, there are approximately 7,000 workers at CSP of which internal travel surveys show that 71% live in Greater Cambridge (32% in Cambridge and 39% in South Cambridgeshire). Should CSP maintain its current percentage of employees living within Greater Cambridge, it would be required to increase its draw from the available workforce in Greater Cambridge in the labour market from 2.9% to 7.3%.

15.14 Cambridge Science Park currently generates £972 million of GVA per annum (6% of the Greater Cambridge total) with an average GVA per worker of £139,000, more than double the regional average, and the life sciences businesses generate £231,000 GVA per worker; the proposed development would more than triple this output. (Source: Planning Statement, May 2026).

15.15 The principle of the redevelopment of Cambridge Science Park is acceptable and compliant with Policy E/1 of the South Cambridgeshire Local Plan and Policy 2 of the Cambridge City Local Plan in that it would be for the redevelopment and employment creation on the Science Park. This would enable the continued

development of the Cambridge cluster of high technology research and development companies as set out in Policy E/9.

15.16 The principle of development is also supported by making better use of vacant and underutilised land and buildings as required by Policy L2: Making effective use of land, NPPF 2026.

15.17 The proposal would contribute to supporting economic growth and productivity, as required by Policy E2 of the NPPF, which states that 'substantial weight should be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt: especially where this would support the economic vision and strategy for the area'. The application is accompanied an Ecosystem Note which details Cambridge Science Park as an innovation ecosystem, with its purpose to nurture companies through every stage of their lifecycle.

15.18 This is further supported by the Spring Budget 2024, the Governments 'Case for Cambridge' and the ambition to 'supercharge' Cambridge's growth. The Government has maintained this focus and in August 2024, the commitment to Cambridge's continued economic prosperity in line with the Cambridge 2040 vision and the November 2025 Budget committing £10 million to enable the Cambridge Growth Company.

15.19 For these reasons it is considered that the proposal would support the continued development of the Cambridge cluster of high-technology research and development companies. The principle of the development is acceptable in accordance with Local Plan policies E/1 and E/9 of the South Cambridgeshire Local Plan 2018 and policies 2 and 40 of the Cambridge City Local Plan 2018, and the National Planning Policy Framework.

Timeframe / Phasing

15.20 The delivery of the development across the site is intentionally flexible and will not be prescribed with a fixed sequence or timeline. Given the nature of the Science Park and market-driven development, any severable zone within the site may come forward at any time, independently of others. The design code requires inset masterplans to be provided for each development zone to demonstrate how they can come forward without prejudicing future wider delivery. Each severable zone has been designed to be capable of coming forward on a standalone basis, with appropriate infrastructure and servicing arrangements. (**Condition 7- Phasing Strategy)** is recommended to establish on a severable zone basis the anticipated sequence of development and delivery of associated infrastructure and supporting works. See the Severability section below within this report.

15.21 The application seeks a framework for delivery over the next 30 years, and the applicant anticipates that the final reserved matters are likely to be submitted 25 years after the date of any decision.

15.22 **Severability**

15.23 Each Severable Zone detailed on the Development Zone parameter plan is a separate individual component which is capable of being delivered independently and separately from the rest of the permission. This ensures that if long

leaseholders on site choose to submit stand-alone applications rather than a reserved matters application in line with the masterplan, which are physically inconsistent in a material way with the development under the Outline permission when considered as a whole, the Outline permission will remain capable of implementation.

15.24 Severable Zones more likely to come forward outside of the reserved matters application process may include those sites on CSP which have an extant planning permission or resolution to grant such as DZ2C which is plot 440 CSP and DZ7 which is 210-240 CSP.

15.25 The submitted Environmental Impact Assessment and application material has assessed the development and its component parts of this basis and the potential for severable plots coming forward outside of the reserved matters process. If part of a Severable Zone is delivered independently as a stand-alone planning permission:

- The remainder of the development zone is still bound by the approved development zone cap fixed through the Outline.

- No further reserved matters applications can be submitted within the remainder of the development zone where doing so will exceed the development zone's individual floorspace cap (taking into account the floorspace from any standalone permission), regardless of whether other development zones come forward.

- The remainder of the outline permission for CSP as a whole remains subject to the overall site-wide land use cap minus any floorspace used up through either reserved matters or standalone applications. This approach restricts any further reserved matters applications coming forward where doing so will exceed one or other of those caps.

15.26 The applicant has tested this approach to ensure that no development zone can overdraw floorspace, that the outline permission does not unravel if zones come forward independently; and that the environmental assessment remains valid.

15.27 This report has assessed the merits of the application and each of its severable component parts on this basis and the wording of the recommended planning conditions in section 31 of this committee report are such that they relate to and control separately each severable zone which will remain capable of implementation alongside each other severable zone being delivered independently if a long leaseholder chooses to submit a standalone application.

16.0 Masterplan concept, building design, height, layout

Introduction

16.1 The application is accompanied by the Development Specification, Design Code, Parameter Plans, Design and Access Statement and Planning Statement which explain in detail the approach to the redevelopment of the Science Park. The aspiration for the Masterplan is to deliver a profound transformation to CSP, moving from its current form and function to a denser and vibrant science and research location that is supported by food & beverage, leisure and other ancillary uses centred around a publicly accessible green space.

16.2 The Masterplan's three core principles are:

1) Opening the park to the city for people to enjoy;
2) Creating an enhanced central park supported by a network of green spaces connecting beyond the site boundaries; and
3) Considerate intensification of science labs.

16.3 The Masterplan aims to achieve the highest possible industry standards, an appropriate level of density, and a distinct sense of place.

Masterplan Concept – Parameter Plans

16.4 The submitted parameter plans define the fixed spatial arrangements and development parameters for the site, controlling the future layout to ensure alignment with the masterplan aspirations.

16.5 There are seven parameter plans comprising:

Parameter Plan 1- Green and Blue Infrastructure (PP01)

16.6 This parameter plan defines the open space structure for the entire development. It is informed by the existing landscape and water management features, which form the starting point for the strategy of retention, enhancement and expansion of the sites green and blue infrastructure.

Parameter Plan 2-Layout (PP02)

16.7 This parameter plan defines the boundary and edge conditions that apply across the development. These conditions guide the design of individual plots, ensuring proposals respond appropriately to specific site characteristics, particularly the three key boundary conditions, Parkside, Streetside and Edge.

Parameter Plan 3- Access and Movement (PP03)

16.8 This parameter plan illustrates how different modes of transport and movement operate together alongside existing proposed routes. The plan establishes a clear movement framework that supports natural desire lines and accommodates a range of movement speeds.

Parameter Plan 4- Development Zone (PP04)

16.9 This parameter plan shows the site is divided into zones based on geographical location and existing long leaseholder boundaries. The Park and the existing primary road are defined as separate zones. These zones reflect the potential development opportunities across the site and each is capable of being a severable zone.

Parameter Plan 5- Land Use (PP05)

16.10 This parameter plan shows the location and description of the five types of uses allocated across the site. The broad distribution provides flexibility while ensuring the development supports the overall vision and organisation of the masterplan.

Parameter Plan 6- Maximum Heights (PP06)

16.11 This parameter plan establishes the maximum building heights across the site. It also identifies the locations of three types of landmarks, helping to reinforce key points of orientation and identity within the development.

Parameter Plan 7- Framework Diagram (PP07)

16.12 This plan consolidates information from all other parameter plans (except building heights) into a single composite drawing, enabling the different parameters to be understood collectively and in relation to one another.

16.13 Alongside the Parameter Plans, the Development Specification establishes the maximum floorspace permitted within each development zone.

16.14 The Design Code provides a robust and coordinated set of guidelines to secure high-quality design across the Cambridge Science Park.

16.15 The application seeks approval of the parameter plans for the outline planning application with these submitted for approval and identified in the Development Specification, the Parameter Plans; and section 2 of the Design Code.

16.16 Future reserved matters application must demonstrate compliance with the Parameter Plans and Design Code through the provision of a Statement of Compliance submitted with each application. This must also confirm compliance with the Development Zone Cap, Land Use Cap and Application Cap **(Condition 5-Design Code Compliance)** and **(Condition 6- Compliance with Environmental Statement).**

Masterplan Concept - Illustrative Masterplan

16.17 The Illustrative Masterplan shows an illustrative scheme of what could be built in accordance with the parameters to be approved. It has used typical floorplates for R&D buildings and other ancillary uses and has been used to thoroughly test proposals in terms of environmental, social, economic and transport impacts.

16.18 The illustrative masterplan shows indicative design proposals for the buildings and landscape and other forms of development could come forward as long as they adhere to the parameter plans, design code and development caps set out in the control documents.

Masterplan Concept – Application Floorspace Cap

16.19 The amount of floorspace that may come forward is controlled at three levels by:

1) The Development Zone Cap (per zone) **Table 2 of the Development Specification.**
2) The Land Use Cap (per use type) Table **Table 1 of the Development Specification.**
3) The application cap of 771,000 m² for the site as a whole.

16.20 It is noted that the Development Zone Cap total exceeds the Application Cap in order to allow phasing flexibility, but the overall site-wide cap of 771,000m² cannot be exceeded.

16.21 The development is divided into 13 Development Zones, which are sub-divided into 20 Severable Zones, each capable of independent delivery. The maximum

GEA floorspace for each Development Zone is detailed in Table 2 of the Development Specification.

16.22 This ensures that should long leaseholders choose to submit stand-alone applications, the Outline Application will still stand to be capable of implementation.

Building design, design code, height, layout

16.23 Policy DP3(1) of the NPPF states that development proposals should respond to their context so that they integrate with and enhance their surroundings. The policy further states that this should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

16.24 Policies HQ/1 of the South Cambridgeshire Local Plan 2018 and policies 55, 56, 57, 58 and 59 of the Cambridge City Local Plan 2018 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

16.25 The application is supported by both a Design Code and comprehensive Design and Access Statement. The sitewide Design Code embedding a comprehensive suite of primary mitigation measures that moderate the scale and visual impact of the development at Reserved Matters stage.

Design Code

16.26 The Design Code forms part of one of the control documents against which future Reserved Matters applications will be assessed **(Condition 5- Design Code Compliance)**. It provides written and illustrative guidance, establishing the requirements that proposals must comply with, in addition to the Parameter Plans and Development Specification.

16.27 The Design Code is used to provide a further layer of refinement to the parameters in design terms and to understand the requirements that must be met. The Design Code supports the 30-year masterplan for CSP and flexibility must be given to future development proposals to respond to phasing and site-specific circumstances.

16.28 The Urban Design Officer comments that overall, the Design Code is a well-structured and easy to read document. The Design Code and accompanying illustrations provide clear instructions that would offer an appropriate level of design control to help realise the vision of the masterplan in subsequent planning stages.

Height

16.29 The Maximum Height Parameter Plan (PP06) alongside the Design Code establishes the locations of District, Neighbourhood and Local landmarks. The role and function of these landmarks are further detailed in the submitted Design Code. The heights of the landmarks represent the maximum heights within the identified zones and as identified in the Design Code, will need to 'contribute positively to the skyline, in both local and long-range views'. Any such buildings will need to ensure that the 'tops are designed as a distinct upper element that contributes positively to the skyline'. In this way, and coupled with the various

development caps, the overall scale and massing can be controlled including assessment of cumulative impacts.

16.30 The Maximum Heights Parameter Plan establishes the heights across the site as metres above local average existing ground level (EGL). The five height tiers are 18 metres, 27 metres, 31.5 metres, 36 metres and 45 metres above EGL.

16.31 The lowest tier 18 metres is applied adjacent to Kings Hedges Drive, responding to the proximity to the residential neighbourhood. The heights step progressively upward away from this edge with taller massing to face and frame The Park.

16.32 The 36-metre tier applies at the south-western corner landmark, and the maximum 45 metres is reserved for specific locations where height plays a defining role in arrival experience and masterplan legibility.

16.33 Parapets and plant rooms must be contained within the approved maximum building height. Other secondary roof elements, including antennae, lift overruns and building maintenance units must be within the maximum height and set back at least 3 metres from the parapet. Building flues may exceed the maximum height parameter where required for functional reasons, must be integrated into the building design, clustered where more than one per core is required and set back a minimum of 3 metres from the parapet.

16.34 Cumulative impact requirements apply to every Reserved Matters Application brought forward under this permission. Each RMA must assess its impact within the context of the emerging skyline, demonstrating how proposals contribute to a well-articulated and contextually responsive overall composition. A plateau effect of uniform building heights is expressly prohibited: development must instead provide coordinated variation through stepping and articulation.

