GREATER CAMBRIDGE
SHARED PLANNING

NATIONAL SCHEME OF DELEGATION
SCHEDULE 2 APPLICATION GATEWAY ASSESSMENT FORM

APPLICATION DETAILS:

Item	Details
Application Reference	**26/01902/OUT & 26/01872/OUT**
Site Address	Cambridge Science Park, Milton Road, Cambridge
Proposal Description	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 sports 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 (this includes application ref: 26/01872/OUT).

	
Applicant	Master, Fellows and Scholars of Trinity College
Ward	Milton & Waterbeach / East Chesterton
Parish/Town Council	Milton Parish
Application type	Outline Application
Case Officer	Katie Christodoulides, Principal Planner
Date of Assessment	21/10/2026
Nominated Officer	Philippa Kelly, Strategic Sites Manager
Nominated Member	Councillor Katie Porrer

1. Schedule 2 Qualification:

X Major planning application (inc. 10 or more residential dwelllings/site area of more than 0.5 hectares)

☐ Section 73 application relating to a Schedule 2 permission

☐ Section 73A retrospective application

☐ Reserved Matters relating to a large outline permission

☐ Other – please specify

2. SUMMARY OF DEVELOPMENT PROPOSAL:

Key Facts

Matter	Details
Site area	61.6 hectares

Existing use	Science Park
Proposed use	Science Park-E(g), B2, B8, E, F1, F2, F2(c), C1
Number of dwellings	None
Floorspace proposed	771,000m² (GEA)
Heritage designation(s)	None on site, the Golden Hind Pub, Locally Listed building (280m) from site and the Church of St George, Chesterton-Grade II (750m) from the site.
Environmental designation(s)	None
Policy allocation status	Policy E/1 of South Cambridgeshire Local Plan
EIA Development	Yes
Major Infrastructure Implications	No

Officer Summary

The two outline planning applications (cross boundary site) with all matters reserved seek consent for:

a mixed-use redevelopment of Cambridge Science Park for 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 and landscape and public realm works.

The development would increase the total floorspace from approximately 234,846 m² (GEA) to a maximum of 771,000 m² (GEA), while ensuring buildings occupy no more than half the total site area.

The site lies within Policy E/1 New Employment Provision near Cambridge-Cambridge Science Park. The proposals are in accordance with the plan.

The principal planning issues include:

- The proposed floorspace to be allowed through the Outline
- Densification and resultant scale and massing of future development
- Impact on Cambridge skyline and designated heritage assets
- Landscape and visual impact
- Biodiversity impact and BNG
- Foul water impact
- Transport impacts
- Mitigation approaches to address transport matters, drainage and biodiversity net gain

The following objections remain outstanding at the time of drafting this report.

- Anglian Water have raised objections on foul water flows from the development.

- National Highways are not in a position to support the application currently.
- Active Travel England have objected and requested a further response to their comments.
- Milton Parish Council have objected on the increase in parking, impact to Milton, height of buildings, water supply and biodiversity net gain being off site.

3. CRITERION A ASSESSMENT:

Does the application raise an economic, social or environmental issue of significance to the local area?

Economic Significance:

Consideration	Assessment
Employment creation/loss	Deliver 16,360 - 23,770 additional jobs on site within a 25-to-30-year programme. Contribute to the supply of R&D, office and lab floorspace in the Cambridge Cluster.
Impact on local economy	Increase floorspace from approx. 234,846m² (GEA) to 771,000m² (GEA). Includes an Employment and Skills Strategy.
Strategic investment implications	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. Life Science businesses generate £231,000 GVA per worker. The proposed development would more than triple this output (Planning Statement, paragraph 10.8).
Impact on town/village centres	None known.
Impact on business land supply	None known.

Officer Commentary

The scale of redevelopment and the anticipated increase in employment floorspace and jobs are significant to Greater Cambridge's economic future. Cambridge Science Park is an established component of the Cambridge Cluster, and its intensification is supported in principle by Local Plan Policies SS/4 and E/1. The scale and duration of the proposed transformation make its economic implications significant locally.

Social Significance:

Consideration	Assessment
Housing delivery significance	None.
Affordable housing implications	None.
Community facilities/services	New publicly accessible park, new and improved connections to the guided busway and extended and improved internal path network. Community uses childcare, food and beverage,

	indoor sports and fitness, co-working space, community facilities.
Health and wellbeing impacts	Provision of space for people to meet and which fosters social interaction and ideas exchange, formal play, sports provision, natural swimming and science themed public art.
Impact on community cohesion	Creating an enhanced central park, supported by a network of green spaces and opening the park to the city for people to enjoy and use.