16.35 Milton Parish Council in their comments state that buildings proposed are significantly higher than current buildings giving rise to potential visual intrusion for neighbouring areas.

16.36 The height strategy for the proposal has been designed to produce a varied and articulated skyline, with a layered composition of building tops across the site. The height parameters have been developed with regard to several factors which are addressed in the Heritage, Townscape and Visual Impact Assessment (HTVIA) and Landscape and Visual Impact Assessment (LVIA).

16.37 The Maximum Heights Parameter Plan (PP06) has been amended to address concern regarding the extent of the proposed heights envelopes. The amendments include the area shown as maximum 45 metres above EGL has been reduced in the centre of the site within Development Zones D7, D8 and D9 to a maximum of 36 metres, and Development Zones D2c and D2b have been amended from a maximum of 36 metres to 31 metres above EGL.

16.38 The proposed amendment to the height parameter plan reduces the height of buildings within the centre of the site, where within the long-distance views illustrated in the LVIA, the top of the buildings would be evident, particularly above the arboreal horizon. Following these changes, the LVIA demonstrates a reduction in the long-distance visibility of the proposals. Both the Urban Design Officer and Landscape Officer support the amendments, with the extent of the tallest building zones reduced and focused in the core of the Science Park.

16.39 Milton Parish Council comments regarding concerns about heights are noted and it is acknowledged that the proposed height of buildings would be higher than existing buildings. However, the parameter plan approach coupled with the requirements set out in the design code, will reduce the visual impact of future proposals in longer range views by identifying areas for taller buildings and landmarks and setting out the expected approaches for achieving a well-articulated skyline. Further assessment of Landscape and Visual impact is covered in Section 18 of this report and assessment of Heritage matters in Section 19.

Layout

16.40 The Green and Blue Infrastructure**,** Layout**,** Access and Movement and Land Use Parameter Plans control the future layout of the site. The proposed masterplan includes the central 'Park of Science' running through the spine of the development, hearts of local clusters and a reimagined street in place of the existing loop road.

16.41 Despite the application being an outline, the proposed layout considers all of the benefits and constraints of the site, being led by the vision for the site.

16.42 The illustrative masterplan shows how when following the Parameter Plans and the Design Code, a development could come forward on the site which utilises the spaces on the park, provides high-quality buildings, landscaping, ecology and spaces for movement and public art.

Conclusion

16.43 Overall, the proposed development is of a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policy HQ/1 of the South Cambridgeshire Local Plan 2018 and policies 55, 56, 57, 58, 59 and 60 of the Cambridge Local Plan 2018 and the NPPF 2026.

17.0 Landscaping, Trees and Biodiversity

Landscape

17.1 The application is accompanied by a Design and Access Statement, Design Code, and Parameter Plan 1- Green and Blue Infrastructure (PP01).

17.2 The Cambridge Science Park is at the interface of two National Character Areas; 88 Bedfordshire and Cambridgeshire Claylands and 87 East Anglian Chalk.

17.3 The Landscape strategy reimagines CSP as a place where nature, science and people come together.

17.4 The proposed development is structured around four sitewide landscaping character conditions, these being; The Park, The Edge, The Heart of Cluster and The Street. These site landscaping conditions within the Design Code establish the spatial and design framework across the site, and are detailed further below

The Park

17.5 The park forms the central green and blue corridor running through the heart of the masterplan. It is designated as a shared destination for the Science Park community and surrounding neighbourhoods incorporating paths, a central social lawn for gatherings and events, formal play and sports provision, integrated SuDs, enhanced ponds and the First Public Drain.

The Edge

17.6 Defines how the site interfaces with its surroundings, balancing permeability, ecology, security and townscape considerations across four distinct edge types. The largely enclosed A14 Edge, a semi-permeable Milton Road Edge, King's Hedges and Busway Edge and a controlled eastern edge responding to St John's Innovation Park and the wider corridor.

The Heart of Cluster

17.7 Establishes the primary arrival and meeting space for each development cluster, a clearly identifiable shared space accommodating key access routes, pedestrian and cycle movement, active ground floor uses, cycle hubs and associated outdoor areas.

The Street

17.8 Covers the existing loop road, which will be redeveloped with two distinct characters, an urban street with consistent active building frontages defining the public realm; and a woodland street moving through retained areas of mature tree cover.

Landscape Character Areas

17.9 The site includes valuable environmental assets including many trees, ponds, a water course, open spaces and variations in topography. Together these features establish a strong landscape framework. There are six-character areas within the site, The Park, The Meadows, The Orchard, The Wetland, The Woodland and The Ecological Edge.

17.10 The approach to the blue infrastructure establishes an integrated live water network on the site that celebrates water and reveals its journey.

17.11 A range of sports and recreational facilities are proposed, supporting a variety of informal and structured activities and will be integrated within the wider open space and parkland framework. The proposed facilities may include flexible play areas, indoor sports facilities, outdoor sports facilities, running and cycling loops and opportunities for swimming within the park ponds.

Trees

17.12 The application is accompanied by a Tree Survey and Constraints Plan.

17.13 The existing trees are distributed throughout CSP with a concentration of trees within the park, along the edges and along the First Public Drain. Most of the trees are assessed as Category B with some Category A individual trees and groups identified around the site.

17.14 Policies HQ/2 and NH/4 of the South Cambridgeshire Local Plan 2018 and policies 59 and 71 of the Cambridge City Local Plan 2018 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Policy N2 of the NPPF seeks for the conservation and enhancement of existing natural features such as established trees and hedgerows where possible.

17.15 In consultation with the Tree Officer, no objection is raised to the proposals subject to conditions in regard to **(Condition 37- Arboricultural Method Statement)** and **(Condition 37- Tree Protection Plan).**

17.16 Subject to conditions as appropriate, the proposal would accord with policies HQ/2 and NH/4 of the South Cambridgeshire Local Plan 2018 and policies 59 and 71 of the Cambridge City Local Plan 2018.

Biodiversity

17.17 The application is accompanied by a Preliminary Ecological Appraisal and Ecology, Biodiversity Appraisal and Chapter 12 of the Environmental Statement.

17.18 The site is not subject to any statutory or non-statutory ecological destinations. A number of designated sites are present within the study area, with the nearest statutory site being Bramblefields Local Nature Reserve (1.1km to the south) and non-statutory site being Milton Road Hedgerows City Wildlife Site (150m east of the site) and Kings Hedges Hedgerows City Wildlife site (400m east of the site).

17.19 The site is dominated by sealed surfaces, buildings and ornamental planting, however there are a number of semi-natural habitats including modified and neutral grasslands, broadleaved, coniferous and mixed woodland habitats, scrub and waterbodies. There are three existing ponds on site.

17.20 The site provides supporting value for a range of faunal species with habitats present to support a range of breeding birds and foraging bats with the potential for the presence of roosting bats and flowering plants with data showing great crested newts, barn owls, badgers, otters, water voles and hedgehogs all recorded locally.

17.21 The Ecology Officer supports the Preliminary Ecological Appraisals and the Environmental Statement conclusions with regard to the ecological value of the site. In accordance with the advice offered in respect of specific species surveys will be secured through the Construction Ecological Management Plan **(Condition 33- Construction Ecological Management Plan), (Condition 30- Landscape and Ecological Management Plan), (Condition 34- Ecology Enhancement), (Condition 36-Biodiverse Roofs) and (Condition 35 Lighting Strategy for sensitive biodiversity).**

Biodiversity Net Gain (BNG)

17.22 The application is accompanied by an Outline BNG Strategy, Biodiversity Net Gain Appraisal and Biodiversity Net Gain Metric. The approach to ecology and biodiversity is focused on creating a resilient and well-connected network of habitats to support biodiversity across the site.

17.23 The BNG assessment consists of the pre-development baseline comprising all habitats within the Cambridge Science Park site to establish the habitat, hedgerow and watercourse value site wide. The baseline position of 223.28 habitat units, 8.60 hedgerow units and 2.13 watercourse units is a very high starting position reflecting the established park setting which has developed over the last 50 years.

17.24 The post-development assessment considers no net loss or gain associated with redevelopment within the Trinity College or long-term leaseholder plots, instead providing an assessment of the habitat losses, enhancement and creation across the areas failing outside of building plots on which the applicant has full control. This provides greater certainty that the proposals set out can be brought forward irrespective of what development comes forward as part of the application.

17.25 Through the BNG Strategy, the habitat creation and enhancement will deliver a biodiversity net gain of 3.92% for habitat units, 21.58% for hedgerow units and 21.80% for watercourse units within the development zone D12 (The Park). The habitat units would fall below the statutory requirement for 10% net gain. To meet the shortfall, it is proposed that this will be achieved through a registered offset provider on the Biodiversity Gain Register or, habitat creation and enhancement on other land under the applicant's ownership. The applicant has confirmed that the planned delivery of physical habitat works and management of a 30-year off-site BNG scheme will be in Madingley on Trinity College owned land.

17.26 Milton Parish Council, in their comments on the proposal have raised concern regarding the proposals lack of onsite increase in biodiversity net gain, and that the mitigation proposed is to be off-site and will not benefit the immediate neighbouring residents.

17.27 The baseline position for biodiversity on the site currently is 223.28 existing habitat units. This demonstrates a high starting position for biodiversity on site, which is because of the mature and established landscape park setting which has developed over the last 50 years. Officers acknowledge that the BNG Assessment identifies the delivery of 3.92% net gain in respect to habitat units on-site. This would fall short of the 10% mandatory requirement and 20% aspirational target in line with the Greater Cambridge Biodiversity SPD target.

17.28 The BNG Strategy seeks to secure the 10% mandatory requirement is met within the development zone D12 (The Park) which is controlled by the applicant, with any enhancement delivered through building plots contributing towards the aspirational 20% BNG requirement.

17.29 The comments of Milton Parish Council are acknowledged and although the preference for BNG is that enhancements be provided on-site, the BNG report provides evidence that the minimum 10% BNG cannot be achieved on site. However, the report has recommended off-site credits are purchased to make up for the shortfall, which Officer's consider is acceptable. The proposals will result in the opening and access of the Science Park for nearby residents and communities to enjoy, which is not the case currently. As a result of this, a balance is needed on site between providing publicly accessible areas for leisure use, and areas solely for biodiversity net gain.

17.30 In consultation with the Ecology Officer, they comment that the BNG report has provided evidence that a minimum 10% biodiversity net gain cannot be achieve

on site, however the report recommends that offsite credits are purchased to make up for the short fall in the short term and then kept under review as each phase or reserved matters application is submitted. The Ecology Officer considers this acceptable and the statutory biodiversity net gain condition should be applied **(Condition 51- Biodiversity Net Gain).**

Conclusion

17.31 Subject to the planning conditions as described above, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. The proposal is considered to be appropriate with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and Policies, 57, 69 and 70 of the Cambridge Local Plan 2018.

18.0 Landscape and Townscape Effects

Introduction

Landscape and Visual Impact Assessment (LVIA)

18.1 The application is accompanied by a Landscape and Visual Impact Assessment (LVIA), which is located within volume 2A of the Environmental Statement. Within Volume 2B is the Heritage, Townscape and Visual Impact Assessment (HTVIA). A full analysis of the likely effects of the proposed development on the fabric, character and visual amenities of the landscape and townscape is contained within the LVIA.

18.2 The visual study area and Zone of Theoretical Visibility (ZTV) was extended covering 10km to 15km and 40 viewpoints were agreed via the EIA Scoping process for consideration in the LVIA and HTVIA.

18.3 The LVIA details that there would be no direct physical effects on the surrounding landscape character areas. It continues to state that the proposed effects of the development comprising the increased height and massing of the development are generally contained, localised, and appropriately moderated through embedded design measures.

18.4 Across all assessed landscape character areas, the LVIA identified the effect to be ‘moderate adverse’, and not ‘significant’ in EIA terms. Significant visual effects are limited to a small number of viewpoints, close to the site and along the A14 and Milton interchange, where the proposed development would form a prominent new part of the skyline and occupy a substantial proportion of the available view.

18.5 Within the wider rural landscape, effects are generally ‘minor’ or ‘negligible’ and not significant. Views are generally filtered or screened by intervening vegetation, landform or existing built form.

18.6 Construction effects would be temporary and while locally noticeable due to the presence of cranes and related construction activity and would not give rise to significant effects.

18.7 The cumulative effects of other existing or approved developments in combination with the proposed development have been considered. It is

concluded that no additional significant effects on landscape or visual receptors would arise in this regard.

18.8 The Landscape Officer comments that they are in support of the principle of intensifying the Cambridge Science Park and creating a more connected, landscape led and resilient environment.