Officer Commentary

The proposal would change how the Science Park relates to the surrounding area through improved public access, movement connections, public realm and community-supporting uses. These changes have implications for the site's relationship with nearby communities and the wider city, beyond the needs of the businesses operating within the Science Park. The social implications are considered to be locally significant.

Environmental Significance:

Consideration	Assessment
Climate change implications	BREEAM 'Excellent', UK Net Zero Carbon Standards
Biodiversity impacts	BNG gain on site and off site to meet uplift ambitions
Landscape/townscape effects	The proposed development would introduce notable change to the landscape and visual impact of the area. Delivery of landscape character areas on site.
Heritage impacts	Degree of harm to nearby designated heritage assets and non-designated assets identified. No archaeological impacts identified.
Flood risk considerations	Yes AW have raised foul water capacity issues.

Officer Commentary

The redevelopment would materially change the building heights, its relationship with Cambridge's skyline and wider landscape character setting. These are locally important considerations in their own right. The EIA, Parameter Plans and Design Code provide the framework for assessing, controlling and mitigating the effects. That work informs the assessment of the acceptability of the proposals, but does not remove the underlying significance of environmental issues. The environmental implications are considered to be locally significant.

Overall Criterion A Conclusion

☐ Criterion A NOT met

☐ Criterion A MAY be met

X **Criterion A clearly met**

Reasons

The scale and nature of the proposed development raises significant economic and social issues, alongside significant environmental effects to the local area. These include the future of a strategically important employment site within the Cambridge Cluster, the transformation of the site through increased scale and massing and resultant intensification of floorspace, more open relationship with the wider city, and opportunities to improve public access, connectivity and community provision.

4. Criterion B Assessment

Does the application raise a significant planning matter having regard to the Development Plan and other material considerations?

Development Plan Considerations

Factor	Assessment
Departure from Development Plan	No
Departure from Site Allocation	No
Conflict with Strategic Policies	No
Conflict with Neighbourhood Plan	No

Material Considerations

Matter	Significance
Highways	Medium
Flooding	Low
Design	Medium
Heritage	Medium
Ecology	Low
Landscape	Low
Amenity	Low
Other	N/A

Statutory Consultation Issues

Consultee	Objection Outstanding?
Highways Authority	No
Environment Agency	No
Historic England	No

Lead Local Flood Authority	Yes - can be resolved
Other	Anglian Water (non statutory) – can potentially be resolved by condition and agreement with AW and the applicant
	National Highways – objection – can potentially be resolved
	Milton Parish Council - objection can be addressed.

Officer Commentary

The Local Plan supports appropriate proposals for employment development and redevelopment on Cambridge Science Park. The proposal accords with design, sustainability, ecology, landscape, flood risk and drainage requirements. The application does not involve a substantial departure from policy or a novel planning issue.

Notwithstanding that foul water and transport impacts can potentially be mitigated by planning conditions and legal agreement, the objection from Anglian Water is considered to be a significant planning matter which remains unresolved.

Overall Criterion B Conclusion

☐ Criterion B NOT met

☐ Criterion B MAY be met

(Y) Criterion B clearly met

Reasons

The proposal is consistent with the Development Plan, including the allocation of Cambridge Science Park for employment development and policies supporting the intensification of floorspace. The principal planning considerations have been assessed through the application and associated technical work.

Some matters remain outstanding, including foul-water capacity, transport and drainage, which are anticipated to be capable of resolution through further information, mitigation, conditions and/or planning obligations, as appropriate. The Government guidance indicates that proposals broadly complying with relevant site allocations and planning policies are unlikely to raise a significant planning matter. However, the objection from Anglian Water is considered to be significant planning matter which has not been resolved.

5. Gateway Recommendation

Officer View

☐ Neither Criterion A nor B met

☐ Criterion A met

☐ Criterion B met

(Y) **Both Criteria met**

7. Nominated Officer and Nominated Member Decision

X **Refer to Planning Committee**

☐ Delegate to Officers

Date of Gateway Panel Meeting:

21 October 2026

Notes for Assessors

- The presumption under the National Scheme of Delegation is **officer determination of Schedule 2 applications**, with referral occurring only in exceptional circumstances.
- The number of objections received is **not, by itself, a reason for referral**.
- The assessment should focus on the **significance** of the issue rather than the popularity or controversy of the proposal.

For criteria A significance, ***Note****: The statutory guidance states that significance will vary according to local circumstances and should be assessed on a case-by-case basis. Examples may include major allocated developments, significant community facilities, or notable heritage assets.*

- **For criteria B significance,** Government guidance advises that significant planning matters are unlikely where a proposal broadly complies with an adopted allocation and relevant planning policies unless new material considerations arise.
- This written record should be retained explaining how the gateway tests were applied.