18.9 The Landscape Officer comments that the resulting skyline effects of the proposals and how this may influence the defining characteristics of the assessed landscape character areas, is important given that these landscapes are defined by their openness, expansive views and relationship with the Cambridge skyline.

18.10 Within the LVIA, viewpoints VP2, VP12, VP19, VP20, VP29, VP34, VP35, VP37 show that the development would extend above the treed horizon and reduce its visual permeability and ability to read the existing skyline beyond. Maintaining a clearly articulated skyline, with notches that enable the retention of views to the treed horizon, and avoiding extensive, continuous stretches of built form protruding above the tree line are important in achieving a form of development that sits contextually in its surroundings.

18.11 A revised LVIA (ES Volume 2a) was received in September 2026. This included updated actual visual representation (AVRs) showing the proposed amendments from key landscape viewpoints. These amendments were undertaken due to concerns raised regarding the extent of the allowed height zones in the submitted parameter plans coupled with the visual assessment identifying adverse effects from the impact of proposals on the skyline due to the extent of the 45 metre zones. The concern being the extent to which taller buildings would break the existing prevailing treed horizon by replacing views with more continuous built form.

18.12 The amendment to the PPA06 Maximum Heights Parameter Plan reduces heights to parts of zones within DZ7, DZ8 and DZ9 with lower height parameters, and further localised reductions within DZ2 down to 31.5 metres. The changes retain the potential for taller buildings in selected locations that have a role in helping to define the Science Park in longer range views or working at a site level to create effective building hierarchies and placements related to the establishment of a considered masterplan response. This is achieved whilst reducing the potential extent and continuity of the tallest built form zones above the prevailing treed skyline and so providing a greater scope for a varied and well-articulated composition of buildings as the redevelopment of the Science Park occurs.

18.13 The Amended LVIA concludes that the amended proposed development parameters would not alter the significant effects identified in the LVIA as submitted in May 2026. The Parameter Plans would reduce the extent and continuity of the tallest built form and improve its articulation in relevant views, the changes would not be sufficient to alter the previously reported levels of significant visual effect.

18.14 The updated LVIA has expanded the range of landscape receptors assessed to include individual landscape elements and local landscape character of the site, neither of which was assessed separately in May 2026 LVIA. This has resulted in the identification of two additional significant effects: a Major-Moderate adverse and Significant effect on the local landscape character of the Site during

Demolition and Construction, and a Moderate beneficial and Significant effect on vegetation as a landscape element at Year 15.

18.15 The Landscape Officer comments that the amended LVIA, alongside the revisions to the maximum height parameter plan, has largely resolved concerns previously raised. The additional information provides a clearer understanding of the assessment methodology, including how sensitivity has been determined, the judgement of value and magnitude, and the reasoning behind the conclusions reached within the LVIA. The Landscape Officer is satisfied with the revised sensitivity assessments and associated conclusions.

18.16 The Landscape Officer comments that the reduction in the extent of the 45m height zones, together with localised reductions elsewhere on the site, has noticeably improved the composition of the proposed skyline in a number of key views.

18.17 The Landscape Officer further comments that the updated visualisations demonstrate that the taller elements are now more contained within a more localised area, reducing the potential for the development to be perceived as a continuous band of built form projecting above the horizon. This is particularly important in the context of the Cambridge skyline, which is historically characterised by a predominantly treed horizon punctuated by occasional landmarks such as spires and towers. The amended parameter plan limits the extent of areas that can accommodate the tallest buildings on the site and, along with the requirements and approaches identified in the design code, creates the framework to help achieve a more varied and articulated skyline and in so doing reduces the visual effects previously associated with the extent and continuity of the tallest building zone parameters.

18.18 The Landscape Officer comments that in regard to the Design Code, small changes to the wording to replace ‘must’ with ‘should’ to allow flexibility for an alternative woodland establishment, wording from ‘high canopy species’ to ‘large growing tree species’ and clarification on the baseline canopy cover in regard to the proposed increase of 10% to be achieved is required. Officers consider that **(Condition 31-Strategic Landscape Masterplan)** which requires submission of a strategic landscape masterplan which includes a strategic woodland management, tree retention and tree succession strategy based upon an up-to-date tree survey is sufficient to cover this requirement.

18.19 Overall, the LVIA concludes that the amended proposed development would result in some localised and in places, significant visual effects, particularly in close proximity to the site. However, it would not give rise to significant adverse effects on landscape character. The LVIA concludes that the scheme has been carefully designed to respond to its context, and with the implementation of embedded mitigation and good practice measures, the amended proposed development can be accommodated within the landscape without unacceptable harm to its character of visual amenity.

18.20 The Landscape Officer therefore supports the proposal subject to conditions in regard to **(Condition 31- Strategic Landscape Masterplan), (Condition 29- Hard and Soft Landscaping) and (Condition 32- Landscape Maintenance and Management Plan).** The Urban Design Officer supports the proposal subject to a condition regarding **(Condition 5- Design Code Compliance**).

Conclusion

18.21 Overall, Officers consider the amended LVIA and Design Code in which the proposed design and layout of buildings, the careful modulation in terms of scale and massing, preservation and significant landscape buffer would not result in harm to the landscape and townscape characteristics and respective visual amenities. The proposals would accord with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018, and Policies 55,57, 59, 60 and 61 of the Cambridge City Local Plan 2018 as well as the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

19.0 Heritage Assets

19.1 A Heritage, Townscape and Visual Impact Assessment (HTVIA) and Landscape and Visual Impact Assessment (LVIA) form part of the submitted Environmental Statement. Amendments have been received for the HTVIA and LVIA in September 2026.

19.2 The HTVIA details that Ely Cathedral (Grade I listed, 19km from the site) is the only asset to experience an effect above negligible, assessed as minor and adverse (not significant) effect. The effect arises through the partial occlusion of a view of Ely Cathedral from the tower of Great St Mary's Church.

19.3 There are no Scheduled Monuments, Listed Buildings or any Registered Parks and Gardens located on Site. The Napp Research Centre at the north-eastern corner of the site, designed by a well-known Canadian architect has some historic and architectural interest.

19.4 The closest designated Heritage Asset is the Church of St George in Chesterton which is a Grade II listed building located approximately 750 metres from the site. The Golden Hind Pub is a locally listed building approximately 280 metres from the site. The nearest Conservation Areas are Milton (1.19km), Baits Bite Lock (1.45km) and Fen Ditton (1.24km).

19.5 Cambridge is not, itself a designated heritage asset but the University and its colleges form an extraordinary cityscape of buildings dating from the Middle Ages to the present of exceptional architectural and historic interest, amidst equally fine gardens dating from the 17th century to the present.

19.6 Viewing Cambridge from the top of Great St Mary's Church allows an appreciation of the cityscape of Cambridge in all directions and which is characterised by the interplay of principal historic buildings of the city and treetops.

19.7 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a Local Authority shall have regard to the desirability of preserving features of special architectural or historic interest, and Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

19.8 Policy HE4: Securing the conservation of heritage assets of the NPPF sets out that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. Development proposals which would affect the significance of heritage assets, including any contribution made by their setting should maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution

they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and avoid harm to the significance of heritage assets and instead conserve this significance. Any harm to, or loss of, the significant of a designated heritage asset should a clear and convincing justification.

19.9 Policy HE5: Assessing effects on heritage assets of the NPPF states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected and of the potential effect of the proposal on their significance. Assessments of the potential effects of the development proposals on the significance of heritage assets should identify whether proposals would be likely to:(a) have a positive effect, (b) have no effect, (c) result in harm to the significance of the heritage asset. The degree of harm should be identified or (d) cause the total loss of the significance of a heritage asset.

19.10 Policy HE6: Proposals affecting designated heritage assets of the NPPF states that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation. Development proposals which would have a positive effect on a designated heritage asset should be supported. Any harm to a designated heritage asset will be a matter of considerable importance and weight. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

19.11 Policy HE7: Decisions on non-designated heritage assets of the NPPF states that development proposals which would have a positive effect on a non-designated heritage asset should be supported. Where a development proposal would harm the significance of a non designated heritage asset, this should be weight against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

19.12 Policy NH/14 of the South Cambridgeshire Local Plan 2018 states the development proposals will be supported when they sustain and enhance the special character and distinctiveness of the district's historic environment and create high-quality environments with a strong sense of place by responding to local heritage character. Policy 61 of the Cambridge Local Plan 2018 requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

19.13 Amendments have been received to the LVIA (ES Volume 2a) and HTVIA (ES Volume 2b) in September 2026 following a request by the Local Authority under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in which the HTVIA includes updated Actual Visual Representations (AVRs) showing the proposed amendments within key townscape views which would experience the proposed amendments. The amendments have resulted in the reduction of proposed heights shown within the parameter plans. A number of assessments within the HTVIA have been reviewed, the review noted that there is a reduction in the visibility of the tallest parts of the proposed amended development.

19.14 The HTVIA review has resulted in one change to the assessment of the impact on a heritage receptor, Biggin Abbey (Grade II*). This has changed from no effect to negligible to minor effect. Overall, the conclusions of the May 2026 HTVIA remain valid for the assessment of the impact of the proposed amended development.

19.15 The Conservation Officer comments welcome that the heritage impact on Biggin Abbey has been incorporated into the updated HTVIA and that additional measures have been built into the amended Design Code and Parameter Plans to safeguard the long-distance views and visual interrelationship between Great St Mary's Church and Ely Cathedral. They accept the further explanation provided covering the exclusion of the view from Cambridge University Library tower.

19.16 The Conservation Officer comments that it is noted the assessment of the impact on Great St Mary's and views to Ely Cathedral have been updated in the HTVIA which concludes the changes would not harm the ability to appreciate the heritage significant of Great St Mary's. This is because the applicant argues the church's significance derived from aesthetic and architectural interest would not be harmed and could still be appreciated in many other views. Furthermore, the additional safeguards and changes to the maximum height parameters will avoid the occlusion of views to Ely Cathedral from Great St Mary's Church. It is acknowledged that this viewpoint only makes a minor contribution to the significance of Great St Mary's, it does contribute to its significance in allowing an appreciation of the ecclesiastical links between the two cities as well as the presence of these and other monumental structures within the cityscapes.

19.17 The Conservation Officer further comments that as highlighted in the Historic England comments, the large scale of the proposed development between Great St Marys' Church and Ely Cathedral would alter the wider setting in which these buildings are experienced and would erode a small degree their presence within the skyline views to and from one another thereby causing a small degree of harm. This would still be the case even if direct views to and from the buildings are not occluded, as the view would change from that of direct sightlines and visual connection to that of an interrupted view looking past and beyond the large block of substantial development which would compete for attention. The proposals would cause a minor degree of harm to the significance of Great St Mary's Church (Grade I).

19.18 The Conservation Officer comments that the proposal development is considered to cause a minor degree of harm to the heritage significance of the heritage assets at Milton, Horningsea, Fen Ditton, and Central Cambridge Conservation Areas, Ely Cathedral (Grade I), Great St Mary's Church (Grade I), Biggin Abbey (Grade II*) and the Golden Hind Public House (locally listed building) through development within their setting and impact on the skyline. This is detailed within the submitted Heritage Townscape and Visual Impact Assessment (HTVIA) in the Environmental Statement Volume 2B.

19.19 Historic England comment that the impact of the proposals on the significance of individual designated heritage assets would be limited. There would be modest harm to the significance of nearby conservation areas of Milton, Horningsea, Baits Bite Lock, Fen Ditton through the erosion of their semi-rural settings.

19.20 The Conservation Officer comments that the proposed development would cause a minor degree of harm to the heritage significance of nearby heritage assets.

19.21 Historic England comment that the proposed amendments are welcome and that the proposed changes to the height parameter plan would reduce the impact of the proposals on the historic built environment.

19.22 Historic England state that the proposed amendments do not address their previous comments which were that the outline application for the redevelopment of the Science Park raises important questions about the identity of Cambridge. In determining the application, it is recommended that consideration is given to whether the opportunities for development which contributes to the city's and country's growth could not be realised in ways which would better accord with the character and identity of Cambridge. They identify the need to balance the public benefits which the proposed development would secure against the public benefit inherent in the conservation of Cambridge's character, and the character and significance of its conservation areas and designated heritage assets, mindful of the substantial weight which the conservation of the latter attracts.

19.23 Historic England recognises the major opportunity that the redevelopment of Cambridge Science Park would contribute to the city and country's growth, and that this would be consistent with the Government's policies to promote economic growth as set out in Policy E2 of the National Planning Policy Framework [NPPF].

19.24 Historic England's original comments are that the development would affect the significance of some of the principal buildings at the heart of Cambridge, the character of the central conservation area and the character and identify of Cambridge as a place. They identify that the 'proposed development would form a noticeable bar of new buildings in views from the tower of Great St Mary's and across the city from the higher land to the south-east' and in so doing 'break the largely arboreal horizon'.

19.25 Historic England in their original comments state that the proposed development would alter the wide setting within which buildings such as Great St Mary's, King's College Chapel, and St John's College Chapel are experienced. A part of the significance of such buildings lies in their presence in the cityscape and its rural hinterland. The proposed development would erode their significance by reducing, to a small degree, that presence. Historic England comment this would be minor.

19.26 Officers acknowledge Historic England's comments on the amendments and also their original comments.

19.27 Policies HE4, HE5 and HE6 of the NPPF state that where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefit resulting from the proposal.

19.28 The proposals would deliver a range of public benefits.

19.29 The development would deliver a mixed-use redevelopment of labs, offices, research and development with retail, food and beverage, sports and fitness facilities over the next 25 to 30 years, increasing the total floorspace from approximately 234,846 m² (GEA) to a maximum of 771,000 m² (GEA).

19.30 Economic benefits would arise through the delivery of employment and commercial floorspace that would create 16,360 - 23,770 additional jobs. This would make a significant contribution towards the supply of commercial R&D, office and lab floorspace in Greater Cambridge. Support for young people to gain careers in the R&D sector will be provided with an Employment and Skills Strategy.

19.31 Social benefits would arise through the creation of a new publicly accessible Park of Science providing spaces for people to meet, formal play, sports provision, natural swimming and science themed public art. There would be a range of community-supporting uses secured within the masterplan, including childcare, food and beverage, indoor sport and fitness, co-working space and community facilities, all ancillary to and serving the wider Science Park.

19.32 Environmental benefits would arise through the creation of a network of six landscape character areas, with enhanced biodiversity, improved ecological connectivity and publicly accessible green provision across the site. There would be a site-wide SuDS strategy delivering blue-green infrastructure with year-round amenity, ecological and water quality benefits.

19.33 Sustainability benefits would arise through an all-electric, fabric first sustainable development, with rooftop photovoltaics, progressive five-year sustainability targets and a formal commitment to post-occupancy monitoring and review

19.34 Sustainable travel enhancements would arise through improved pedestrian, cycle and public transport connectivity throughout the development and new and improved connections onto the guided busway along the southern boundary, an extended internal path network and new bridges enhancing permeability across the site.

19.35 The proposed amendments comprising of the reduction in height to zones on the parameter plans, revisions to the Design Code are considered to provide positive changes to the extent and form of proposed development, which would reduce the visual impact. The requirement of the design code and identification of landmark locations, along with development zone and overall development floorspace caps, mean that the full extent of any identified building height zone cannot be built out. Accordingly the design code and its requirement for further LVIA and TVIA assessment, and future cumulative assessment for subsequent reserved matters provides further and more detailed control on skyline and the ability to mitigate impacts and positively add to the city skyline.

19.36 Taken together, officers consider that these economic, social and environmental benefits to be substantial. In accordance with Policy HE6 of the NPPF, these benefits provide clear and convincing justification that outweighs the harm to the designated and non-designated heritage assets as noted above.

Archaeology

19.37 The application is accompanied by an Archaeological Desk-Based Assessment which details that groundworks undertaken are unlikely to have anything more than a negligible or minor archaeological impact, on remains of a likely negligible to low significance should they survive at the site. There is a WW2 pillbox on the site and there is historical evidence of the site being used as a military vehicle storage depot during WW2.

19.38 Cambridge County Council Archaeology Officer has commented that they raise no objection to the proposals and comment that the development lies within an area of archaeological potential with investigations to the south identifying significant Iron Age to Roman settlement evidence. However, previous archaeological investigations within the proposed development area have yielded limited results, and the area has been subject to significant disturbance.

Heritage Assets Conclusion

19.39 Overall, it is considered that the proposed development as amended, within the controls of the Parameter Plan, Design Code and Development Specification would result in a minor degree of harm to the significance and setting of several designated and non-designated heritage assets as identified above. The proposal as amended are considered to respond to the character and identity of Cambridge by maintaining the long-distance views and visual interrelationship between Great St Mary's Church and Ely Cathedral. The vegetated skyline and arboreal views are to be maintained with the amendments ensuring that taller buildings breaking the wooded horizon are at key meaningful locations.

19.40 When considering the range of public benefits that the proposal would deliver, the economic, social and environmental benefits would be substantial to Cambridge Science Park, the immediate local area, to Greater Cambridge and nationally. As a result, the benefits provide clear and convincing justification that outweighs the minor degree of harm to the designated and non-designated heritage assets

19.41 In conclusion and having regard to statutory duties, consultee responses and national and local policy, officers consider the proposal is compliant with the provisions of policy NH/14 of the South Cambridgeshire Local Plan 2018, policies 60 and 61 of the Cambridge City Local Plan 2018, Planning (LBCA) Act 1990 and Policies HE/4, HE/5 and HE/6 of the NPPF.

20.0 Carbon Reduction, Sustainable Design and Potable Water Use

Introduction

20.1 In conclusion and having regard to statutory duties, consultee responses and national and local policy, officers consider the proposal is compliant with the provisions of policy NH/14 of the South Cambridgeshire Local Plan 2018, policies 60 and 61 of the Cambridge City Local Plan 2018, Planning (LBCA) Act 1990 and Policies HE/4, HE/5 and HE/6 of the NPPF.

20.2 The application is supported by a Sustainability Statement, Outline Energy Strategy, Utilities Statement Report and Design Code (SS.01). The proposed Energy Strategy aims to implement a decentralised approach, with each plot on the site developed to best practice standards for fabric and system efficiency at the time of construction.

20.3 The submitted Sustainability Statement establishes near term targets for the first five years of delivery, with progressive targets in five-year increments thereafter and a commitment to formal review at each stage. The Sustainability Officer has recommended **(Condition 10- Sustainability & Energy Strategies)** to ensure formal review of sustainability over time and up to date targets.

Sustainability Strategy

20.4 The development targets for high performance, net zero aligned buildings through ambitious energy use intensity targets, on-site renewable generation and low carbon design supported by building specific energy and lifecycle carbon studies.

20.5 The proposals are seeking a BREEAM 'Excellent' certification, aspiring to achieve 'Outstanding' version 7 for all buildings on site with equivalent credits for energy Category ENE01 (or an updated version at the time of build).

20.6 All development is to be aligned with the UK Net Zero Carbon Building Standards (UKNZCBS) Energy Use Intensity and other metrics will align with the appropriate year at the time development comes forward and buildings will be constructed following the Passivhaus principles to ensure optimum fabric performance.

20.7 Circular economy strategies and whole life carbon analysis will align with industry best practice, retrofit plans will be established where appropriate and pre-demolition audits will ensure reuse of material and high levels of construction waste diversion (95% diversion from landfill).

20.8 Climate resilience will be embedded through building-level risk and adaptation strategies, informed by CIBSE thermal modelling and BREEAM Hea04 at building level, alongside urban heat island mitigation strategies using 2080 weather files. Effective use of the cooling hierarchy including balanced façade design and solar shading strategies will be prioritised.

20.9 The proposal will use low flow devices, grey and rainwater harvesting and reuse of storm water from attenuation systems to ensure a water reduction of 55%. Local area water offsetting schemes will be considered with an aspiration to work towards the 75% water reduction required for maximum credits under BREEAM Wat01 version 7.

20.10 There will be an innovative MEP strategy with a decentralised strategy for each plot with 2 and 4-pipe reversible heat pumps for simultaneous heating and cooling, high-efficiency air handling units (AHU) featuring heat recovery for fresh air supply. VAV or fan coil units to address recirculation and filtration needs. Domestic hot water (DHW) will be generated using heat pumps for high-demand zones and direct electric solutions for low-demand points. LED lighting with smart controls, low-power fans, and comprehensive metering for monitoring with fault detection. Existing buildings progressively decarbonised via audits and upgrades to Building Management Systems (BMS). The use of solar photovoltaics (PV) will be explored and maximised across the site.

20.11 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to **(Condition 8- BREEAM Design State Certification), (Condition 9- BREEAM Post Construction Certification) and (Condition 10- Sustainability and Energy Strategies). Potable water use**

20.12 Policy CC/4 of the South Cambridgeshire Local Plan 2018 seeks that proposals for non-residential development must be accompanied by a water conservation strategy, which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable.

20.13 Policy 28 of the Cambridge City Local Plan 2019 states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals.

20.14 The proposed development seeks to adopt a high-efficiency approach to water use aligned with BREEAM Wat 01 targets for non-residential buildings. The proposal seeks to deliver a 55% reduction in water consumption with low-flow fixtures, dual-flush WCs with automatic flushing, sensor-controlled taps and leak detection systems. Local area water offsetting schemes will be considered with an aspiration to work towards the 75% water reduction required for maximum credits under BREEAM Wat01 version 7.

20.15 Non-Potable water will be maximised through greywater recycling from showers and wash basins for reuse within individual plots, rainwater harvesting for WC and urinal flushing and irrigation and reuse of stormwater stored within attenuation systems.

20.16 Milton Parish Council in their comments raised concern regarding local water supply being under pressure and increased occupancy from the proposal would exacerbate supply issues.

20.17 Officers welcome the approach taken by the proposals to address future potable water usage and demand, which meets the current adopted planning policy requirements. Whilst the comments of Milton Parish Council are noted, the proposal demonstrates an acceptable approach to water usage and there are no reasons why the development should not be supported on the grounds of impact on water resources.

Conclusion

20.18 The proposals are considered acceptable and in accordance with policies CC/1, CC/3 and CC/4 of the South Cambridgeshire Local Plan 2018 and policies 28 and 29 of the Cambridge City Local Plan 2018, Greater Cambridge Sustainable Design and Construction SPD 2020 and the NPPF.

21.0 Drainage, Flood Risk and Foul Water Management

Introduction

21.1 The application is accompanied by a Flood Risk Assessment. The application site lies in Flood Zone 1 and therefore considered at low risk of flooding.

Surface Water Drainage

21.2 The application is accompanied by a Drainage Assessment, Drainage Strategy Report, and Chapter 12 of the Environmental Statement and reflected in the Design Code (GB.14-GB.16). A Drainage Technical Note was submitted in September 2026.

21.3 The site is currently drained via a traditional piped network with much of the sites surface water runoff discharging to the First Public Drain at an unrestricted rate. The First Public Drain flows through the site, entering from the southern boundary and exiting from the eastern boundary.

21.4 The proposed drainage strategy details that surface water from the proposed development can be managed through the use of swales and the existing onsite basins, restricting the surface water to a total rate of 152.8l/s for development parcels D1(A), D1(B), D1(C), D2, D3, D4(A), D4(B), D5, D6, D7, D8, D9, D10 (North), D10 (South) and D11. Development parcels D12, D13 and the loop road are to discharge unrestricted to the First Public Drain. The modelled unrestricted discharge rates from these areas total 383.8l/s in the 1% Annual Exceedance Probability (AEP) plus 40% climate change storm event. This arrangement is considered betterment of the existing situation where the site currently discharges unrestricted with limited, to no, water quality treatment. The Lead Local Flood Authority comment that each development parcel must incorporate source control SuDS features.

21.5 The Lead Local Flood Authority comment that water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

21.6 Anglian Water in their comments state that there are 150mm and 225 mm diameter foul sewers and 150mm, 300mm, 375mm and 900mm diameter surface water sewers located on the site that are affected by the proposed development. Anglian water do not permit their assets to be located within the curtilage of any proposed buildings without formal agreement. In order to protect their assets Anglian Water have requested **(Condition 42- Plan detailing location of existing water and drainage assets and proposed asset diversion or build over agreement). (Conditions 45 – Surface Water Management Strategy) is also requested.**

21.7 The Lead Local Flood Authority has advised that they have no objection to the proposal, subject to the imposition of conditions requiring details in regard to **(Condition 38 -Strategic surface water drainage strategy), (Condition 39- Any reserved matters to include a detailed surface water strategy), (Condition 40- Measures of additional surface water run off), (Condition 41 Completion of surface water drainage system survey and report) and informatives.**

Foul Water

21.8 Under Section 106 of the Water Industry Act 1991, all Water and Sewerage Companies have a legal obligation to provide developers with the right to connect to a public sewer. The duty imposed by Section 94 of the 1991 Act requires these companies to deal with any discharge that is made into their sewers.

21.9 Decision making Policy DM7: Relationship with other regulatory regimes of the NPPF (2026) states that development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use implications. Decisionmakers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.

21.10 The Application site lies within the Cambridge Water Recycling Centre (WRC) catchment area. It is understood that following the announcement from the Ministry of Housing, Communities and Local Government (MHCLG) that the Housing Infrastructure Fund (HIF) will no longer be available to support the delivery of a new and modern Water Recycling Centre (WRC) for Greater

Cambridge, Anglian Water has completed the first phase of a feasibility assessment for Cambridge Water Recycling Centre (CWRC). The focus is on upgrading CWRC to accommodate future growth. Until funding has been confirmed, Anglian Water will maintain their objection of all future planning applications.

21.11 Anglian Water's focus is now on upgrading the existing CWRC to accommodate future growth. They are continuing to work with their regulators and MHCLG to secure the necessary funding through the relevant regulatory framework. Anglian Water's objection to the proposed development is on the grounds of until such funding has been confirmed and agreed with the Environment Agency on how best to manage growth and protect the environment, Anglian Water maintain the temporary objection to all future planning applications.

21.12 Officers note that Anglian Water does not have the statutory power to directly prevent the Local Planning Authority from determining a planning application. Officers have no evidence to suggest that the regulatory framework established by the Water Industry Act is not working, in terms of the requirement of water and sewerage companies to deal with any discharge made into their sewers.

21.13 Officers consider that the availability of treatment capacity at Cambridge WRC, and any environmental or amenity harm caused by increased discharges from storm overflows associated with the application proposals is a material planning consideration in the assessment of this planning application. The weight to be attached to this matter is for the decision maker.

21.14 Officers do not consider it reasonable to withhold the consideration of this planning application until the funding source for improvement works at CWRC to accommodate future growth has been confirmed by Anglian Water. Developers retain a right to appeal against non-determination if there is an unnecessary delay in determination. This is a situation which all parties are keen to avoid.

Capacity of Cambridge WRC

21.15 Under the application proposals, foul water would be treated at Anglian Water's Cambridge WRC. Anglian Water have advised that this treatment works currently lacks the capacity to treat the additional flows generated by the proposed development.

21.16 No direct evidence or explanation has been provided by Anglian Water to substantiate their position. No information on the environmental harm arising from the additional foul flows has been submitted to the Local Planning Authority by Anglian Water alongside their objection.

21.17 Nonetheless, officers have undertaken a desktop exercise and reviewed datasets published by the Environment Agency which relate to the monitoring of storm overflows at Cambridge WRC. The results are extracted below:

Table 8: Cambridge WRC Storm Overflow, Spill frequency event duration monitoring data (Source: Environment Agency Storm Overflow – Spill Frequency Portal)

Year	Number of spills	Duration (hours)
2021	0	0
2022	0	0

2023	74	1476
2024	23	259
2025	4	39

21.18 The data indicates that storm overflows at Cambridge WRC are being used in circumstances other than the exceptional storm conditions for which they were designed. This would appear to validate Anglian Water's position that there is currently inadequate capacity to deal with existing waste flows in normal non storm circumstances, and that – for a limited number of spills and for a specified duration - untreated sewerage is being discharged into the receiving water course (The River Cam).

21.19 The desktop exercise indicates that as Cambridge WRC is currently operating above its operational capacity, additional flows could worsen the situation. On this basis, officers take the view that the net increase in foul water flow arising from this development has the potential to cause environmental harm to receiving watercourses.

Cambridge Science Park – Proposed Foul Water Rates

21.20 Calculations of the existing and proposed peak flow rates associated with the application site have been extracted from the Drainage Strategy Report which accompanies the application.

Table 9: Existing and proposed foul water flow rates

Development	Area of building (m2)	Peak Flow Rate (litres/second	Allowance (litres/person)
Existing:	234,846 (GEA)	33 l/s	90 l/p
Proposed:	771,000 (GEA)	100.03 l/s	90 l/p
Difference	536,153 (GEA)	67.03 l/s	0

21.21 The existing foul water drainage system at CSP is a conventional, gravity-based network designed to convey wastewater from office buildings, laboratories, commercial units and ancillary facilities to public sewers. The CSP is served by four public foul sewer networks. It is estimated that the peak foul flow generated by existing buildings on CSP is 33 l/s, this is based on an allowance of 90 litres per person per activity per day flow rate. (Drainage Strategy Report, May 2026).

21.22 Foul water from the new buildings will be collected via proposed below ground foul drains and connected to the nearest existing public foul sewer. It is an expectation that subsequent reserved matters application will aim to re-use the existing below ground assets (subject to condition survey) and connect to the public foul sewer via existing manholes as far as reasonably practicable. The requirements for discharging trade effluent to public foul sewers are currently unknown and will be assessed individually as part of each subsequent detailed application

21.23 The proposed post-development peak foul flow rate is estimated to be in the order of 100.03 l/s. This figure is based on an allowance of 90 litres per person per activity per day flow rate.

Assessment of harm

21.24 The proposed development will result in a net increase in wastewater rates of over 67.03 litres per second. Anglian Water has not provided any specific evidence to demonstrate the harm to the environment that the additional foul flows arising from this development would cause to the receiving watercourse.

21.25 Given the scale of the net increase of foul flow rates from the application site, officers consider that the proposal has the potential to increase the likelihood of storm overflow discharges to watercourses in non-exceptional circumstances. On this basis, officers take the view that the net increase in foul water flow arising from this development has the potential to cause environmental harm to receiving watercourses.

21.26 Notwithstanding Anglian Water's position as advised in the consultation correspondence, Officers are of the view that there is a reasonable prospect that alternative plans will be forthcoming within the life of the planning application. The risk of harm is capable of being mitigated significantly, by investment in and implementation of a suitable scheme to upgrade the capacity of the catchment wastewater treatment works, Cambridge WRC.

21.27 In reaching this position, Officers have had regard to the government's agenda for growth in Cambridge and its environs, as reaffirmed in the Written Ministerial Statement on Delivering ambitious and high-quality sustainable growth in Greater Cambridge, made by Matthew Pennycook, Minister of State for Housing and Planning, on 23 October 2025. This statement demonstrates the government's firm commitment to realising the full potential of Greater Cambridge in the months and years ahead and confirms that the government has instructed Anglian Water to accelerate planning for wastewater infrastructure upgrades required to accommodate development and growth.

21.28 Officers consider it reasonable and appropriate to apply a 'Grampian' style planning condition (**Condition 44- Foul Water Flows).** This would restrict occupation of any building forming part of the development within a reserved matters area until written confirmation has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency, evidencing that the anticipated additional net increase in waste water generated by the development of the reserved matters area is capable of being accommodated by Cambridge Water Recycling Centre. The applicant has confirmed the acceptability of this approach.

21.29 On the above basis, officers consider that the application proposals would not conflict with the aims and objectives of the development plan policies which seek to protect the environment and amenity. Officers consider that the application proposals are acceptable and in accordance with Policy CC/7 of the South Cambridgeshire Local Plan and Policy 31 of the Cambridge City Local Plan.

21.30 Anglian Water in their comments note the applicant's intention to reuse the three existing connections from the CSP to the sewer in Milton Road, and as insufficient detail has been provided, they request **(Condition 43– Strategic Foul Water Strategy).**

Conclusion

21.31 Foul water is a material planning consideration in the assessment of the application proposals.

21.32 The development would increase foul water flows to a receiving WRC which is already operating at capacity. The net increase has the potential to cause environmental harm to receiving watercourses.

21.33 Subject to an appropriately worded ‘planning condition' which would restrict occupation of the development until such time as sufficient capacity at the receiving WRC has been confirmed, the application proposals are considered acceptable and in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and Policies 31 and 32 of the Cambridge City Local Plan 2018 and the NPPF.

22.0 Highway Safety and Transport Impacts

Introduction

22.1 This application is an outline with all matters reserved including access. The applicant has submitted a Transport Assessment (Amended), Site Wide Travel Plan, Parking Management Strategy (Amended) and Access and Movement Parameter Plan to support the application.

22.2 The site benefits from strong multi-modal accessibility and is served by Cambridge North railway station and by the Cambridge Guided Busway. Milton Road (A1309) provides the primary vehicular access to the site and connects to the A14 strategic road network to the north. Kings Hedges Drive provides a secondary vehicular access into the site from the west. Entrance layouts are to be simplified to reduce vehicle dominance while maintaining safe and efficient access for all mode.

22.3 Pedestrian and cycle connectivity to the wider urban area is served by routes including links to the Chisholm Trail which connects the site to the city centre and to Cambridge Station.

22.4 Cambridge Science Park is therefore one of the most accessible employment sites in Greater Cambridge.

22.5 Internal movement is structured around a primary circulation route and secondary vehicular routes, supported by a network of pedestrian and cycle paths providing legible and direct connections across the site.

22.6 CSP has four parking locations for shared e-bikes and e-scooters, operated by Voi, a micromobility provider. There is a large Voi parking zone within 100 metres of the station entrance.

22.7 The Transport Assessment Officer comments that improving the provision for pedestrians and cyclists on the perimeter road is welcomed and noted. Contributions are being sought and a strategy for the delivery of these improvements is to be agreed with the applicant and Cambridge County Council Officers.

22.8 New and improved busway gateway connections are designed into the masterplan along the southern boundary to improve links to the Cambridgeshire Guided Busway and to the areas to the south of the site. Key junctions will be designed to prioritise pedestrian and cycle movement through raised surfaces, material changes and traffic calming.

22.9 Widening of part of the Cambridge Guided Busway footway and cycle path is proposed to help with high flows anticipated along the busway to the site, this would need to be agreed with the Cambridgeshire Guided Busway team and will form part of the S106 Agreement.

22.10 CSP operate a shuttle bus service to and from Cambridge North station during the morning and afternoon peak periods. The increase of specific bus stops within CSP and an enhanced bus shuttle service is welcomed by the Transport Assessment Officer as part of the proposals. The Transport Assessment Officer has recommended a condition (**Condition 13-Shuttle Bus)** to require details.

22.11 The Local Highways Authority raise no objection to the proposal in regard to highway safety subject to the planning condition in regard to **(Condition 11– Construction Traffic Management Plan).**

Vehicle Trip Budgets

22.12 The installation of VivaCity monitors at CSP has allowed monitoring of movements by all travel modes to be recorded, alongside the annual travel survey. The travel survey undertaken in October 2025 indicated that around a third of journeys to CSP are by bike, circa 46% of journeys are single occupancy car drivers, less than 10% of journeys use public transport (bus or rail) and walking is the usual travel mode of choice for 6% of journeys.

22.13 Existing vehicle movements during the peak periods equate to peak hour proportions of 46% for the AM and 41.4% for the PM. There is an existing 48% car driver mode share across CSP.

22.14 Within the Greater Cambridge Employment Land and Economic Development Evidence Study 2020, a ratio of one full-time equivalent (FTE) member of staff per 28 m² of R&D floor area is an accepted methodology to determining trip attraction.

22.15 There is an assumption as part of the Transport Assessment that 70% (15,186) of employees of research and development will attend the workplace on a typical peak weekday, accounting for home/hybrid working, holiday and sick leave. Proposed food and beverage and hotel workers are assumed to attend the workplace 100% of the working day.

22.16 Vivacity data for vehicles arriving and departing the site during AM and PM peak periods have been interrogated, and the 2025 Travel to Work Survey for CSP was analysed. The most common single mode of trips taken to CSP were undertaken by car, represented by 45.6% of total journeys made. 5.1% of journey were undertaken as part of a car sharing arrangement.

22.17 Three Trip Budget scenarios have been tested. The first being the Maximum Car Parking Scenario in which Application (S/4629/18/FUL) known as ‘The Hub’ comprising of the redevelopment of 24 Cambridge Science Park was approved in 2019, with the S106 planning obligation confirming for CSP a target to reduce car parking to 6,977 car parking spaces over a 10 year period of time.

22.18 The second being Application (S/4629/18/FUL) was granted permission, with future year trips into and out of CSP were assessed and approved outlining a level of vehicular trip attraction that was anticipated. These were 2,382 AM Peak Trips and 1,876 PM Peak Trips.

22.19 Finally, the NE Cambridge Local Plan, the Trip Budgets used are those proposed by CCC as part of the emerging Local Plan. The proposal was not to increase highway capacity but to shift travel towards walking, cycling, public transport, and other sustainable modes.

22.20 The assessed CSP Vehicle Trip Budgets are detailed below and CSP is forecast to operate within the defined Trip Budgets:

Table 10: Assessed CSP Vehicle Trip Budgets (Source: Transport Assessment)

	AM Peak (0800-0900)	PM Peak (1700-1800)
CSP Milton Road	1,516	1,166
CSP King's Hedges	515	598
CSP Total	**2,031**	**1,764**

22.21 6,977 represents the maximum provision of car parking within CSP and the baseline position. In 2011, the car driver mode share at CSP was 65%, in 2025 this had reduced to 48%. The applicant is seeking to target a lower car driver mode share with aspirations towards 20% which will help facilitate growth across the CSP.

22.22 The Transport Assessment Team comment that the future assumed car driver mode share of 20% for developed buildings is appropriate but only with significant investment into strategic transport to link this area to the rest of Cambridge.

22.23 The Transport Assessment Team comment that keeping the total amount of parking to 6977 spaces and provision within multi storey car parks (MSCPs) is agreed in principle. A key requirement will be the enabling of use of MSCPs by multiple buildings and landowners to help consolidate parking.

22.24 The Transport Assessment considers how people travel to CSP beyond driving a car and the distribution of CSP employees. Given the sustainable nature of the site and the number of main modes available to people, a series of assumptions have been made based on the main modes of travel and location of residence.

22.25 As part of the S106 Agreement, there will be a Transport Review Group (TRG) which is a consultative group, the role of which is to facilitate co-ordinate between partners over the delivery of the transport strategy. The group will be responsible for reviewing the planning, monitoring and managing of travel behaviours, CSP trips and transport effects and recommending responses. This Group is expected to also include the adjacent Cambridge Business Park.

22.26 Alongside this, the Transport Assessment details the Monitor and Manage approach which is to ensure the delivery of the right sustainable transport solution at the right time.

22.27 The broad approach to Monitor and Manage at CSP comprises of putting in effective monitoring, decisions made through the TRG, regular consideration of whether the strategy remains suitable, application of strategy to development submission and adaption of measures to best reflect requirements.

Site Wide Travel Plan

22.28 The applicant has submitted a Site Wide Travel Plan to support the application. There are a number of existing travel plans in place which are building and occupier specific and have been prepared as individual developments have come forward. There is no current overarching CSP Travel Plan.

22.29 The Site Wide Travel Plan target is to reduce the vehicle mode share towards 20% to allow for growth at CSP whilst adhering to the set trip budgets for vehicle trips. The Transport Assessment Officer consider this car drive mode share to be appropriate.

22.30 The Transport Assessment Team comment that the travel plan will form part of the S106 to require the appointment of a Travel Plan Coordinator, provision of a central Travel Welcome Pack, Travel Website, annual monitoring and reporting, and the provision of measures for employees of the Science Park for the lifetime of the development.

Transport Mitigation

22.31 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions and S106 mitigation, which is detailed further under the section Planning Obligations (S106).

22.32 The location of the CSP is highly sustainable due to its location on the confluence of existing and emerging transport corridors, which connect the park to growth areas and places accessible by sustainable modes along those corridors.

22.33 Following implementation of the Transport Strategy, scenarios detailed in the Transport Assessment identify that CSP is forecast to operate within the defined Trip Budgets.

22.34 The Transport Assessment demonstrates that the forecast demand in walking, cycling, wheeling and Public Transport trips can be managed effectively through targeted measures and investment and support for strategic transport.

22.35 Subject to conditions **(Condition 12- Compliance with Trip Budgets)** and S106 mitigation as applicable, the proposal accords with the objectives of Policy HQ/1, TI/3 of the South Cambridgeshire Local Plan, Policy 80 and 81 of the Cambridge Local Plan and is compliant with NPPF advice.

Active Travel England (ATE) Comments

22.36 Active Travel England in their comments following the amendments raise an objection on the grounds that their previous response remains valid in regard to the loop road cycle path needing to being wider and a separation buffer needed between the cycle route and carriageway, the western CSP gateway needing to have a segregated cycle provision, information on the discussions with the busway team in regard to the proposed new crossings and intensification of use

and the timing and responsibility of active travel improvements to ensure the achievement of the ambitious mode share targets.

22.37 Active Travel England's comments are noted. Officers consider that the proposed provision of a minimum 3.0 metre wide segregated cycle lane on one side of the carriageway with a 2.0 metre wide footway on both sides of the carriageway as shown in the Transport Assessment and Design Code is considered acceptable. The inclusion of a segregated cycle provision at the western Kings Hedges Drive junction crossing is noted and this forms part of the draft heads of terms local transport measures.

22.38 Discussions with Cambridge County Council (CCC) Busway Team in terms of the proposed crossing are underway, and the Transport Assessment Team at CCC raise no objection to the proposal, with discussions regarding the transport contributions to be secured as part of the S106 Agreement are in progress. (**Condition 7-Phasing Strategy)** is recommended to ensure the comprehensive redevelopment of the site and understand the anticipated sequence of redevelopment across the site and the delivery of associated infrastructure. Officers consider the matters to have been addressed and therefore acceptable.

23.0 Cycle and Car Parking Provision

23.1 The applicant has submitted a Parking Management Strategy (Amended) to support the application.

Cycle Parking

23.2 The Parking Management Plan details that at least 20% of cycle parking spaces should be provided as Sheffield stands, with spaces for employees being covered and secure. Visitor spaces will be coordinated with other buildings to balance landscaping and being sited close to main building entrances. 5% provision will be allocated to oversized cycles, cargo delivery bikes and non-standard bikes.

23.3 Cycle parking numbers are to be calculated on a plot by plot basis, dependent on the scale and type of buildings, the forecast employee numbers and ensuring a minimum cycle mode share range of 33 to 45%.

23.4 Facilities will accommodate all cycle types including adapted and non-standard cycles. The Transport Assessment Team have recommended a condition in regard to details of cycle provision **(Condition 14- Cycle Parking Details).**

Car Parking

23.5 6,977 represents the maximum provision of car parking within CSP and the baseline position. In 2011, car driver mode share at CSP was 65%, in 2025 this had reduced to 48%. The applicant is seeking to target a 20% car driver mode share for developed plots to help facilitate growth across the CSP. Car parking across the Science Park will be distributed across the development zones.

23.6 Car parking will be consolidated into multi-storey car parks (MSCPs) and mobility hubs and strategically located. All MSCPs will include accessible parking, electric vehicle charging and integrated mobility hubs.

23.7 Development will come forward through retention of existing car parking; each reserved matters application will be required to provide an analysis to inform car parking demand and requirements to ensure the operational levels of parking do not exceed the cap **(Condition 15- Parking Management Plan).** The approach to the monitoring and management of car parking will help to ensure appropriate provision. The Parking Management Plan will allocate parking to each plot and is intended to evolve as parcels are developed.

23.8 Milton Parish Council in their comments state that there is concern that the increase in parking provision will lead to displacement parking in Milton. The submitted Parking Management Plan details that in 2011 the car driver mode share at the Science Park was 65%, in 2025 this had reduced to 48%. Given the applicant's aspiration of a 20% car driver mode share, the push towards the use of sustainable modes of transport and the site's location being highly accessible at the confluence of major transport corridors, Officers are satisfied that the site's sustainable location won't lead to a displacement of parking within Milton village from the site. In addition, within the heads of terms, an obligation is being sought towards a contribution for new controlled parking zones in the surrounding area which would prevent parking within local roads.

23.9 5% (349) of the total car parking will be allocated as accessible spaces. A minimum of 5% of spaces will be allocated to car sharers. 50% of new car parking spaces are to be provided with Electric Vehicle charging facilities **(Condition 28- Parking Electric Vehicle Charge Point Provision and Infrastructure Strategy).**

23.10 Subject to conditions, the proposed car and cycle parking provision is considered to accord with policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018 and policies 5 and 82 of the Cambridge Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD.

24.0 Social Benefits and Community

Introduction

24.1 The application details the commitment to provide lasting community benefits within the site and beyond its boundaries. This will be achieved through various elements of the scheme as set out below.

24.2 **Publicly accessible site**- the proposal will result in the delivery of a new publicly accessible Park of Science which forms part of the masterplan providing a social awn, formal play and sports provision, natural swimming lake and science themed public art, opening the site to north Cambridge residents and beyond.

24.3 **Improved pedestrian cycle and public transport connectivity-** through new and improved connections onto the guided busway along the southern boundary, an extended internal path network and new bridges on site enhancing permeability across the site.

24.4 **Community uses-** through the delivery of up to 14,000 m² of community and leisure floorspace including childcare, food and beverage, indoor sport and fitness, co-working space and community facilities ancillary serving the wider Science Park and general public.

24.5 **Job creation-** of 16,360 - 23,770 additional jobs on site within a 25-30 year programme which will make a transformative contribution to the local and national economy.

24.6 **Creation of STEM education and public engagement pathways**- through the Cambridge Science Centre, supporting future workforce development and broadening access to science and technology careers.

24.7 **Employment and Skills Strategy (ESS)-** will be secured through the S106 Agreement. Creating apprenticeships, scholarships and clear pathways into employment for local people across all phases of construction and operation.

24.8 The Communities Officer in their comments refer to there being limited information regarding delivery mechanisms for skills, learning, STEM engagement, outreach and educational activity. This would be covered as part of the Employment and Skills Strategy.

24.9 The Communities Team in their comments regarding community infrastructure state that there remains uncertainty regarding how much community floorspace will be delivered, the timing of delivery, geographical distribution and levels of public accessibility. The Outline Application Maximum Floor Areas by Land Use Table in the Development Specification states that 20,500m² will be for retail, food and beverage, 15,000m² for hotel and conference facilities and18,000m² will be provided for community, sports and fitness and nursery provision. The Land Use Parameter Plan details the land use and areas. The timing, delivery and level of public accessibility is unknown currently to allow flexibility. Officers consider this to be sufficient at this time.

24.10 Policy SC/4 of the South Cambridgeshire Local Plan refers to all housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The scale and range of community provision will be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographics. There is no reference to the requirements for employment development.

24.11 Policy 73 of the Cambridge City Local Plan states that new or enhanced community, sports or leisure facilities will be permitted if the range, quality and accessibility of facilities are improved, there is a local need for the facilities; and the facility is in close proximity to the people it serves. The policy continues to state that mixed-use development proposals which provide on-site community and/or leisure facilities will be permitted where these are of a type appropriate to the scale of development and to meeting the needs of future residents, employees and visitors.

24.12 Cambridge Local Plan Policy 68 Open space and recreation provision refers to all residential development contributing to the provision of open space and recreation site/facilities on site.

24.13 A range of community-supporting uses are proposed within the masterplan which include childcare, food and beverage, indoor sports and fitness, co-working space and community facilities all ancillary to and serving the wider Cambridge Science Park.

24.14 The park includes the provision of office and labs but also the journey into work, food and drink options, green space, sport facilities and more to embrace every aspect of life.

24.15 Chapter 6 Socio-Economics of the Environmental Statement details that proposed development would provide extensive public realm improvements to the existing site which would generate positive impacts for the workplace population. The proposal to include leisure facilities which could be accessed by workers on site, or by residents of nearby areas. The evidence for this provision has been drawn from the South Cambridgeshire Community Facility Study 2025 and the Cambridge Community Centres Strategy 2019.

Health and Wellbeing

24.16 A comprehensive Health Impact Assessment (HIA) has been submitted with the applications and amended.

24.17 The Health Impact Assessment details the beneficial health effects of the proposals which would arise from enhanced access to employment, training, open space, active travel infrastructure and community and sport facilities.

24.18 Substantive amendments have been made to the Health Impact Assessment to address the key issues raised previously by the Health Officer. The changes have materially improved the assessment and highlighted additional benefits of the scheme. The Health Officer comments that the recommendations set out within the amended Health Impact Assessment are acceptable and raise no objections and should be secured by condition **(Condition 50- Health Impact Assessment).**

Conclusion

24.19 The proposals will deliver a significant amount of community benefits, public open space, sports and recreation, indoor sports and fitness childcare, food and beverage, co-working space and community facilities all ancillary to and serving the wider Cambridge Science Park and beyond, which will contribute to a strong, healthy and vibrant sustainable community. The proposals are considered to accord with Policies HQ/1, SC/2 and SC/4 of the South Cambridgeshire Local Plan and Policies 40, 68 and 72 of the Cambridge City Local Plan 2018.

25.0 Neighbour Amenity

25.1 Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and policies 35, 50, 52, 53 and 58 of the Cambridge City Local Plan 2018 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, loss of light, overlooking or overbearing impact.

25.2 The proposals will result in the intensification and increase in floorspace and height of buildings on site. However, the submitted Parameter Plans, Development Specification and Design Code demonstrate that the proposals would not result in harm to the amenity of nearby neighbouring properties. The nearest neighbouring properties lie to the south of the site along Kings Hedges Road, Garry Drive and Lovell Road, with the Cambridge Guided Busway sited in between, with the nearest property being approximately 20 metres from the site boundary. A full assessment of neighbour amenity will be made at the detailed

design stage as part of the Reserved Matters planning, when full details of proposals come forward.

25.3 Milton Parish Council in their comments state that buildings are significantly higher than current buildings giving rise to potential visual intrusion for neighbouring areas. The proposal would be higher than existing; however, Officers are satisfied that given the distance of the proposals from nearby neighbouring residential properties, the nearest property being 20 metres from the site boundary, along with the Design Code and Parameter Plans, that the proposal would not result in significant harm to neighbour amenity in terms of loss of light, loss of privacy or be overbearing. Consideration of visual harm is assessment in Section 20 of this report.

25.4 The proposal would accord with policies HQ/1 of the South Cambridgeshire Local Plan 2018 and policies 35, 50, 52, 53 and 58 of the Cambridge City Local Plan 2018.

26.0 Construction and Environmental Health Impacts

26.1 The application is accompanied by Chapter 5 Demolition and Construction within Volume 1 of the Environmental Statement, Outline Site Construction Waste Management Plan, Outline Construction Environmental Management Plan and Outline Operational Waste Management Strategy.

26.2 Policies HQ/1, CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of South Cambridgeshire Local Plan 2018 and Policy 35 of Cambridge City Local Plan 2018 guard against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.

26.3 The documents set out a commitment to avoid and mitigate potential effects on nearby occupiers, the wider community, the public highway, environmental receptors and existing infrastructure. The proposals detail and highlight the reuse and recycling of waste generated from the construction works and protection of the environment and local community through reusing, recycling and recovering waste where practicable.

26.4 The Council's Environmental Health team have assessed the application and raise no objection to the proposals, subject to the recommended conditions **(Condition 16-Demolition and Construction Environmental Management Plan), (Condition 17- Construction Environmental Management Plan), (Condition 18- Plant, Machinery and Equipment Noise Assessment), (Condition 19- Control of Odour), (Condition 20- Control of all pollutants), (Condition 21- Artificial Lighting Assessment).**

Air Quality

26.5 Chapter 9 of the Environmental Statement details Air Quality which assesses demolition, construction and operational elements of the scheme.

26.6 The assessment states that the proposed development will not have a significant effect on air quality, during either demolition and construction or once complete and operational.

26.7 A new sensitive receptor will be introduced as part of the development including a nursery, hotel and community uses, given the location of these uses is not

confirmed, a condition for a further qualitative air quality assessment on these receptors at reserved matters stage is requested.

26.8 The Air Quality Officer has recommended conditions **(Condition 22- Low Emissions Strategy), (Condition 16 - Demolition and Construction Environmental Management Plan (DCEMP) and (Condition 23- Emissions modelling).**

Contamination

26.9 The application is accompanied by a Phase 1 Preliminary Risk Assessment which addresses the contaminated risks of the redevelopment of the site.

26.10 The current and former use of the site indicates that there is a moderate/low to moderate potential for significant and widespread soil and groundwater contamination. With the water quality on the three lands being good on overall water quality standards.

26.11 The Contaminated Land Officer comments that the site has a potentially contaminative historical usage comprising former military land. The risks are assessed as moderate/low to moderate to controlled waters and end users. Further assessment is recommended with conditions **(Condition 24- Ground Contamination Investigation) (Condition 25- Remediation Method Statement) and (Condition 26-Unexpected Contamination).**

26.12 Subject to the above recommended condition, the proposals comply with Policy SC/11 of the South Cambridgeshire Local Plan 2018, Policy 33 of the Cambridge Local Plan 2018 and the NPPF.

Noise and Vibration

26.13 Chapter 10 of the Environmental Statement details Noise and Vibration, with noise surveys having been undertaken. The dominant noise source to the site is from the A14, Milton Road and Cambridge Guided Busway. A condition has been recommended requiring **(Condition 18 – Plant, Machinery and Equipment Noise Assessment) (Condition 16- DCEMP and (Condition 17-CEMP).**

Lighting

26.14 A condition has been recommended requiring details of lighting schemes for each reserved matters application **(Condition 21- Artificial Lighting Assessment).**

Conclusion

26.15 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Policies HQ/1, CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the South Cambridgeshire Local Plan 2018 and Policy 35 of the Cambridge Local Plan (2018).

27.0 Other Matters

Public Art

27.1 The application is accompanied by an Outline Public Art Strategy (Amended September 2026). The Public Art Strategy theme is science and technology, which would highlight the work of the science park and the wider innovation district. The strategy identifies key opportunity areas on plot, side wide and within the Park of Science.

27.2 The public art programme will be delivered in stages with separate Reserved Matters applications. The Reserved Matters applications will identify communal areas where public art will be located, supported by a Public Art Delivery Plan. The Communities Officer in their comments requested detail on play provision, maintenance and delivery. As part of the Public Art Strategy, play will be an important component and will be secured as part of the S106 Agreement.

27.3 The Public Art Officer comments that they are satisfied that the amended Public Art Strategy has addressed their comments and welcome the inclusion of the relevant policies Cambridge Public Art Supplementary Planning Document (SPD) (2010) and the South Cambridgeshire District Council Public Art Strategy (2009), and the proposed involvement of Public Art Advisory Service (PAAS). A phasing plan still needs to be provided, which can be included in the Public Art Strategy and Delivery Plan (PASDP).

27.4 Overall, the Outline Public Art Strategy provides a positive foundation upon which high quality and distinctive art can be delivered onsite. It is recommended that a Public Art Strategy and Delivery Plan is secured through the S106 Agreement. It is proposed that a public art budget be secured through the S106 Agreement , an approach which is supported by the Public Art Officer. The proposals comply with Policies HQ/1 and HQ/2 of the South Cambridgeshire Local Plan 2018, the Public Art Strategy SPD and Policy 56 of the Cambridge Local Plan.

Waste

27.5 The application is accompanied by an Outline Operational Waste Management Strategy. Greater Cambridge Shared Waste Services Team in their comments raise no objections in relation to the proposed waste management arrangements for the site at outline stage. The proposals subject to **(Condition 27-Waste Management Plan)** would comply with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and Policy 28 of the Cambridge Local Plan.

Cambridge City Airport Comments

27.6 The comments from Cambridge City Airport are noted and officers support the recommended conditions **(Condition 47- Height Limitation on Buildings and Structures), (Condition 48-Bird Hazard Management Plan)** and **(Condition 49-Glint and Glare Assessment).** The recommended condition in regard to submission of a landscaping scheme is not considered necessary given the application is an Outline stage.

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27.7 Milton Parish Council in their comments refer to current live planning application (26/02610/FUL) and that it exceeds the proposed height envelopes identified in the submitted parameter plans. This is a current full application which has been submitted separately to the Outline masterplan for the Cambridge Science Park application and will need to be determined on its own merits.

Future sports and leisure facilities

27.8 The Communities Officer in their comments on sport and recreation stated limited information was available regarding delivery triggers, access arrangements, affordability and future operating models for sports and leisure facilities. This information would form part of future reserved matters applications.

Long-term stewardship

27.9 The Communities Officer in their comments requested clarity regarding ownership, governance, funding arrangements and community participation in the long-term stewardship of the Park of Science and other public realm assets. **(Condition 31-Strategic Landscape Masterplan)** requires identification of the party responsible for the delivery of each element of the strategic landscape infrastructure.

28.0 Planning Obligations (S106)

28.1 National decision-making policy DM1 (Preparing development proposals) of the NPPF (2026) states that proposals for major development should be accompanied by a concise planning statement which sets out the proposed used of any planning obligations to make the proposal acceptable in planning terms. Policy SM3 (Determining development proposals) states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of planning conditions or planning obligations.

28.2 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to assess any planning obligation in relation to three tests. If the planning obligation does not pass the tests, then it is unlawful. The tests are that the planning obligation must be:

a) necessary to make the development acceptable in planning terms;
b) directly related to the development; and
c) fairly and reasonably related in scale and kind to the development.

28.3 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

28.4 Policy TI/8 'Infrastructure and New Developments' and Policy 85 state that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

Heads of Terms

28.5 Draft Heads of Terms (HoT's) of the Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) have been agreed in principle between the parties. **(Condition 46- Arsenal-style Condition Binding Future Reserved Matters Applicants to Outline S106)** is recommended to ensure a confirmatory deed pursuant to section 106 of the Town and Country Planning Act

1990 has been entered into which binds the relevant leasehold interests. The planning obligations (taken from the draft HoTs) to be secured within the Section 106 Agreement are summarised by category in the table below, together with a short commentary in respect of compliance with the CIL Regulations tests.

28.6 Where contributions are required by Local Plan policies and/or have been sought by consultees, these are summarised below. Where there is a difference between the policy/consultee requirement and the Applicants offer, this is accompanied by further explanation.

28.7 All sums are provisional and will be finalised in the S106 Agreement.

Transport

28.8 The Transport mitigation package will be a combination of internal, local and strategic transport in collaboration with Cambridgeshire County Council and the Greater Cambridge Partnership.

28.9 The transport mitigation package includes the provision of strategic solutions in collaboration with Cambridgeshire County Council and the Greater Cambridge Partnership. The mechanisms and timing of these off site improvements and financial contributions will be secured by way of Section 106 Agreement and appropriate planning conditions, with all triggers to be agreed by the County Council.

28.10 Officers have confirmed that the agreed transport mitigation package accords with the relevant tests of the NPPF (2026) and the CIL Regulations. Specifically, the tests are necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

Biodiversity Net Gain

28.11 The BNG Monitoring contributions per monitoring year are to be confirmed. Monitoring years will be years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

28.12 **Public Art**

28.13 The Site Wide Strategy is to be submitted and approved prior to the reserved matters application for a phase. The Public Art Strategy and Delivery Plan for each phase, budget to be identified, maintenance and management obligations will need to be agreed.

Employment and Skills Strategy

28.14 While many areas of Greater Cambridge are comparatively affluent, there continue to be concentrations of poverty and deprivation in particular communities in Cambridge. The Cambridge City Council Community Wealth Building Strategy 2024 includes the strategic objective of increasing skill levels and social mobility. Employers can contribute directly to improved outcomes for local residents through adopting positive business practices such as providing local employment, apprenticeships and skills and training programmes.

28.15 Both Local Plans support development that contributes towards and supports economic growth and providing access to local employment opportunities. The

proposed development offers the opportunity to contribute towards the provision of local employment, skill and training, as well as supporting local supply chains that would significantly benefit residents and businesses, aiding local economic resilience.

28.16 The Employment and Skills Strategy will create clear pathways into employment for local people across all phases of construction and operation.

Table 11: Heads of Terms for s106 agreement

Obligation	Contribution (financial contributions all index linked)	Trigger	CIL Reg 122 Comments
Transport			
Strategic Transport Contribution 1. Waterbeach to Cambridge bus Corridor 2.Bus improvements to serve NE Cambridge 3.Chisholm Trail 4. Milton Road Corridor 5. Cambourne to Cambridge bus corridor 6. Additional 1000 Park and Ride spaces in Cambridge 7. New Controlled Parking Zones in the surrounding area	The total Strategic Transport Contribution is agreed at **£21,079,909** which when applied to the application floor provides a Tariff of **£63.75 per sqm** of net additional commercial floor area.	Wording to be agreed. Contributions to be applied towards the list of strategic transport measures and be payable on a reserved matters area (RMA) basis, be index linked and made as the development progresses. Contributions to be subject to BCIS.	Community Infrastructure Levy Regulations 2010 Policy TI/8 South Cambridgeshire Local Plan Policy 85 of the Cambridge Local Plan
Internal/ Local Measures **Internal:** 1. Provision for cycling on the Cambridge	The delivery of the internal and local measures will be the responsibility of CSP. Exceptions may be of crossings over the Cambridge Guided Busway and the installation of cycle	Wording to be agreed. A Transport Review Group (TRG) will be established. The trigger for delivery of local and	

Science Park loop road 2. Eastern CSP busway access 3. Science Park bus stop infrastructure **Local:** 1.Busway Crossing 2.Kings Hedges Drive junction crossing improvements 3.Improved crossing at Milton Road with the busway junction 4.Crossing over Milton Road to Cambridge Science Park; 5.Busway Active Travel Enhancements between Kings Hedges Drive and Milton Road 6. Western Busway entrance improvements	lockers at Milton Park and Ride, On an RMA basis, either a plot developer will pay a contribution to a CSP fund for the fund to procure delivery or there will be direct delivery by the plot developer of internal and local measures. The value of these internal measures has been set at **£2,100,000.** To reflect the highway function of CSP, the use of the route for wider movement including access to Cambridge Regional College and the role such improvement has in contributing to NEC connectivity, **£1,050,000** has been deducted from the Initial Strategic Transport Contribution Value. CSP will use reasonable endeavours to deliver Park and Cycle opportunities at Milton Park and Ride and Busway Crossings, which may be via a financial contribution to CCC to deliver the works. The value of the local measures has been set at **£8,450,000** The tariff of **£31.91** per sqm of net additional commercial floorspace has been set for internal and local measures. Total transport contribution is **£31,629,909** at a tariff of **£95.66.**	internal items will be linked to when there are sufficient funds in the fund accumulated, managed by CSP to deliver the priority item as determined by the (TRG) comprising of the applicant, Cambridge County Council and other stakeholders.	

8.Central Busway entrance Creation 9.Eastern Busway entrance improvements 10.Park and Cycle opportunities at Milton Park and Ride			
Travel Plan	RMA specific travel plans to be provided in accordance with a sitewide travel plan	Not commence Commercial RMAs until the site wide travel plan is approved. Not to occupy a qualifying commercial building until the RMA travel plan for that commercial building has been approved	
Biodiversity Net Gain	TBC Monitoring contributions per monitoring year.	Years 1, 2, 3, 4, 5, 10, 15, 20, 25 & 30.	As required by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
Biodiversity Monitoring	Monitoring reports.	At suitable intervals over the 30 year period	
Public Art Delivery Plan	Public Art Delivery Plan for a Commercial Reserved Matters Area to be provided in accordance with the Site Wide Public Art Strategy. Minimum value of the public art to be **£2,500,000** less any figure agreed as part of other standalone consents.	Site-wide strategy to be submitted and approved prior to first Reserved Matters for a Commercial RMA. Development under a Commercial Reserved Matters Application not to commence until the Public Art Delivery Plan has been submitted and approved for that RMA.	Local Plan policies seek to secure public art as an integral part of development. On-site provision. Scale determined with reference to Policy HQ/2 South Cambridgeshire Local Plan and Policy 56 Cambridge Local Plan.

Employment and Skills Strategy	A site wide ESS will be submitted to and approved by the LPA. Each Reserved Matters will require a detailed ESS to be submitted to and approved. The RMA ESS will need to accord with the site-wide ESS.	Site-wide ESS to be submitted and approved before commencement of development on commercial RMAs. Not to commence development on a Commercial RMA until the RMA ESS for construction has been submitted and approved. Not to occupy any qualifying building until the operational ESS for that building has been approved.	Local Plan supports development that contributes towards and supports economic growth and providing access to local employment opportunities.
S106 Monitoring: **Cambridge City and South Cambridgeshire District Council**	To be agreed.	To be agreed.	Community Infrastructure Levy Regulations 2010 paragraph 2A GCSP Planning Obligations SPD
S106 Monitoring: **Cambridgeshire County Council**	To be agreed.	To be agreed.	Community Infrastructure Levy Regulations 2010 paragraph 2A

Summary

28.17 Officers are satisfied that all the above planning obligations meet the statutory tests of CIL Regulation 122. The Applicants have confirmed the acceptability of committing to this complete mitigation package by way of planning obligations which will be secured through a Section 106 Agreement.

28.18 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) pass the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with policy 85 of the Cambridge Local Plan 2018.

29.0 Planning Balance

Decision-Making Framework

29.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF 2026 is a material consideration of considerable importance and should be read alongside the Development Plan.

29.2 The proposal has been assessed against the adopted Development Plan, relevant supplementary planning documents, consultee responses, representations received and all other material considerations. Officers have also assessed the proposal against the relevant national decision-making policies contained within the NPPF 2026, including Policies S4, DP3, TR3, TR4, CC2, N2, N3, F4-8, P2, HC4 and HE4-HE9 where relevant to the development proposed.

29.3 Officers have additionally had regard to the statutory duties contained within sections 66(1) and/or 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and have attached considerable importance and weight to those duties in reaching a recommendation

29.4 The regulation 26 requirements of the EIA regulations that the LPA are required to follow when determining an application were described in section 6 of the report.

29.5 In following these requirements, the submitted environmental information has been examined, and the reasoned conclusion is that the proposed development will have impacts on the environment. However, these impacts can be mitigated, and appropriate mitigation will be in the form of s106 contributions and planning conditions that will be able to monitor measures. Further discussion on these issues can be found in the paragraphs below.

Consistency with the Development Plan and NPPF

29.6 The assessment contained within this report concludes that the proposal:

- Accords with the Policies CC/1, CC/3, CC/4, CC/7, CC/9, CC/8, E/1, E/9, HQ/1, HQ/2, NH/4, NH/14, SC/2, SC/9, SC/10, SC/11, SC/12, SC/14, TI/3, and Policies 2, 5, 28, 29, 31, 32, 33, 35, 40, 50, 52, 53, 55, 56, 57, 58, 59, 60, 61, 68, 69, 70, 71, 72, 82 of the adopted Development Plan.

- Is consistent with NPPF Policies DM7, E2, E21A, E22b(1), DP3(1), HE4, HE5, HE6, L2, N2, S3 and S4.

- Delivers the objectives of NPPF Policy S4 (development within settlements).

- Is capable of satisfying identified policy requirements subject to he recommended planning conditions and/or planning obligations.

29.7 Officers have taken account of the extent of any conflict with both Development Plan policies and national policy and have attributed weight accordingly.

Benefits of the proposal

29.8 The proposal would provide the following benefits which attract positive weight in the planning balance:

Economic

29.9 National Planning Policy Framework (2026) places a clear emphasis on the importance of economic growth and delivering economic benefits as a key component of sustainable development.

29.10 The proposals would make a significant contribution towards the supply of commercial R&D, office and lab floorspace and delivery of jobs on site within the well-established and nationally renowned Cambridge Science Park.

29.11 The proposals would provide for a clear and demonstrated market need for R&D space in Greater Cambridge, strengthening Cambridge's role within the Oxford-Cambridge Growth Corridor.

29.12 There would be significant construction employment and supply chain benefits across the deliverable development zones. With the creation of STEM education and public engagement pathways through Cambridge Science Centre, supporting future workforce development and broadening access to science and technology careers.

29.13 The Employment and Skills Strategy will seek to secure job and training opportunities across the period of construction including operational phases.

29.14 The economic benefits of the development are afforded substantial positive weight.

Social

29.15 The NPPF (2026) social objective place support for strong, vibrant and healthy communities by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

29.16 The proposals will create a new publicly accessible Park of Science providing spaces for people to meet, formal play, sports provision, natural swimming and science themed public art.

29.17 There will be significantly improved pedestrian, cycle and public transport connectivity, including new and improved connections onto the guided busway along the southern boundary, an extended internal path network and new bridges enhancing permeability across the site designed into the Masterplan.

29.18 Support for young people to gain careers in the R&D sector will be provided with an Employment and Skills Strategy.

29.19 There will be a range of community-supporting uses secured within the masterplan, including childcare, food and beverage, indoor sport and fitness, co-working space and community facilities, all ancillary to and serving the wider Science Park.

29.20 There will be a positive impact to health and wellbeing through a development that provides enhanced access to employment, training, open space, active travel infrastructure and community and sports facilities.

29.21 The social benefits arising from the development proposals are afforded substantial positive weight.

Environmental Impacts

29.22 The NPPF (2026) environmental objectives support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

29.23 The proposal would deliver a coherent network of six landscape character areas, The Park, Meadows, Orchard, Wetlands, Woodland and Ecological Edge. This would create substantially enhanced biodiversity, improved ecological connectivity and publicly accessible green provision across the site.

29.24 The proposals would result in a site-wide SuDS strategy reimagining surface water conveyance through attenuation basins, bioswales and open streams, replacing unrestricted piped discharge and delivering blue-green infrastructure with year-round amenity, ecological and water quality benefits.

29.25 There would be a net increase in tree canopy across the site, with ecological and landscape enhancement of the First Public Drain through riparian planting, bank reprofiling and selective scrub removal, delivering measurable gains for urban greening, climate resilience and ecological connectivity.

29.26 A water re-use strategy committed through the Outline Water Conservation Strategy addressing one of the constraints to Cambridge's growth and responding to the site's location within a serious water stress area. The proposal will use low flow devices, grey and rainwater harvesting and reuse of storm water from attenuation systems to ensure a water reduction of 55%. Local area water offsetting schemes will be considered with an aspiration to work towards the 75% water reduction required for maximum credits under BREEAM Wat01 version 7.

29.27 The proposals are seeking a BREEAM 'Excellent' certification, aspiring to achieve 'Outstanding' version 7 for all buildings on site with equivalent credits for energy category ENE01 (or an updated version at the time of build). All development is to be aligned with the UK Net Zero Carbon Building Standards (UKNZCBS) Energy Use Intensity and other metrics will align with the appropriate year at the time development comes forward and buildings will be constructed following the Passivhaus principles to ensure optimum fabric performance.

29.28 Replacement of end-of-life building stock with all-electric, fabric first sustainable development, with rooftop photovoltaics, progressive five year sustainability targets and a formal commitment to post-occupancy monitoring and review.

29.29 Circular economy construction practices embedded as mandatory Design Code requirements across all phases of delivery, pre-demolition audits, material reuse

targets and design for disassembly, reducing embodied carbon and minimising waste.

29.30 Biodiversity Net Gain would be secured through a site-wide BNG framework with an off-site offset strategy addressing the habitat unit shortfall.

29.31 There would be consolidation of surface car parking into multistorey structures and mobility hubs, reducing vehicle dominance with freeing land for development, landscape, active travel and ecological enhancement.

29.32 The environmental benefits to mitigate and adapt to climate change, making effective use of land, improving biodiversity, tree planting, minimising waste and pollution arising from the development proposals are afforded positive weight.

Harm and Areas of Policy Conflict

29.33 Notwithstanding the above benefits, officers have identified the following impacts:

- Heritage harm

29.34 In heritage terms, officers conclude that the proposal would result in a minor degree of harm to the significance of the affected heritage asset(s). In reaching this conclusion, substantial weight has been given to the conservation of heritage assets in accordance with the statutory duties and NPPF Policies HE4 to HE9.

29.35 These adverse impacts attract limited weight against the proposal.

Overall Planning Balance

29.36 Having considered the Development Plan as a whole, the relevant provisions of the NPPF 2026, all consultation responses, representations received and other material considerations, officers conclude that the proposal accords with the Development Plan and is broadly consistent with the relevant national decision making policies of the NPPF.

29.37 Whilst some limited adverse impacts have been identified, these are either capable of being satisfactorily mitigated through planning conditions and planning obligations or are insufficient, individually or cumulatively, to outweigh the identified benefits. Where heritage assets are affected, officers have attached considerable importance and weight to the statutory duties under sections 66(1) and/or 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conclude that the proposal would preserve the significance of heritage assets / that the identified public benefits outweigh the identified heritage harm.

29.38 Taking all matters into account, the benefits of the proposal attract greater weight than the identified harm. The proposal therefore represents sustainable development, accords with the Development Plan when read as a whole and is consistent with the relevant policies of the NPPF 2026. Officers recommend that planning permission should be **GRANTED**.

30.0 Recommendation

26/01902/OUT

That the Committee resolves to **GRANT PLANNING PERMISSION** for 26/01902/OUT subject to**:**

a) the planning conditions and informatives as detailed in **Section 31** of this report, 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 by 28 February 2027, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report set out in **Section 28**, including any other planning obligations considered acceptable and necessary to make the development acceptable in planning terms. If the Section 106 agreement is not completed by this date, then delegated authority shall be given to officers to either refuse the Applications based on a lack of secured mitigation contrary to the adopted Local Plans, or to agree any such extended period for completion of the agreement as appropriate.

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

26/01872/OUT

That the Committee resolves to **GRANT PLANNING PERMISSION** for 26/01872/OUT subject to**:**

a) the planning conditions and informatives as detailed in **Section 31** of this report, 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 by 28 February 2027, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report set out in **Section 28**, including any other planning obligations considered acceptable and necessary to make the development acceptable in planning terms. If the Section 106 agreement is not completed by this date, then delegated authority shall be given to officers to either refuse the Applications based on a lack of secured mitigation contrary to the adopted Local Plans, or to agree any such extended period for completion of the agreement as appropriate.

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.

31.0 Conditions

See Appendix 5 for condition and informatives.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs
- South Cambridgeshire Local Plan 2018
- South Cambridgeshire SPDs